Outback Steakhouse

9773 San Jose Boulevard
Jacksonville, Florida 32257

WATCH NOW

HMX REALTY ADVISORS

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Deal Overview

HMX Realty Advisors is pleased to exclusively of fer a 6,027-square-foot freestanding Outback Steakhouse on 0.67 acres in Jacksonville, Florida. The property is ideally located with excellent frontage and visibility on San Jose Boulevard (Traffic Count: 45,500 VPD) just 1.8 miles north of I-295 (Traffic Count: 129,000 VPD) which encircles Downtown Jacksonville. Outback Steakhouse is also an outparcel to the 51,063 square-foot Mandarin Outback Plaza occupied by Firehouse Subs, MetroPCS, H&R Block, and Dickey's Barbecue Pit among a myriad of local retailers and is immediately adjacent to the Mandarin Medical Plaza providing Outback with a built-in customer base. In all, there is more than 5.2 MSF of retail within a 3-mile radius of the site

Investment Highlights

Premier Casual Dining Brand

Outback Steakhouse is a casual steakhouse restaurant focused on steaks, signature flavors and Australian-inspired decor. The Outback Steakhouse menu offers seasoned and seared or wood-fire grilled steaks, chops, chicken, seafood, pasta, salads and seasonal specials. The menu also includes several specialty appetizers, including the signature Bloomin' Onion®, and desserts, together with a full service bar featuring Australian wine and beer. As of December 2014, the company had 975 Outback Steakhouse restaurants around the world (815 company-owned and 160 franchised). Outback Steakhouse reported 2014 sales in excess of $2.75 billion.

Publicly Traded Parent Company

Bloomin' Brands, Inc. (NASDAQ: BLMN) is one of the world's largest casual dining restaurant companies with approximately 1,500 restaurants throughout 48 states, Puerto Rico, Guam, and 22 countries. The company operates restaurants through a portfolio of leading, differentiated restaurant brands including Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar. As of September

Absolute Net Lease With Annual Rent Escalations

Over five years remaining with 1% annual rent increases throughout the term.

Outparcel Location

Outback Steakhouse is an outparcel to the 51,063 square foot Mandarin Outback Plaza occupied by Firehouse Subs, MetroPCS, H&R Block, and Dickey's Barbecue Pit among a myriad of local retailers and is immediately adjacent to the Mandarin Medical Plaza providing Outback with a built-in customer base.

Excellent Access & Visibility

The property is ideally located with excellent frontage and visibility on San Jose Boulevard (Traffic Count: 45,500 VPD) just 1.8 miles north of I-295 (Traffic Count: 129,000 VPD) which encircles Downtown Jacksonville.

Dynamic Demographics

The property benefits from dynamic demographics with a 3-mile population of 63,209 and average household income of $116,545.

$5,202,000
Price

6%
Cap Rate

$310,055
Net Operating Income

Investment Highlights

Dominant Commercial And Retail Corridor

The property is located within one of Jacksonville's premier commercial and residential corridors with approximately 5.2 MSF of retail, 4.9 MSF of industrial, 3.6 MSF of office and 6,944 multi-family units within a 3-mile radius.

Other Surrounding retailers in the immediate vicinity include:
Walmart Supercenter, Sears, Target, Kmart, Big Lots, Publix, Whole Foods, Petco, Barnes & Noble, Marshalls, TJ Maxx, Stein Mart, CVS, Zaxby's, Bone Fish Grill, Chili's, Krystal's, Chipotle, Panera Bread, and Chick-fil-A among many more.

Publicly Traded Parent Company

With a current MSA population of nearly 1.4 million, Jacksonville, the county seat of Duval County, is the largest city in the state of Florida by population and the largest city by area in the United States. Jacksonville is included within the First Coast region of northeast Florida and is centered on the banks of the St. Johns River, about 25 miles south of the Georgia state line and about 340 miles north of Miami. Significant factors in the local economy include services such as banking, insurance, healthcare and logistics. Today, Jacksonville remains a viable tourist destination with visitors spending $2.2 billion in the city in 2014, showing 4% growth each year for the past five years.

Investment Summary

PROPERTY SUMMARY	
Address	9773 San Jose Boulevard Jacksonville, FL 32257
Square Footage	6,027 SF
Land Area	0.67 Acres
Year Built	1985

2025 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2025 Population	12,855	63,487	151,161
2030 Projected Population	12,877	63,577	154,279
Growth 2025 - 2030	0.03%	0.03%	0.41%
Avg. HH Income	$121,404	$116,545	$112,487

TRAFFIC COUNTS	
San Jose Blvd	45,500 VPD
Old St. Augustine Rd	23,000 VPD

OUTBACK STEAKHOUSE®

Lease Summary

Tenant	Outback Steakhouse of Florida, LLC
Guarantor	OSI Restaurant Partners, LLC
Primary Term	15 Years
Rent Commencement:	August/12/2016
Lease Term Remaining:	5+ Years
Lease Type	Absolute NNN
Base Rent	$310,055
Rent Increases	1% Annual Increases
Options	Four 5-Year Options
Options Increases	Option #1: 1% Annual Increases Option #2: 1% Annual Increases Option #3: FMV Rent with 1% Annual Increases Option #4: 1% Annual Increases
Triple Net Lease	It is understood and agreed between Landlord and Tenant that this Lease is a “triple net lease”, and that, during the Term hereof, Tenant shall be responsible for payment of all operating expenses, maintenance expenses, insurance, and Real Estate Taxes relating to the Premises.
Taxes	Tenant shall pay all “Real Estate Taxes” levied or assessed against the Premises, including, without limitation, the Improvements thereon, and coming due during the Initial Term or any Renewal Term of this Lease. Tenant shall pay the Real Estate Taxes directly to the taxing authorities before any fine, penalty, interest or cost may be added thereto or become due by operation of law for the nonpayment or late payment thereof, providing Tenant has received the bills therefor
Insurance	Tenant will keep in force at its own expense, throughout the Term of this Lease, commercial general liability insurance with respect to the Premises and the business operated by Tenant and construction performed by Tenant with companies licensed to do business in the state in which the Premises are located and rated A- or better in the then most current issue of Bests’ Insurance Reports with coverage of not less than $5,000,000 per occurrence. Tenant will keep in force at its own expense, commencing on the Commencement Date, and continuing throughout the Term of this Lease, property insurance with respect to the Building and Tenant’s Property in the Premises with companies licensed to do business in the state in which the Premises are located and rated A- or better in the in then most current issue of Bests’ Insurance Reports, against loss or damage by fire and such other hazards on a replacement cost basis.
Repair & Maintenance	Tenant shall at all times during the Term, keep and maintain, at its cost and expense, the Premises, including the Building and Improvements located thereon, in good order and repair, reasonable wear and tear expected, and in a clean and sanitary condition, and shall make all necessary repairs, including all necessary replacements, alterations and additions, using materials and equipment of similar or superior kind and quality to the original Improvements. Tenant shall pay all costs associated with the regularly scheduled disposal of its garbage, including but not limited to, costs of pick up, containers and deposits.
Cam	During the Term of this Lease, Tenant shall be responsible for all payments, assessments, or fees and all maintenance, obligations, or actions required under the Governing Documents which relate to the Premises.

Property Photos

9773 San Jose Blvd, Jacksonville, Florida


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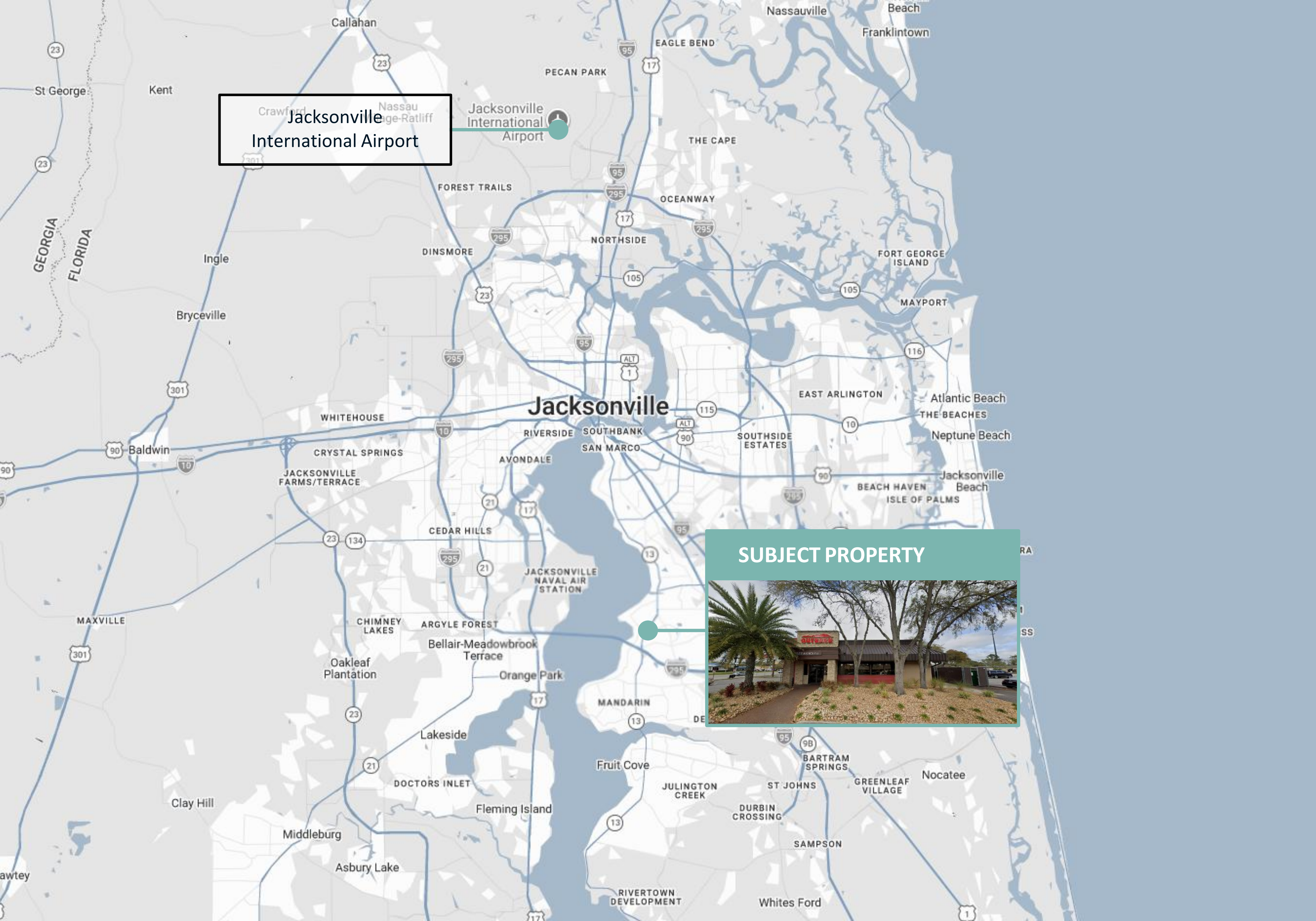
SUBJECT PROPERTY
45,500 VPD
OLD ST AUGUSTINE RD 23,000 VPD
CVS pharmacy
MIDAS
O'Reilly AUTO PARTS
CHUZE FITNESS
DUNKIN'
Pep Boys
ZAXBY'S
THE HOME DEPOT
GOODYEAR
BONO'S PIT BAR-B-Q SINCE 1949
enterprise
CHARLEYS
FIREHOUSE SUBS FOUNDED BY FIREMEN
SMOOTHIE KING
MAVIS TIRE A MAVIS COMPANY
CARRABBA'S ITALIAN GRILL
NOTHING bundt CAKES
LOOP
FIVE GUYS BURGERS and FRIES
LESLIE'S
Domino's Pizza
tropical SMOOTHIE CAFE
POPEYES
Speedway
TD



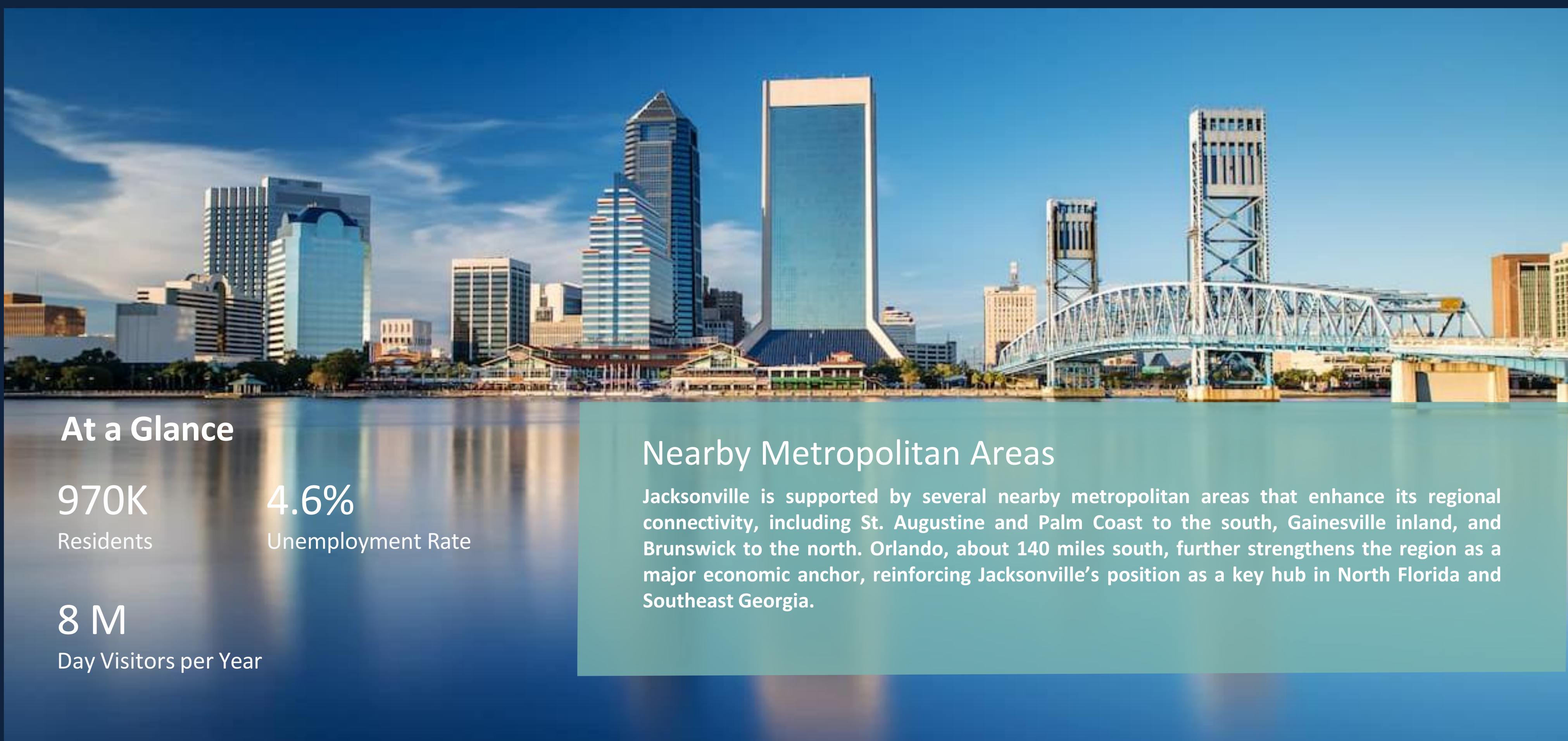
Location Map

9773 San Jose Blvd, Jacksonville, Florida

JACKSONVILLE, FLORIDA

Market Summary

Jacksonville is a fast-growing Southeast market and the largest city by land area in the U.S., serving as the economic hub of Northeast Florida with a metro population of roughly 1.7–1.8 million. The region benefits from a diversified economy anchored by logistics and distribution, financial services, healthcare, and advanced manufacturing, supported by major employers such as CSX, Florida Blue, Fidelity National Financial, and PGA TOUR. Strong population growth—driven by in-migration, relative affordability, and job opportunities—continues to fuel housing demand and economic expansion. Jacksonville's strategic location and port infrastructure make it a key logistics gateway on the East Coast, supporting ongoing industrial development despite some near-term softening. Overall, the market offers a compelling combination of growth, affordability, and economic diversity, positioning it for sustained long-term expansion within the broader Sun Belt.



At a Glance

970K
Residents

4.6%
Unemployment Rate

8 M
Day Visitors per Year

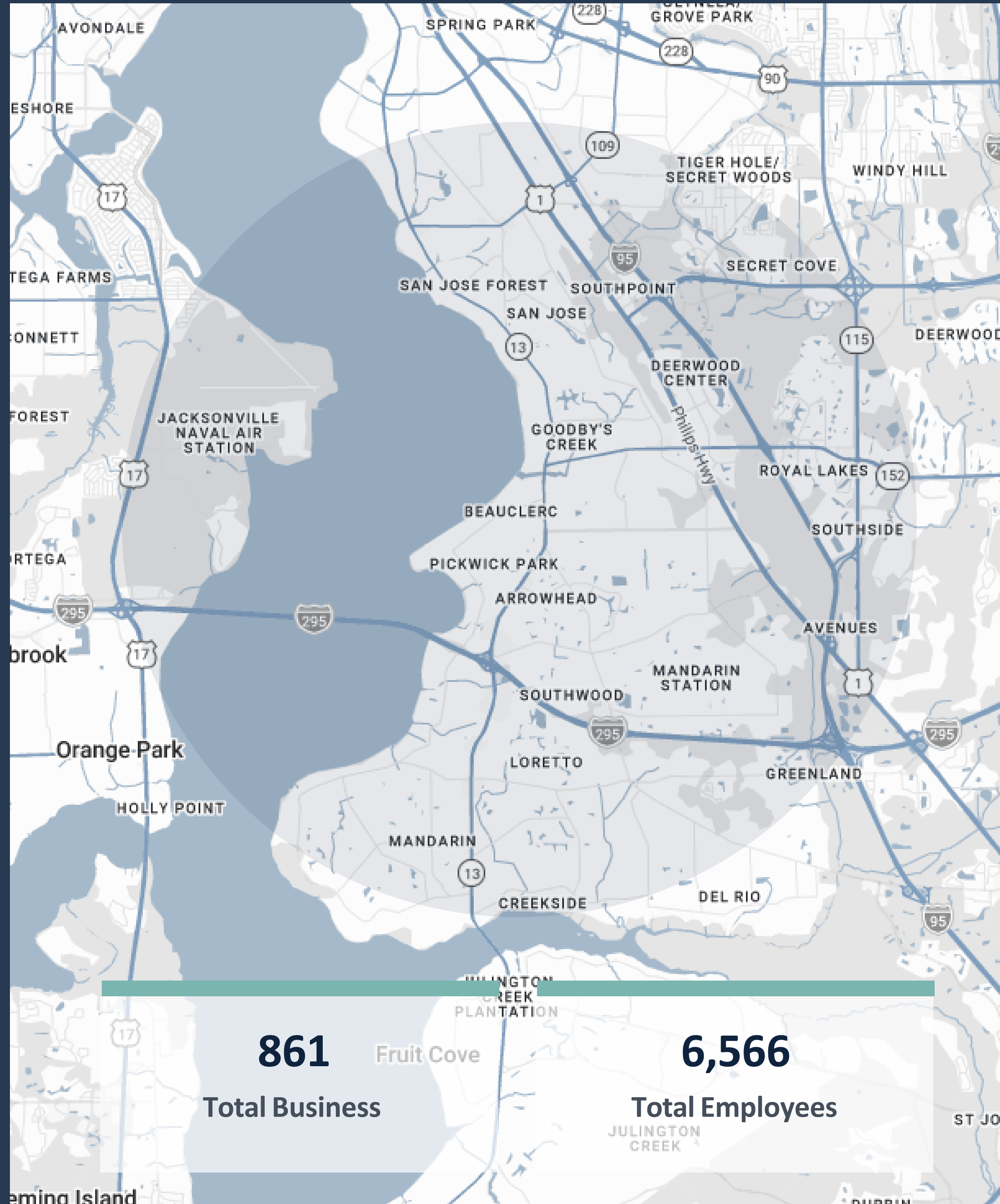
Nearby Metropolitan Areas

Jacksonville is supported by several nearby metropolitan areas that enhance its regional connectivity, including St. Augustine and Palm Coast to the south, Gainesville inland, and Brunswick to the north. Orlando, about 140 miles south, further strengthens the region as a major economic anchor, reinforcing Jacksonville's position as a key hub in North Florida and Southeast Georgia.

Demographics

2025 Summary	1 Mile	3 Mile	5 Mile
Population	12,855	63,487	151,161
Households	5,777	26,873	64,346
Families	3,343	16,827	38,468
Average Household Size	2.20	2.33	2.28
Median Age	41.0	41.6	40.1
Median HH Income	$79,322	$84,633	$82,790
Average HH Income	$121,404	$116,545	$112,487

2030 Summary	1 Mile	3 Mile	5 Mile
Population	12,877	63,577	154,279
Households	5,824	27,113	66,376
Families	3,380	17,044	39,597
Average Household Size	2.19	2.31	2.25
Median Age	41.8	42.8	41.2
Median HH Income	$93,088	$100,652	$94,355
Average HH Income	$136,783	$132,300	$125,545



861
Total Business

6,566
Total Employees

Tenant Overview

OUTBACK STEAKHOUSE

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BLOOMIN' BRANDS

Bloomin' Brands, Inc. (NASDAQ: BLMN) is one of the world's largest casual dining restaurant companies with approximately 1,500 restaurants throughout 48 states, Puerto Rico, Guam, and 22 countries. The company operates restaurants through a portfolio of leading, differentiated restaurant brands including Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar. Price points and degree of formality range from casual (Outback Steakhouse and Carrabba's Italian Grill) to upscale casual (Bonefish Grill) and fine dining (Fleming's Prime Steakhouse & Wine Bar). Headquartered in Tampa, Florida, Bloomin' Brands has more than 100,000 employees.

BLOOMIN' BRANDS, INC

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