San Marco Opportunity

1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207

1,500± SF AVAILABLE: UNIT B



Northeast Florida

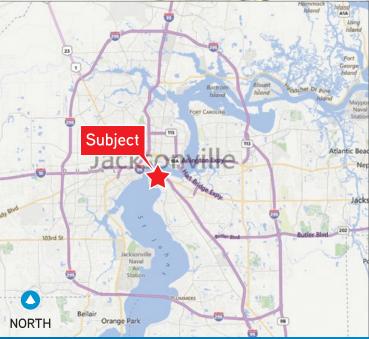


Property Features

- > NW Corner of San Marco Boulevard and Rivera Street
- > Unique retail/office opportunity in the heart of San Marco retail/business area
- > 3,000± SF building with one 1,500± SF unit available for lease
- > Adjacent to "European Street Café" San Marco
- > Excellent visibility on San Marco Boulevard
- San Marco Boulevard "Streetscape Improvement Project" recently completed
- > 16± shared parking spaces on site
- > Minutes from Downtown Jacksonville and the historic San Marco Square retail district
- > Zoning: CCG-1 (Commercial)
- > NNN/Operating Cost: Estimated \$2.50 per SF
- > Lease Rate: \$16.00 per SF (NNN)

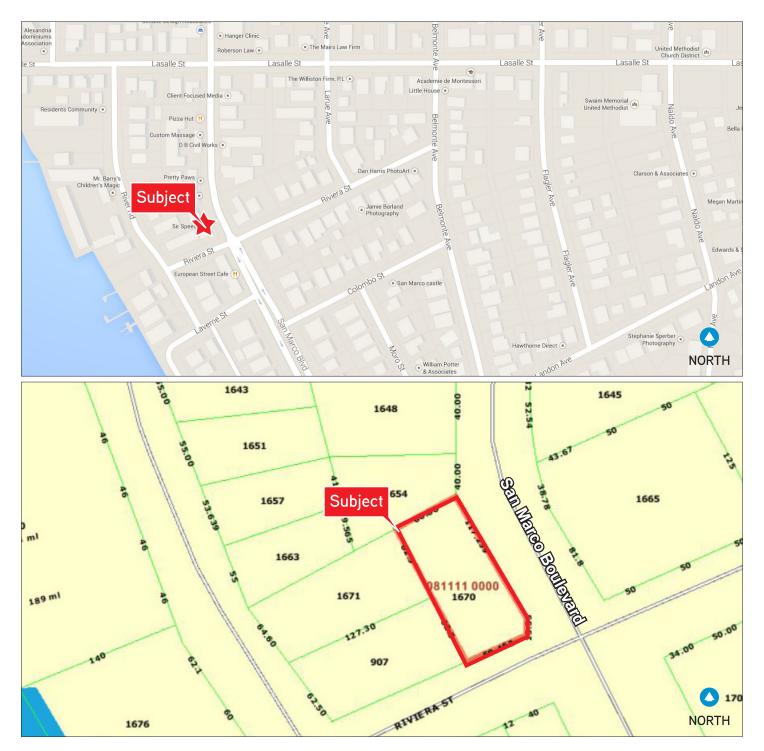
JASON K. HINSON +1 904 358 1206 | EXT 1106 JACKSONVILLE, FL 5815 jason.hinson@colliers.com

RONALD A. MCVAY +1 904 358 1206 | EXT 1123 JACKSONVILLE, FL ronald.mcvay@colliers.com



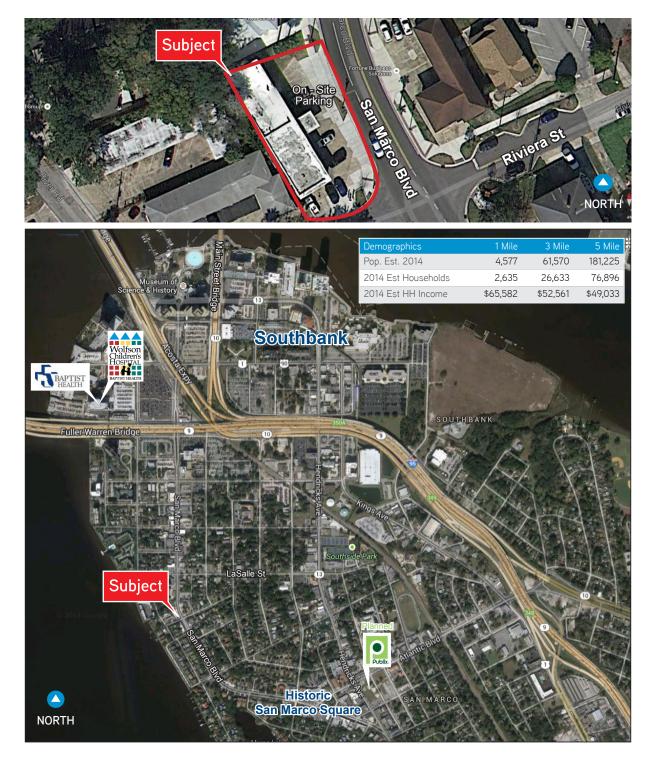
Street & Plat Map

1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207



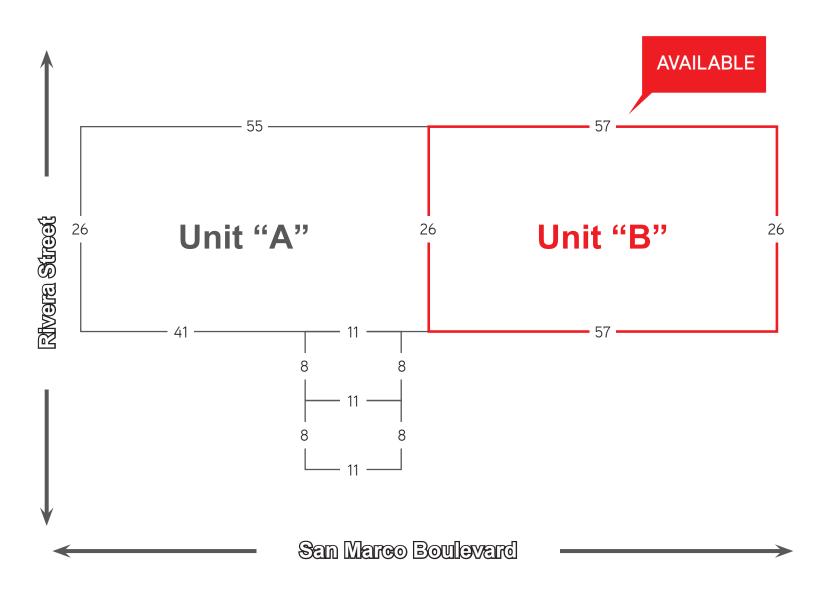
Aerial

1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207





1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207



NORTH

Property Photos

1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207



NORTHERN UNIT # B (1,500± SF)



SOUTHERN UNIT # A (1,500± SF CURRENTLY LEASED)

1,500± SF Available

1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207



Contact Us

JASON K. HINSON +1 904 358 1206 | EXT 1106 JACKSONVILLE, FL jason.hinson@colliers.com

RONALD A. MCVAY +1 904 358 1206 | EXT 1123 JACKSONVILLE, FL ronald.mcvay@colliers.com

Please contact us to see this property

COLLIERS INTERNATIONAL NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL www.colliers.com/jacksonville

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is 5815



Available Retail Space



Profile 1 of 1

12/9/2015

Summary (5815)



904 358 1206

Colliers

Jason K. Hinson or Ronald McVay

Building/Space	
Construction Status:	Existing
Primary Use:	Retail
Secondary Use:	Office
Year Built:	1939
Current Occupancy %:	50.00%
# Buildings:	1
# Floors:	1
Multi-Tenant:	Multi-Tenant
Construction Type:	Concrete Block
Exterior Type:	Stucco
Roof Type:	Flat
Frontage (feet):	126' on San Marco Blvd
Floor Type:	Concrete
Utilities	
Water:	City Water
Sewer:	City Sewer
Utilities Comments:	City

1670 San Marco Blvd **Retail/Office** 1670 San Marco Blvd, **Unit B**

Jacksonville, FL 32207

County:	Duval	
Market:	Jacksonville	
Sub Market:	San Marco	
Property Near:	NW Corner of San Marco Blvd Riviera Street	
Land Size (Acres)	0.17 Acres	
Available SF:	1,500 SF	
Building SF:	3,000 SF	
RSF:	1,500 SF	
Retail SF:	1,500 SF	
General Listing/Transaction Information1		
Asking Rate:	\$16.00 NNN Per Year	
Min Avail SF:	1,500 SF	
Transaction Type:	Lease	
Parking		
# Spaces:	16	
Site		
Land SF:	7,405 SF	
Parcel Number:	081111-0000	
Zoning:	CCG-1	
Access:	From San Marco Boulevard	
Visibility:	Good	
Frontage:	126' on San Marco Blvd	
Contacts		
Listing Broker(s)	Jason K. Hinson Colliers International Northeast Florida 904.861.1106 jason.hinson@colliers.com	
	Ronald A. McVay Colliers International Northeast Florida 904.861.1123 ronald.mcvay@colliers.com	

Comments

Listing Comments:

- NW Corner of San Marco Boulevard and Rivera Street
- Unique retail/office opportunity in the heart of San Marco retail/business area
- 3,000 ± SF building with one 1,500 ± SF unit available for lease
- Adjacent to "European Street Café" San Marco
- Excellent visibility on San Marco Boulevard
 San Marco Boulevard "Streetscape Improvement Project" recently completed
- 16± shared parking spaces on site
- Minutes from Downtown Jacksonville and the historicSan Marco Square retail district
- Zoning: CCG-1 (Commercial)