

FOR LEASE > RETAIL/OFFICE



Northeast Florida

San Marco Opportunity

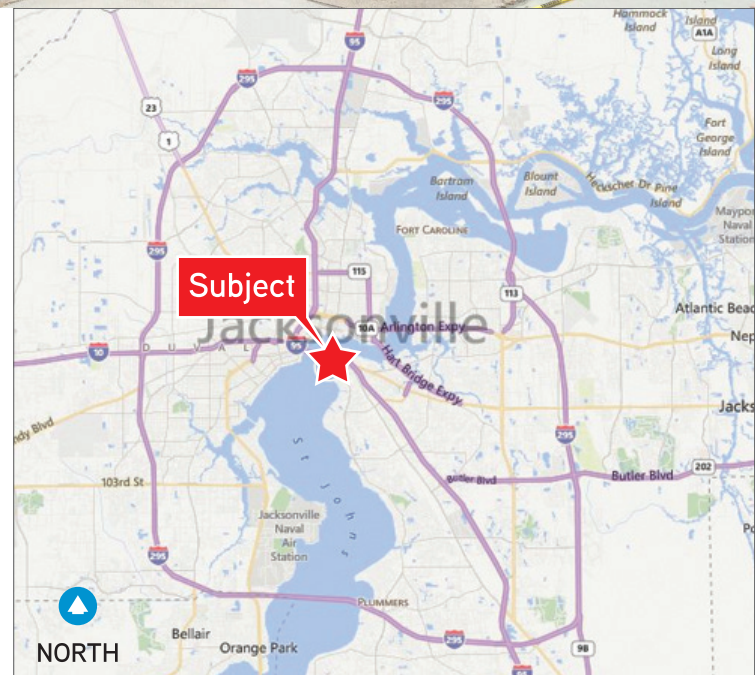
1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207

1,500± SF AVAILABLE: UNIT B



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
jason.hinson@colliers.com

5815

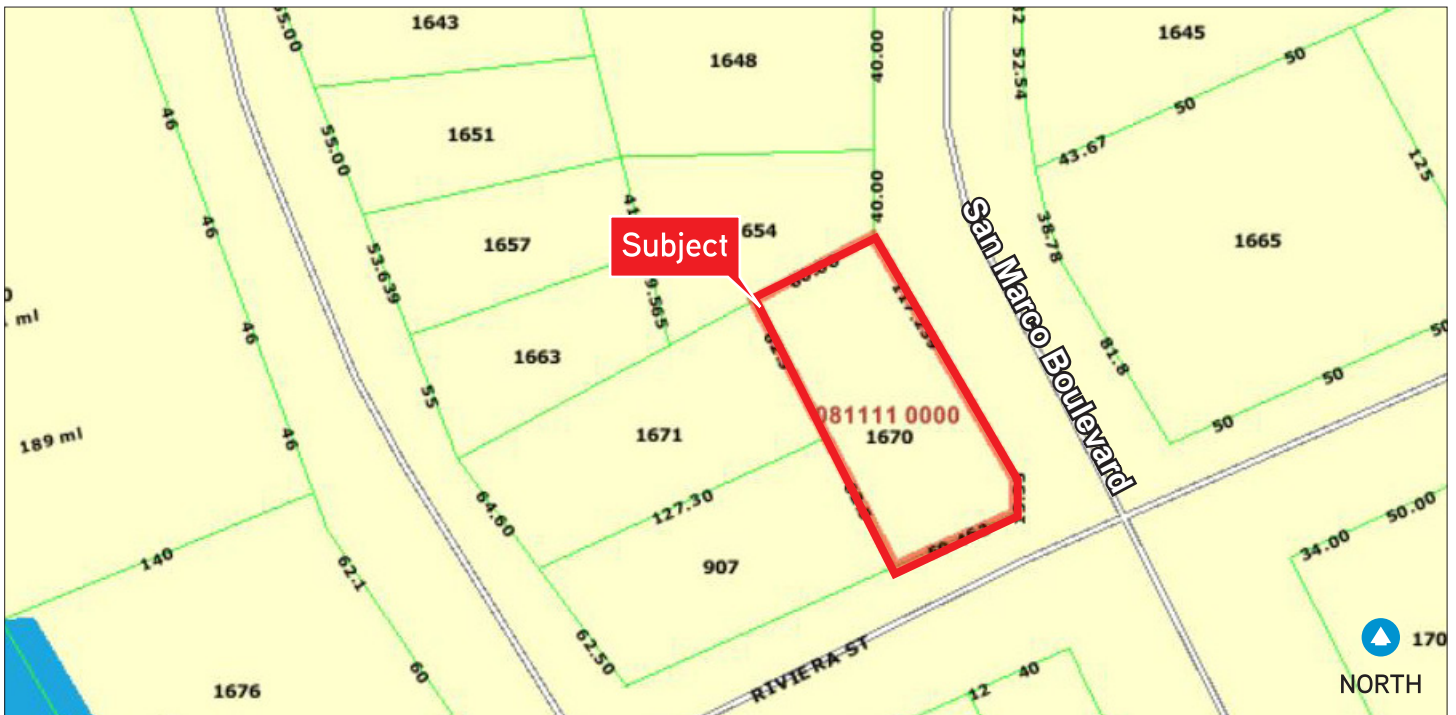
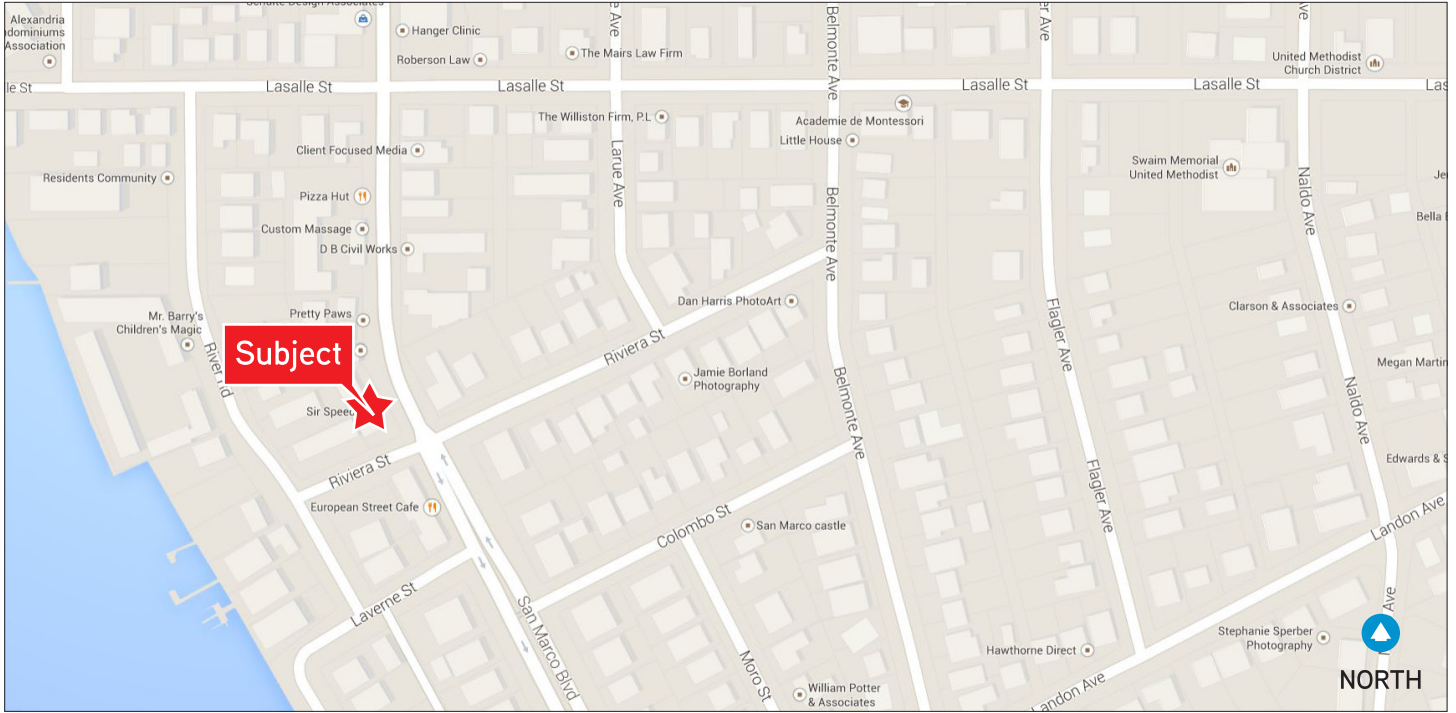
RONALD A. MCVAY
+1 904 358 1206 | EXT 1123
JACKSONVILLE, FL
ronald.mcvay@colliers.com

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

FOR LEASE > RETAIL/OFFICE

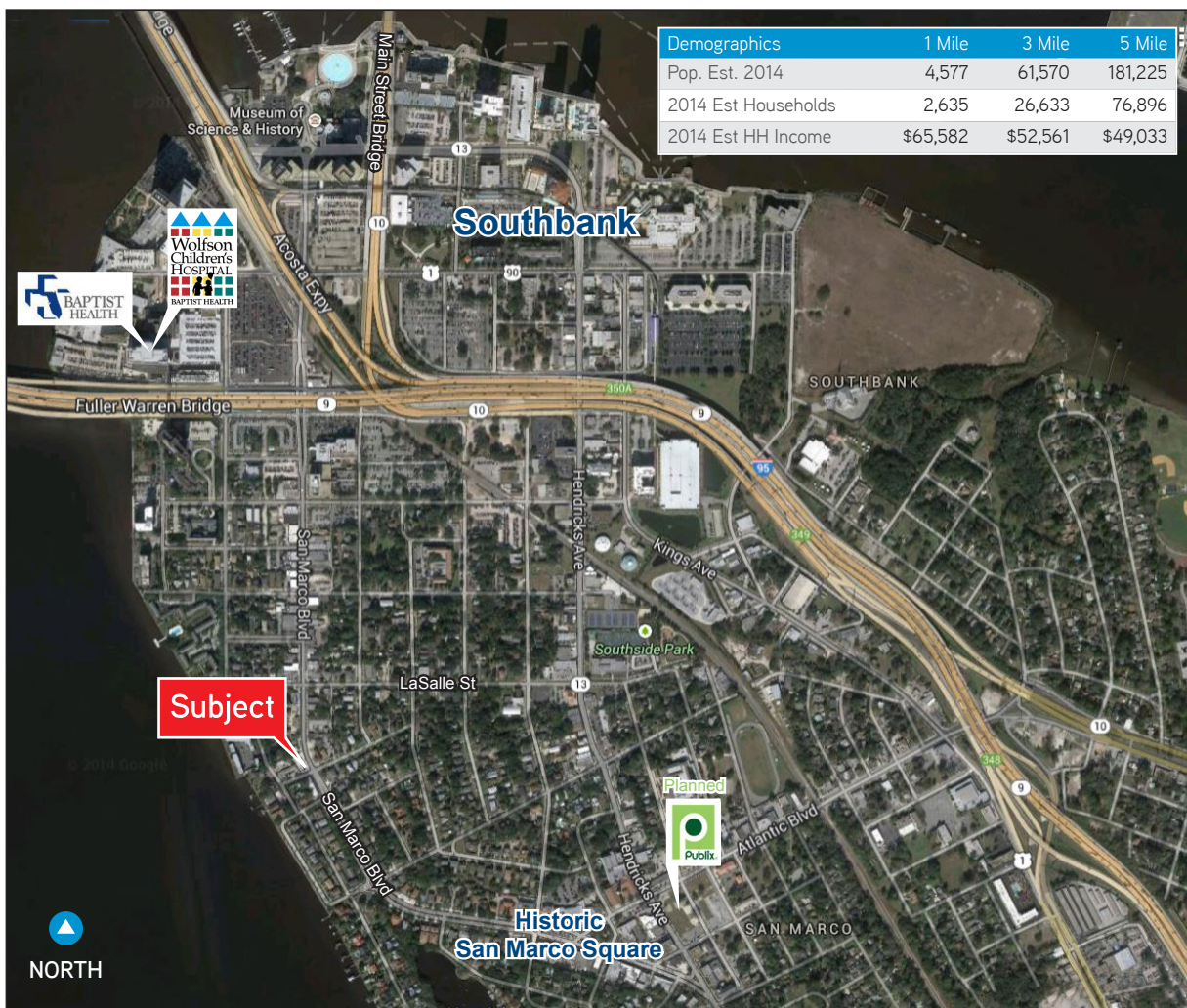
Street & Plat Map

1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207



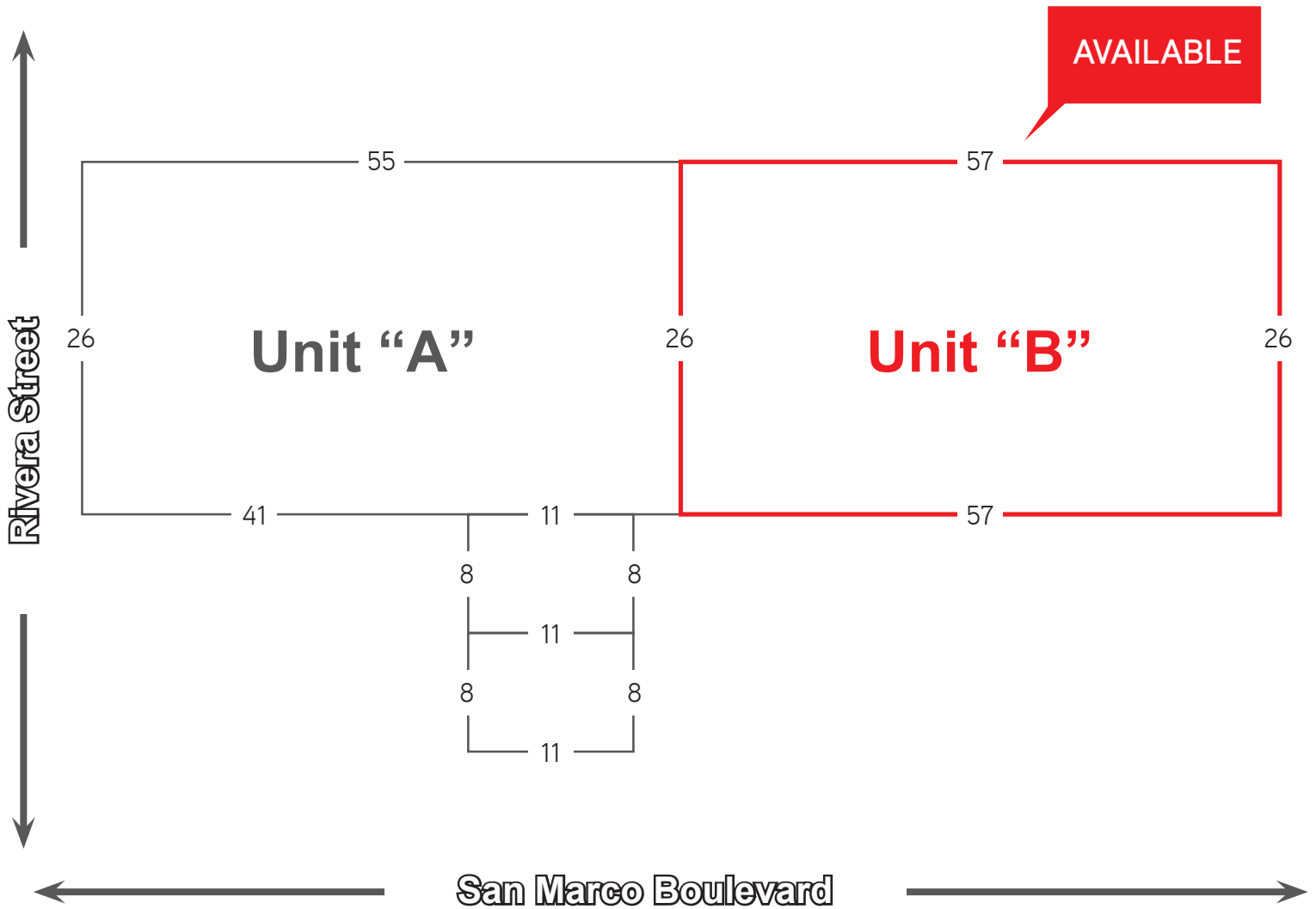
Aerial

1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207



Floor Plan

1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207



FOR LEASE > RETAIL/OFFICE

Property Photos

1670 SAN MARCO BOULEVARD, JACKSONVILLE, FL 32207



NORTHERN UNIT # B (1,500± SF)



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

FOR LEASE > RETAIL/OFFICE

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



12/9/2015

Profile 1 of 1

Summary (5815)



Contact:

Jason K. Hinson or Ronald McVay

904 358 1206



**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

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

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 historic San Marco Square retail district
- Zoning: CCG-1 (Commercial)