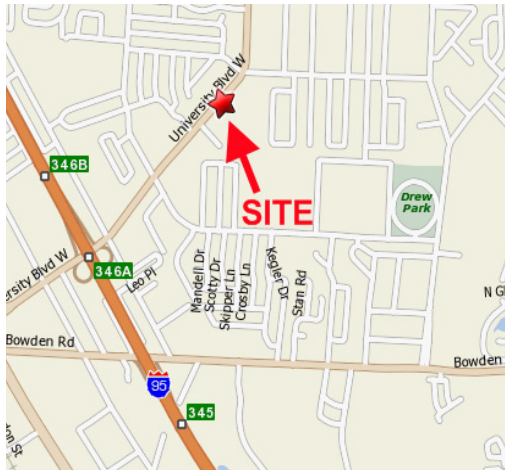


Santa Monica Center



5921 University Boulevard West, Jacksonville, FL 32216

LOCATION ZONE: INTRACOASTAL WEST



High day and night time traffic with 42,000 VPD

Less than 1 mile from Beach Boulevard and I-95

TENANTS

- Save A Lot
- Family Dollar
- Rainbow
- Greenberg Dental
- T-Mobile

LEASING CONTACT

Kevin Anderson

904-728-6991

kanderson@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,309	80,402	184,399
2025 Population Projected	14,053 1.1%	84,221 0.9%	194,065 1.0%
Income	\$57,538	\$68,434	\$68,117
Households	5,453	36,053	81,655
Median Age	39.3	38.2	36.5

Santa Monica Center

5921 University Boulevard West, Jacksonville, FL 32216

LOCATION ZONE: Intracoastal West



SITE SUMMARY					
TENANT	UNIT	SIZE	TENANT	UNIT	SIZE
HIBACHI EXPRESS	5921-01	2,234 sf	TLC BEAUTY SUPPLY	5935-01	3,600 sf
T-MOBILE	5921-03	2,266 sf	GREENBERG DENTAL & ORTHODONTICS	5937	4,010 sf
CHECKERS	5927	782 sf	RAINBOW	5951	9,483 sf
SPARKLE COIN LAUNDRY	5929	2,376 sf	CONCENTRA HEALTH SERVICES	5995-1	6,297 sf
FAMILY DOLLAR	5935-02	10,107 sf	SAVE A LOT	5995-2	15,478 sf

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner.
Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion.
Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.