

OFFERING MEMORANDUM

# 624 GOODWIN STREET

Jacksonville, Florida 32204 · Riverside Submarket

*Fully Renovated Flex / Office · Turnkey Owner-User · On-Site Event Venue*

**OFFERED AT \$1,195,000**



## Confidentiality & Disclaimer

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Rental income, tenant, and operating figures reflect owner-provided and property-management records as of May 2026. Certain property-level expenses (including taxes, insurance, and utilities) are paid by ownership outside the managed account; prospective purchasers should independently verify all income, expenses, square footage, zoning, and entitlements. The on-site event operation is a separate operating business and does not convey with the real estate unless expressly agreed in writing.

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*By accepting this memorandum, the recipient agrees to be bound by the terms set forth above.*

# Executive Summary

## THE OFFERING

Bold City Commercial Real Estate is pleased to present 624 Goodwin Street — a fully renovated, turnkey flex / office building in the heart of Jacksonville’s Riverside submarket. The ±5,200-square-foot masonry building sits on a ±0.20-acre CRO-zoned parcel just minutes from Five Points, Downtown, and the I-10 / I-95 interchange.

Extensively reimagined inside and out, the Property pairs striking, professionally painted exterior murals with a bright, modern interior — polished concrete and wood-look floors, exposed ±13’ ceilings, glass-walled offices, and updated restrooms. It currently produces income from nine leased office suites and houses a fully built-out, on-site event venue, “The Experience.”

The result is a rare asset with multiple paths to value: occupy it as a turnkey owner-user (SBA-eligible), continue leasing the in-place suites, lease the building as flex / warehouse, and / or take over the established event operation as a turnkey going concern. Because nearly all suites are on short-term leases rolling in 2026, the building is especially well-suited to an owner-user who wants to occupy now and grow into the space over time — capturing stabilizing rental income during the transition.

*“Multiple income paths, a flexible CRO zoning designation, and a turnkey renovation make this a standout owner-user opportunity in one of Jacksonville’s most dynamic urban submarkets.”*



### AT A GLANCE

Price	<b>\$1,195,000</b>
Price / SF	<b>\$230 / SF</b>
Building (RBA)	<b>±5,200 SF</b>
Lot Size	<b>±0.20 AC</b>
Zoning	<b>CRO – Flexible</b>
Year Built / Reno	<b>1968 / 2023</b>
Parking	<b>20 Spaces (3.98/1,000)</b>
Occupancy	<b>9 leased suites</b>

# Investment Highlights

**01**

## Turnkey, Fully Renovated

±5,200 SF flex/office reimagined inside and out — modern interior, striking exterior murals, move-in ready.

**02**

## Flexible CRO Zoning

Supports office, service, flex, and event uses — a wide range of owner-user and investor strategies.

**03**

## Income Now, Short Leases

Nine suites generate ±\$69,455 / yr of stabilizing income; nearly all roll in 2026 — an owner-user can occupy and grow into the space over time.

**04**

## Turnkey Event Venue

On-site “The Experience” event operation available as a going concern — rare built-out, revenue-generating upside.

**05**

## SBA-Eligible Owner-User

Ideal for an owner-occupant using SBA 504 / 7(a) financing — low-maintenance masonry construction.

**06**

## Prime Riverside Location

Minutes to Five Points, Downtown, and the I-10 / I-95 interchange in one of Jacksonville’s hottest urban submarkets.

# Property Overview

## PROPERTY DETAILS

<b>Address</b>	624 Goodwin Street, Jacksonville, FL 32204
<b>Parcel (RE #)</b>	091584-0010
<b>County / Submarket</b>	Duval / Riverside
<b>Building Size (RBA)</b>	±5,200 SF (±3,016 office / ±2,184 warehouse)
<b>Canopy</b>	716 SF
<b>Lot Size</b>	±0.20 AC (±8,712 SF)
<b>Zoning</b>	CRO – Commercial / Residential / Office
<b>Year Built / Renovated</b>	1968 / 2023
<b>Stories</b>	One
<b>Construction</b>	Masonry / concrete block; metal roof
<b>Clear Height</b>	±13'
<b>Parking</b>	20 surface spaces (3.98 / 1,000 SF)
<b>Restrooms</b>	Multiple (2+)
<b>Tenancy</b>	Multi-tenant – 9 office suites
<b>Utilities</b>	All public utilities on site



# The Opportunity

624 Goodwin Street offers a rare combination of in-place income, turnkey condition, and genuine optionality. Its value is driven by the quality of the renovated, flexible building and the range of ways an owner can use it — not by a single, fixed rent stream. The four paths below can be pursued individually or in combination.

## OWN & OCCUPY

Owner-user occupies the building (SBA-eligible), controlling occupancy cost and building long-term equity in a renovated, low-maintenance asset.

## LEASE THE SUITES

Continue operating the nine in-place office suites for day-one income while leases roll over the next 12–18 months, then re-tenant at market.

## RUN THE VENUE

Take over “The Experience” event operation as a turnkey going concern — a fully built-out, revenue-generating business already in place.

## LEASE AS FLEX

Reposition and lease the building as flex / warehouse under CRO zoning, capturing Riverside’s strong demand for creative and service space.



## THE EXPERIENCE — EVENT VENUE & LEASE-BACK UPSIDE

The on-site event venue is a fully built-out, operating business generating meaningful revenue (2025 gross event revenue of ±\$163,000) and offered as an optional turnkey going concern. Alternatively, the current owner-operator is willing to remain and lease the ±2,184 SF warehouse / event portion at market rent to keep operating on-site — creating additional rental income that is NOT currently reflected in the rent roll or pro forma, and giving a buyer an immediate in-place tenant. Either way, this space is upside to the real estate — not a capitalized rent stream — keeping the underwriting conservative and defensible.

# Financial Overview

## IN-PLACE RENT ROLL

Tenant names redacted – full detail to qualified buyers upon registration

Suite	Lease Start	Lease End	Monthly	Annual
2	10/01/2024	09/30/2026	\$834.75	\$10,017
3	02/01/2026	01/31/2027	\$349.00	\$4,188
4	09/15/2023	10/31/2026	\$585.54	\$7,026
5	12/01/2025	11/30/2026	\$500.00	\$6,000
6	08/19/2022	08/31/2026	\$395.00	\$4,740
7	12/01/2022	11/30/2026	\$660.45	\$7,925
8	09/01/2023	11/30/2027	\$832.00	\$9,984
9	11/01/2023	10/31/2026	\$763.85	\$9,166
10	07/01/2023	06/30/2027	\$867.36	\$10,408
<b>TOTAL – 9 suites</b>			<b>\$5,788</b>	<b>\$69,455</b>

All suites leased all-inclusive (gross); event space not included above – conveys separately.

### SHORT-TERM LEASES — IDEAL FOR AN OWNER-USER

Nearly every suite rolls in 2026 on short-term leases — a rare setup for an end-user. A buyer can occupy and grow into the building over time, reclaiming space as leases expire, while the in-place suites deliver stabilizing rental income through the transition. Flexibility to expand, plus income while you scale.

Priced as an owner-user asset — underwrite loaded expenses (owner pays taxes, insurance, utilities), not a headline cap rate.

## OFFERING SUMMARY

List Price	\$1,195,000
Price / SF	\$230 / SF
Building (RBA)	±5,200 SF
Sale Type	Investment / Owner-User
In-Place Rent	\$69,455 / yr
Warehouse Lease-Back	Available
Event Revenue (2025)	±\$163,000

## ADDED INCOME — NOT IN THE PRO FORMA

**+ \$25,000 – \$35,000 / yr**

*est. market rent on the ±2,184 SF warehouse*

**The current owner-operator is willing to STAY and lease the warehouse / event space at market rent — additional rental income above the \$69,455 rent roll, and an immediate in-place tenant for a buyer.**

# Property Gallery





# Location Overview



*The property sits within Jacksonville's Riverside submarket — Downtown's skyline visible on the horizon.*

624 Goodwin Street enjoys a central, highly connected position in Riverside — one of Jacksonville's most vibrant, amenity-rich urban neighborhoods. The location blends walkable retail, dining, and entertainment with immediate interstate access, placing tenants and event guests minutes from Downtown, Five Points, and the region's major employment and medical centers.

## DRIVE TIMES

Five Points / Riverside	±2 min
I-10 / I-95 Interchange	±3 min
Downtown Jacksonville	±5 min
St. Vincent's / Riverside Medical	±4 min
Jacksonville Int'l Airport (JAX)	±20 min

# Market Overview – Jacksonville, FL

Jacksonville is the largest city by land area in the continental U.S. and the most populous city in Florida — a fast-growing, business-friendly market anchored by logistics, financial services, healthcare, and the military. The metro combines a low cost of doing business with strong in-migration and a deep, diversifying employment base.

	Jacksonville MSA	Duval County	St. Johns Co.
<b>2024 Population</b>	1,737,832	1,047,009	329,159
<b>2029 Projection</b>	1,855,859	1,085,812	386,922
<b>Annual Growth '24–'29</b>	1.32%	0.73%	3.29%
<b>Households (2024)</b>	685,635	425,663	124,564
<b>Avg. HH Income</b>	\$108,888	\$98,591	\$142,105
<b>Median HH Income</b>	\$82,603	\$72,782	\$107,525

Source: Esri; U.S. Census Bureau

**#3**

Largest city on the U.S. East Coast

**#7**

Best Big City in the U.S. – U.S. News, 2025

**1.71M**

Regional population, and climbing

**\$108.9K**

Average MSA household income

# Market – Accolades & Employers

## NATIONAL RANKINGS & ACCOLADES

#2

**Hottest Job Market in America**  
*Wall Street Journal, 2024*

#1

**City for U.S. Job Seekers**  
*MoneyGeek, 2023*

Top 25

**Best Places for Young Professionals**  
*Forbes, 2023*

#8

**Top Moving Destination in the U.S.**  
*PODS, 2023*

#9

**Projected 5-Yr Population Growth**  
*Site Selection Group, 2023*

#7

**Best City for Real Estate Development**  
*StorageCafe, 2023*

Top 20

**Best Places to Live**  
*U.S. News, 2023*

#2

**Best City to Start a Business**  
*WalletHub, 2023*

## MAJOR AREA EMPLOYERS

Naval Air Station Jacksonville	16,199
Duval County Public Schools	13,110
Baptist Health	12,000
Naval Station Mayport	10,948
Mayo Clinic	8,450
Bank of America	8,000
Amazon	8,000
City of Jacksonville	7,260
UF Health Jacksonville	6,600
Florida Blue	5,700
CSX Corporation	4,000
Fidelity National Financial	1,660

*Source: U.S. Dept. of Labor / coj.net*

# Market – Growth & Capital Projects

**+15,000**

**Jobs added in a single year**

1.8% annual growth · 819,649 total regional employment

**#3** Large U.S. city for economic growth  
Coworking Cafe, 2025

## The Pearl Street District

\$500M mixed-use redevelopment in Downtown's North Core — up to 20 blocks, 1,121 residential units, 106,500 SF retail. Full build-out targeted 2027.

## Stadium of the Future

The Jacksonville Jaguars' ±\$1.4B stadium renovation begins 2025 — a signature Downtown project generating thousands of construction jobs.

## Four Seasons at the Shipyards

\$484M riverfront development including a Four Seasons hotel, residences, a Class-A office building, and orthopedic medical campus.

## UF Graduate & Research Campus

The University of Florida's new Downtown campus on 23 acres — an \$80M+ investment anchoring the city's innovation corridor.



LET'S TALK

# 624 Goodwin Street

Offered at \$1,195,000 · Jacksonville, FL 32204

## Tim Horvath

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This memorandum and all supporting materials — rent roll, financials, and property documents — are available to qualified buyers upon registration. Contact Bold City Commercial Real Estate to schedule a private tour of 624 Goodwin Street.