PREMIER
COMMERCIAL GROUP

4586
San Juan Avenue.

A newly constructed corporate Avis / Budget rental car facility in a designated Jacksonville Opportunity Zone.

4586 San Juan Avenue · Jacksonville, FL 32210

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A New Corporate Avis on San Juan.

Single-tenant rental car investment with revenue participation and OZ overlay.

Premier opportunity to acquire a newly constructed, single-tenant retail asset at 4586 San Juan Avenue in Jacksonville, Florida — leased to Avis / Budget, one of the nation's leading car-rental operators. The property is currently under construction and being delivered as a freshly built, corporate-operated Avis / Budget rental car facility, providing investors with the added security of a corporate-backed lease. This investment features a unique minimum participation component, with the landlord receiving 7% of gross annual revenue, creating the potential for upside beyond base rent. As a corporate store, Avis / Budget reports sales directly, offering enhanced transparency and alignment of interests between landlord and tenant. Located along San Juan Avenue, a well-traveled commercial corridor in Jacksonville, the property benefits from strong visibility and access, supporting long-term tenant performance. The asset is situated within a designated Opportunity Zone, providing potential tax advantages for qualified investors. The lease runs through February 28, 2033 (8 years), offering a stable income stream with long term cash flow.

AT A GLANCE

Sale Price	$1,800,000
NOI (proj.)	$96,820
Cap Rate	5.38%
Units	1 (single-tenant)
Building Size	850 SF
Tenant	Avis / Budget — Corporate
Lease Expires	Feb 28, 2033
Term Remaining	~8 years
Revenue Share	7% of gross
Opp. Zone	Yes — Designated

5.38% CAP
PROJECTED GOING-IN

$97K NOI
PROJECTED ANNUAL NOI

7% REV
ANNUAL REVENUE SHARE

INVESTMENT SUMMARY

Corporate-operated Avis with 7% revenue participation — 8 years of lease term and an Opportunity Zone overlay.

Why 4586 San Juan.

Six reasons this Avis investment stands apart.

01 Corporate-Operated Avis

Corporate-operated store with direct sales reporting — institutional-grade transparency and alignment of interests.

02 7% Revenue Participation

Annual minimum participation: 7% of gross revenue — meaningful upside beyond base rent as the location ramps up.

03 Brand-New Construction

Newly constructed asset delivered in 2026 — modern, low-maintenance, and free of deferred capital.

04 Long-Term Lease

Lease runs through February 28, 2033 — stable, long-term cash flow with a sophisticated national operator.

05 Opportunity Zone Overlay

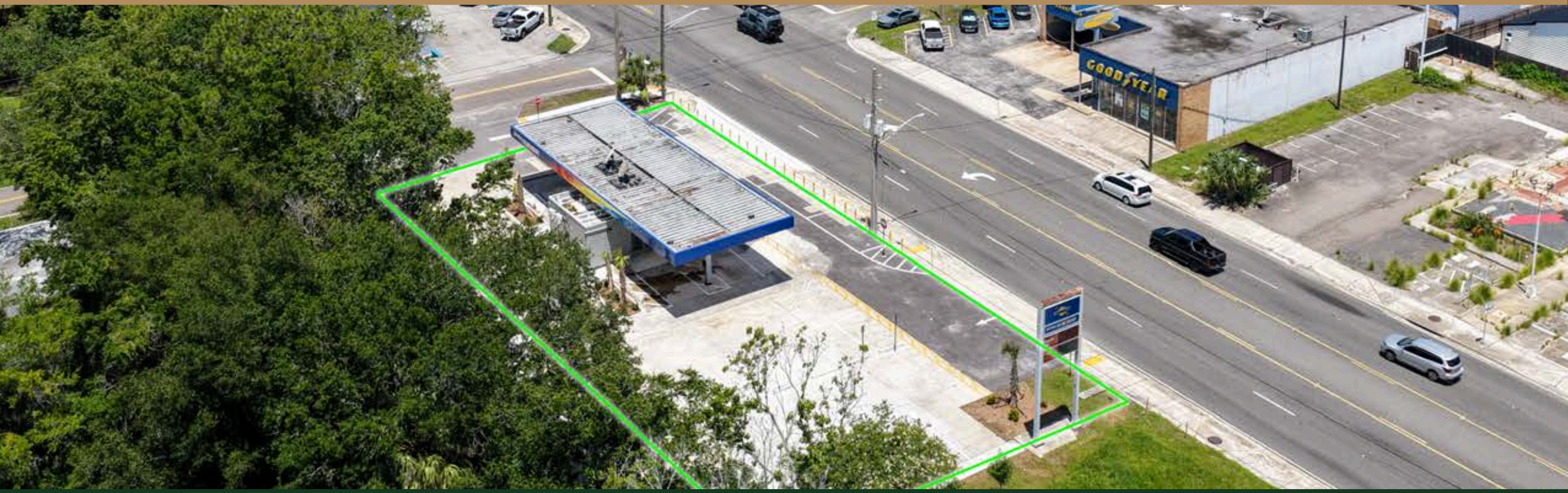
Property sits inside a designated federal Opportunity Zone — potential tax advantages for qualified investors.

06 Strong Jacksonville Corridor

Located on San Juan Avenue with excellent visibility and access — a steadily redeveloping West Jacksonville retail corridor.

INVESTMENT THESIS

Corporate Avis with revenue participation and an OZ overlay — long-term income with embedded upside on a Jacksonville spine.



JACKSONVILLE, FL 32210

San Juan Avenue — Roosevelt / Blanding spine.

On San Juan Avenue — A Redeveloping Jacksonville Corridor.

01

SanJuan / Roosevelt Corridor

San Juan Avenue connects the Roosevelt and Blanding corridors — one of West Jacksonville's primary retail spines.

02

Designated Opportunity Zone

Inside a federally designated Opportunity Zone — qualified investors can defer and reduce capital-gains tax on reinvested gains.

03

National Retail Co-Tenancy

Surrounded by Goodyear, Publix, Wells Fargo, Panera, and other national brands — proven daily customer flow.

DEMOGRAPHICS

Dense, urban, and steadily redeveloping.

184,726 PEOPLE
POPULATION IN 5 MILES

$77,206 AHI
AVG HH INCOME IN 5 MILES

5.38 %CAP
GOING-IN CAP RATE

	1 MILE	3 MILES	5 MILES
Total Population	9,109	78,992	184,726
Total Households	4,129	34,305	76,091
Average HH Income	$93,915	$83,913	$77,206

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

The retail mix surrounding 4586 San Juan Ave.

ON-CORRIDOR NATIONALS
Goodyear Tire
Publix
Panera Bread
Wells Fargo
CVS Pharmacy

DINING & QSR
Chick-fil-A
Chipotle
McDonald's
Burger King
First Watch

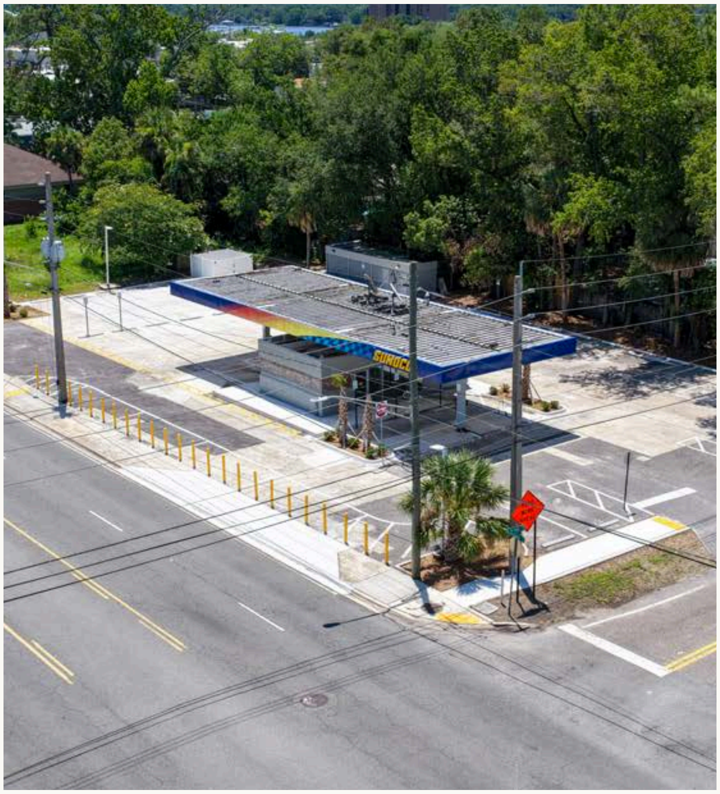
RETAIL · AUTO · FUEL
Walmart
ALDI
Walgreens
Chevron
Shell
Mobil

SAN JUAN AVENUE

A national-brand corridor between Roosevelt and Blanding — consistent daily traffic and an Opportunity Zone overlay.

A Closer Look.

The Avis, the corner, and the corridor.



LET'S TALK

Let's talk about 4586 San Juan.

$1,800,000 · 5.38% cap · $96,820 projected NOI with 7% revenue participation and an OZ overlay.

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