

The Pavilion at Durbin Park receives \$80.5 million loan for construction



Phase one of Pavilion at Durbin Park will include 700,000 square feet of commercial space.

The developer of the Pavilion at Durbin Park, a 1,600-acre commercial development in St. Johns County, has finalized an \$80.5 million loan to complete construction of Phase One by summer 2019.

More than 600,000 square feet of retail space is planned for the first phase, which is located on a 100-acre parcel west of Interstate 95 at the Florida 9B exit and Race Track Road. This new shopping center will be anchored by Walmart, set to open in November, and Home Depot, expected open in spring 2019.

About 200,000 square feet will be reserved for junior anchors, and 90,000 square feet will be used for local retail shops and restaurants.

Aztec Group Inc., a real estate investment and merchant banking firm, arranged the \$80.5 million loan. The firm's managing director, [Jason Shapiro](#), said the rapid growth of residential developments in the area makes him confident that the new shopping center will flourish, despite a national decline in retail stores.



Because the area has experienced so much growth residentially and not as much commercial growth, there are few nearby shopping centers for residents, Shapiro said. The development is also close to Duval County off of two main interstates that people use to go between the two counties, which Shapiro expects will bring more shoppers to the area.

“Retail has struggled at least in the context of online sales, but I think if you look at it (by specific location), there will always be a need for people to touch and feel something before they buy it,” Shapiro said.



Shapiro declined to identify any of the other tenants that have shown interest in the Pavilion.

Frank Gatlin, of Gatlin Development Company, is leading the project. Gate Petroleum owns the 1,600-acre property. Gatlin told the Business Journal in 2016 that 1,000 acres will be left as wetlands, trees and open space.

Gatlin also estimated the project's four phases would cost about \$500 million.

Once completed, the Pavilion at Durbin Park expects to have 2.4 million square feet of commercial space, 2.8 million square feet of office space, about 1,000 multi-family units and 350 hotel rooms, according to a press release