

FOR SALE



DOMINANT GROCERY-ANCHORED INVESTMENT OPPORTUNITY  
IN A HIGH BARRIER-TO-ENTRY MARKET WITH UPSIDE POTENTIAL



AMIGO Marshalls Burlington me salvé!



T-Mobile

NATIONAL LUMBER & HARDWARE



Market-dominant center anchored by Supermercado Amigo,  
Burlington, Marshalls, National Lumber & Hardware,  
Pep Boys and Grand Way

New 10-year lease with Burlington will drive additional foot  
traffic upon projected opening in Q4 2025

Freestanding outparcels that can be sold off individually



KM 24.1 of PR-31, Juncos, PR 00777

|                                                   |                                                             |
|---------------------------------------------------|-------------------------------------------------------------|
| <b>SIZE</b><br>209,394 SF<br>21.82 AC             | <b>OCCUPANCY</b><br>96.6%                                   |
| <b>YEAR BUILT / RENOVATED</b><br>1998 / 2021-2023 | <b>PARKING</b><br>±1,236 Spaces<br>±5.9 spaces per 1,000 SF |

Average tenant tenure of 15.4 years with 83% of GLA comprised of national / regional retailers

Priced significantly below replacement cost

Over \$1.2M in capital improvements spent since 2022

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