



Eastern Plaza

100% Occupied | High-Yield | Retail Opportunity in Fajardo, Puerto Rico

DEAL OVERVIEW

JLL Puerto Realty & Co. S en C (“JLL”), a Puerto Rico licensed real estate brokerage firm, has been retained as the exclusive sales representative for the sale of Eastern Plaza (“Property”), a retail center located in Fajardo, Puerto Rico. The property is a 100% occupied, 73,816 SF neighborhood retail center offering investors durable in-place cash flow with embedded long-term upside in a supply-constrained Puerto Rico retail market. The property features a diversified tenant base with a 3.9-year WALT (10.9-year option adjusted WALT), where the majority of tenants have renewal options - providing high income visibility and minimal near-term rollover risk. This structure positions the asset as a stable, bond-like investment, limiting downtime and re-leasing exposure. The opportunity is further enhanced by an attractive basis relative to replacement cost. Puerto Rico’s favorable tax environment may offer additional benefits to eligible investors, further enhancing after-tax yield.

Eastern Plaza

Building Address	Valero Ave. Fajardo, PR 00738
GPS	18.347272089873737, -65.67338295489313
Parcel Number(s)	121-083-394-01-000, 121-083-394-01-001, 121-083-394-01-003, 121-083-394-01-004
Net Rentable Area	73,816 SF
Land Area	32,258 SM (7.97 Acres)
Parking Spaces	393
# of Tenants	6
Tenants	Pep Boys, West Marine, Rooms To Go, Social Security Agency, Cenote Restaurant, Popeyes

\$10,000,000

Asking Price

8.65%

Cap Rate

3.7

Year WALT

\$135/SF

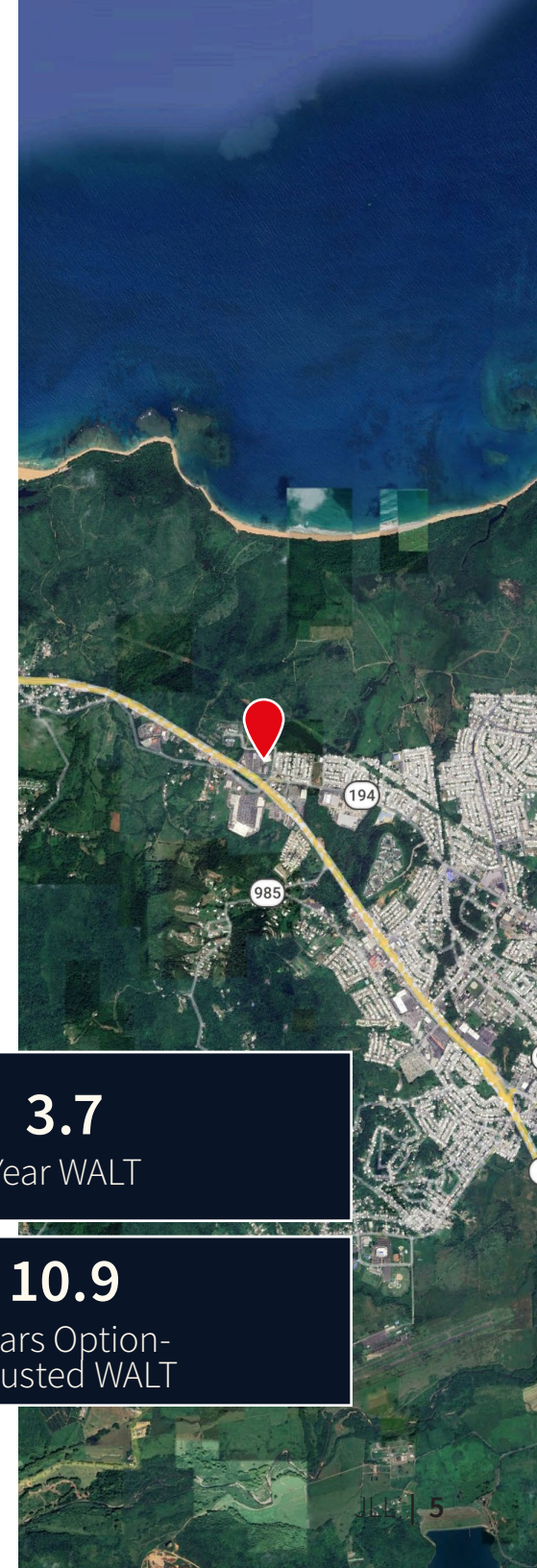
Asking Price

12.67%

10-yr Unlevered IRR

10.9

Years Option-Adjusted WALT



INVESTMENT **ADVISORY**

Dylan Harrison, CFA

Capital Markets Broker
PR RE Brokers Lic. C-26390
+1 787-459-1677
dylan.harrison@jll.com

Andy Carlson CRRP/CRX/CLS/CSM

Managing Director Caribbean
Country Manager Puerto Rico
PR RE Brokers Lic. C-17494
+1 727-403-2503
andy.carlson@jll.com

Corporate office in PR:

Jones Lang LaSalle Puerto Rico, Inc.
JLL Puerto Rico Realty & Co., S. En C. | License Number: E-297
+1 787 777 5800
27 González Giusti Ave. Suite 101, Guaynabo PR 00968
www.us.jll.com/puerto-rico