

FOR SALE

PLAZA LOS PRADOS

CAGUAS, PUERTO RICO



100% OCCUPIED GROCERY-ANCHORED CENTER WITH STRONG DEMOGRAPHICS



Little Caesars

PANDORA



LABORATORIOS BORINQUEN

6WR+3QV GRAND BLVD
CAGUAS, PR 00727
ADDRESS

164,474 SF / 100%
SQUARE FEET / OCCUPANCY

14.69
ACRES

9.1 YEARS
WALT

15.9 YEARS
AVERAGE TENURE

\$209,861 / 148,714
AHHI / POPULATION
WITHIN 3-MILES



INVESTMENT HIGHLIGHTS

PROVEN, HIGH VOLUME TENANCY highlighted by exceptional tenant sales including Selectos (grocer) 2025 occupancy cost of 2.2% and Capri's 2025 occupancy cost of 7.4%

80% OF GLA ARE NATIONAL TENANTS including Selectos, Capri, Walgreens, Wendy's, Starbucks, Pandora, and Wingstop

FULLY OCCUPIED CENTER WITH STRONG TENANT TENURE 100% leased to a complementary mix of retailers, including grocery, food and beverage, merchandise, and medical/professional services, with 16 years of average tenure

VALUE CREATION OPPORTUNITY via mark-to-market of expiring tenants with in-place rents ±18% below market

MULTIPLE OUTPARCELS INCLUDED create spin-off opportunities including Walgreens, Wendy's, Banco Popular, Starbucks, Taco Maker, Subway, and Wingstop

PRIME POSITIONING at a highly central and infill location at the intersection of PR-156 and Grand Boulevard Los Prados, the only entrance to the exclusive El Valle Los Prados community

SURROUNDING TOPOGRAPHY & LAND CONSTRAINTS make development challenging, positioning Plaza Los Prados to be the preeminent center in the submarket

LIMITED CAPITAL REQUIREMENT with recent capital investments into parking lot, painting, and roofs

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