

FOR SALE

PLAZA CAYEY

JLL



WALMART
PUERTO RICO

PORTFOLIO



PLAZA
WALMART

THE OFFERING

JLL Puerto Rico Realty and Co., S. En C., (Puerto Rico Real Estate Company License E-297), in cooperation with JLL Americas is pleased to offer the opportunity to acquire **Plaza Cayey and Plaza Walmart**, collectively know as the **Walmart Puerto Rico Portfolio (the “Portfolio”)**. The Portfolio features two market-dominant retail centers, currently 97.4% leased, offering investors immediate, durable cash flow with significant growth potential.

The Walmart Puerto Rico Portfolio offers the opportunity to acquire Plaza Cayey and Plaza Walmart individually or on a portfolio basis.

Puerto Rico Walmart Portfolio	Plaza Cayey	Plaza Walmart	Portfolio
Location	Cayey, Puerto Rico	Guayama, Puerto Rico	-
GLA	312,804	165,394	478,198
Year Built	2001 / 2005	1993	-
Occupancy	97.8%	96.7%	97.4%
Weighted Avg. Tenure	21.7 Years	26.8 Years	23.5 Years
Major Tenants	Walmart, Pep Boys, Planet Fitness, Chick-fil-A, Me Salve, All Ways 99, Burger King, Chilis	Walmart, All Ways 99, Triple S Salud, Chick-fil A, First Bank Puerto Rico	-





INVESTMENT HIGHLIGHTS

HIGH QUALITY ANCHOR TENANCY - Anchored by a ground leased Walmart Supercenter, 60% of leased GLA, with 25-years of tenure and 60-years of fixed rate options offering long term income security

LIMITED FIXED RATE OPTIONS - 65% of inline GLA to roll to market over a 7-year hold

BELOW MARKET RENTS - 65% of leased inline GLA is currently leased at below market rents

SIGNIFICANT VALUE CREATION - 5.0% year-5 and 3.9% year-10 CAGR

RECENT REPOSITIONING - Brand new Planet Fitness and ground leased Chick-fil-A outparcel

HIGH PROFILE OUTPARCELS - Outstanding sales performance offer compelling spin off opportunities



INVESTMENT HIGHLIGHTS

DOMINANT ANCHOR TENANCY - Anchored by a Walmart Supercenter with 32-years of tenure accounting for 77% of the GLA and 62% of revenue

- Outstanding performance contributing \$319,000 of percentage rent in 2025
- 2024 renovations added grocery and refrigerated sections

IMMEDIATE LEASE-UP OPPORTUNITY - Near term upside via the lease-up of 5,500 square feet

STRONG VALUE CREATION - 3.5% year-5 and 2.4% year-10 CAGR

HIGH PROFILE OUTPARCEL ADDITION - Highly visibly outparcel addition of Chick-fil-A will drive future footfall and future tenant demand for inline spaces

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