

FOR SALE

MANATI  
**CENTRO**  
PLAZA

MANATÍ, PUERTO RICO



PLAZA  
**LOS PRADOS**  
CAGUAS, PUERTO RICO



**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 **Manati Centro Plaza and Plaza Los Prados**, located in Manati and Caguas, Puerto Rico, respectively. The Portfolio features two 100% occupied, market-leading retail centers—Plaza Los Prados (Caguas) and Manatí Centro Plaza (Manatí)—anchored by Selectos, Marshalls, Capri, Walgreens, and Wendy’s. Both assets offer long-term, seasoned national tenancy, strong sales performance, and significant mark-to-market rent upside in Puerto Rico’s top commercial corridors.

Both Manati Centro Plaza and Plaza Los Prados are available on an individual basis or as a portfolio.

	Manati Centro Plaza	Plaza Los Prados	Portfolio
Location	10 PR-149 (Int.with PR-2) Manati, Puerto Rico	6WR+3QV Grand Boulevard Caguas, Puerto Rico	-
GLA	115,388	164,474	279,862
Occupancy	100%	100%	100%
Year Built	2001	2007	-
WALT	4.2 Years	9.1 Years	7.1 Years
Average Tenure	19.4 Years	15.9 Years	17.3 Years
Anchor Tenants	Marshalls, Grand Way, Capri, Walgreens (Shadow)	Selectos, Capri, Walgreens	-



LOCATION MAP





# MANATI CENTRO PLAZA

MANATÍ, PUERTO RICO



## INVESTMENT HIGHLIGHTS

**92% OF GLA ARE NATIONAL TENANTS** including Marshalls, Wendy's (ground lease), KFC, Capri, Grand Way, Subway, T-Mobile, and GNC (+Walgreens Shadow Anchor)

**RECENT RENEWALS DEMONSTRATE TENANT LOYALTY** including Wendy's and Grand Way

**PROVEN HIGH VOLUME TENANCY** highlighted by exceptional tenant sales including Marshalls occupancy cost of 2.8% and Wendy's occupancy cost of 3.5%

**VALUE CREATION OPPORTUNITY** via MTM of in-place rents ~15% below market

**PRIME MAIN & MAIN POSITIONING** at the intersection of PR-2 and PR-149, Manati's primary east-west and north-south corridors, with over 1,250 SF of prominent frontage

**PROXIMATE TO MAJOR DEMAND DRIVERS** including Doctors' Center Hospital (3rd largest system on the island), Atenas University, Casino Alantíco Manati, and major pharmaceutical companies

**CHALLENGING TOPOGRAPHY & LAND CONSTRAINTS** limit potential competition, positioning Manatí Centro Plaza to be the premier retailer in the submarket

**LIMITED CAPITAL REQUIREMENT** with recent capital investments into restoring and repaving parking, facade repairs, substation maintenance, and a new generator

# PLAZA LOS PRADOS

CAGUAS, PUERTO RICO



## 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  $\pm$ 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

**SERVES DENSE & AFFLUENT POPULATION** with a trade area population of 218K residents and an average household income of \$209K within 3 miles

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