



Plaza Centro

Caguas, PR

San Juan-Bayamón-Caguas (PR)



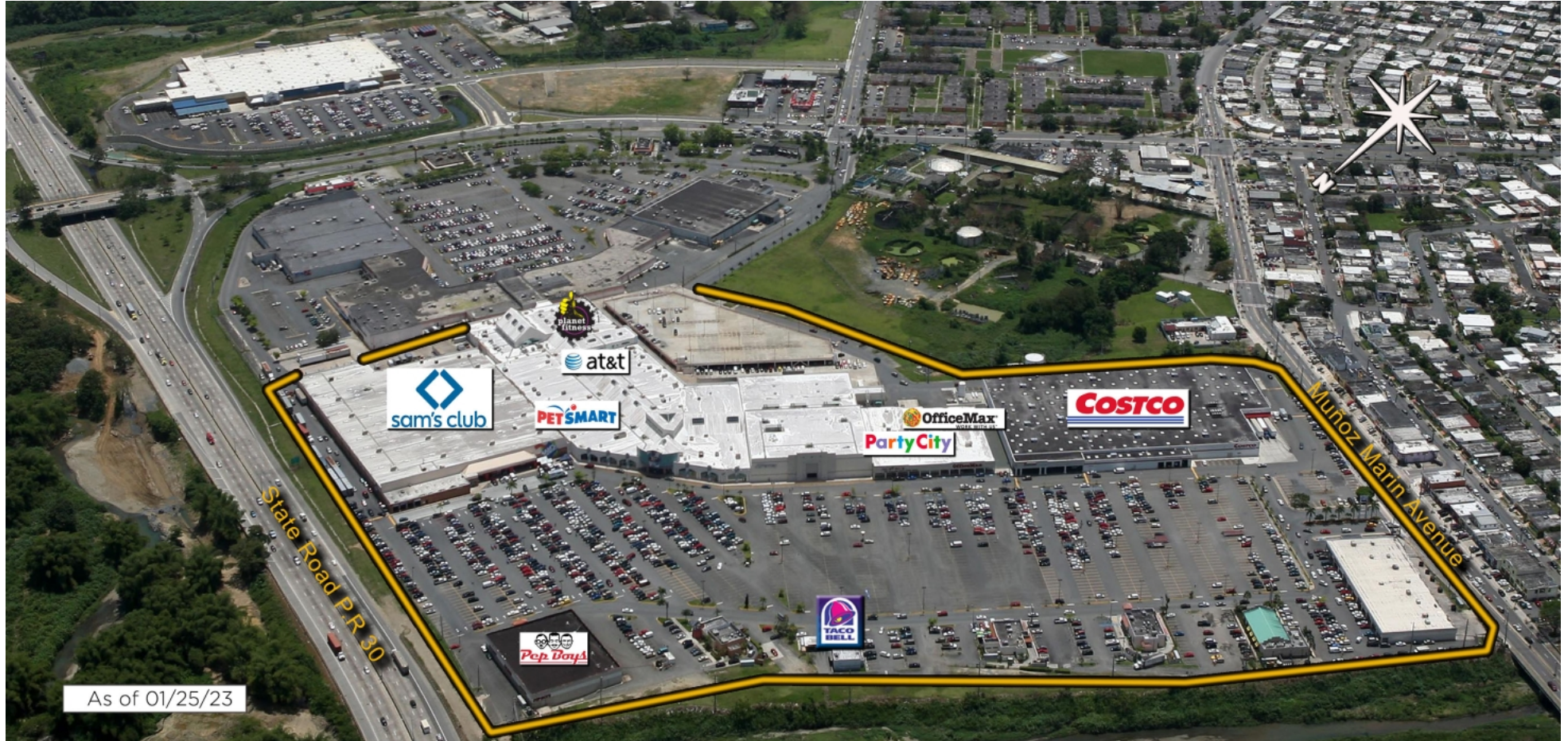
Matt Hockeborn

Leasing Representative

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As of 01/25/23

AERIAL



GROSS LEASABLE AREA (GLA)	599,409 SF
PARKING SPACES	4,095
PARKING RATIO	6.83 per 1,000 SF

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DENSITY AERIAL

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■ Available ■ Potentially Available ■ Non-Controlled ● A Curbside Pick-up

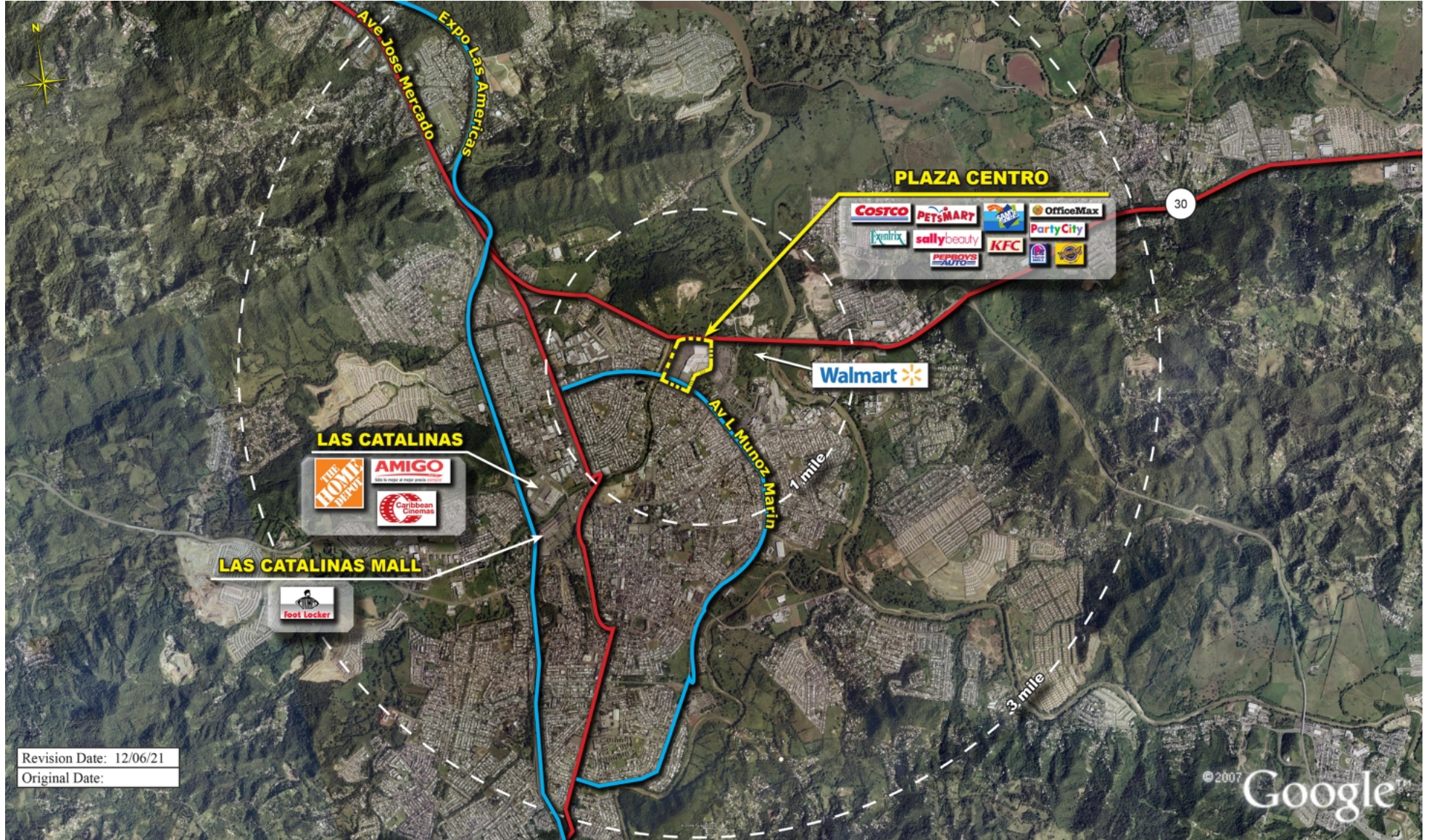


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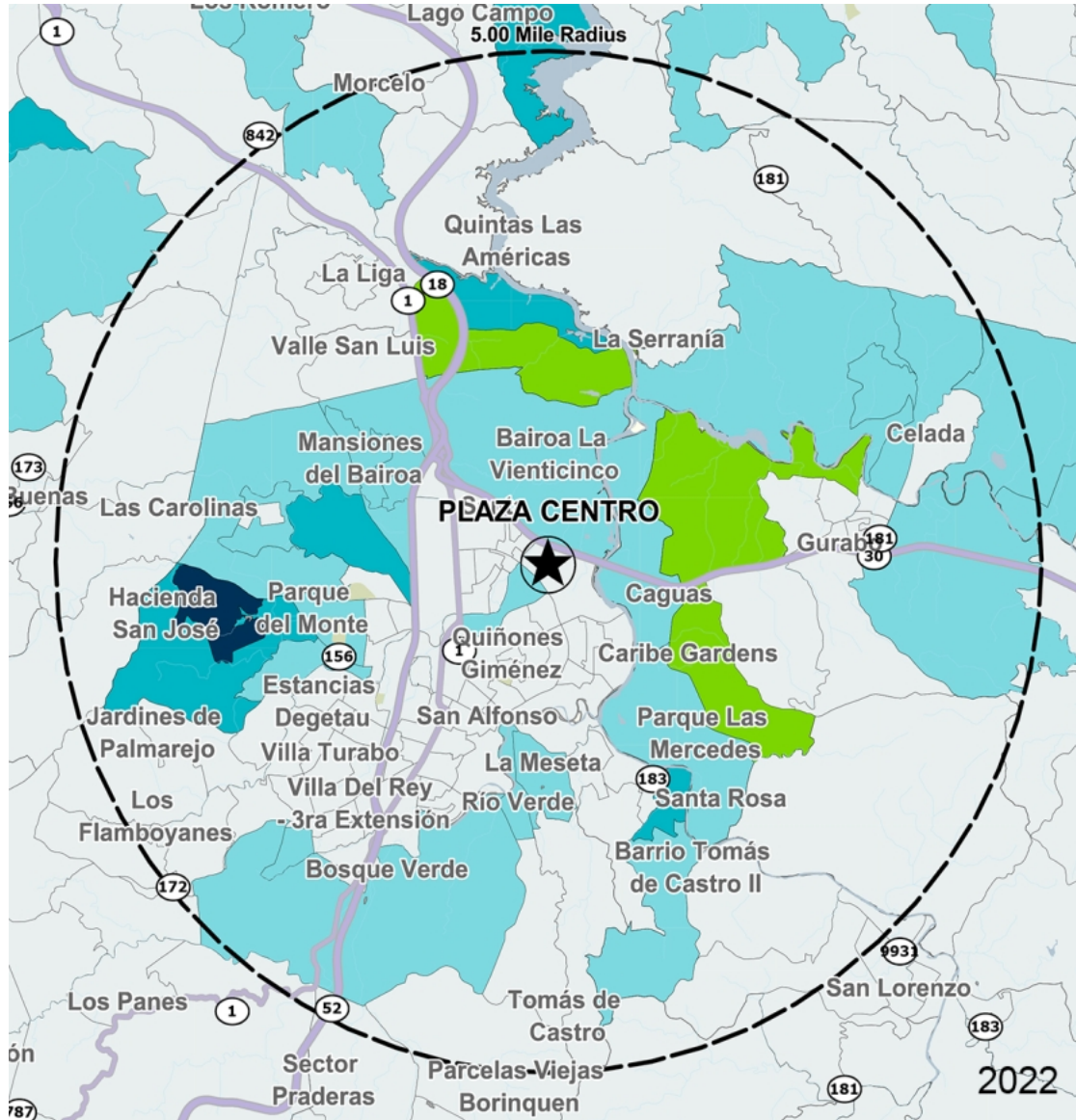
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 OfficeMax	23,500	23 Planet Fitness	18,082	53 Mattress Depot	1,832
2 Party City	15,000	32 Joyeria Borroto	1,508	54 IHOP	5,150
3 JCPenney	98,348	33 Available	1,027	55 Sushi Kytto Bar	1,999
4 Puerto Rico Telephone Company	3,142	35 AJ's Pizza	600	56 Available	2,895
6 T-Mobile	3,800	36 Tu Antojo	600	57 Sam's Club	138,622
7 Dream's Arts	1,095	37 KFC	800	58 Pep Boys	22,356
8 Totto	875	38 Taco Bell	740	59 Taco Bell	2,500
9 Journeys	1,507	39 Available (Former Restaurant)	500	60 Claro	3,000
10 Available	1,984	40 Hot Potato	600	61 El Meson Sandwiches	3,357
11 Available	2,000	41 Available	600	62 Pollo Tropical	3,529
12 Skechers	3,811	42 Liberty	2,998	63 Fuddruckers	6,000
13 New 5-7-9 and Beyond	3,126	43 Costco	134,881	64 Armed Forces Career Center	2,500
14 Exentrix	2,010	44 Available (Former Restaurant)	500	65 Power Solar	1,750
15 Bakers Shoes	2,211	45 Pasta To Go	622	66 Little Caesars	2,000
16 Humberto Vidal	2,186	46 Anishop by Game Shop & Technology	1,150	67 Yogen Fruz	2,000
17 AT&T Mobility	2,500	47 For Eyes	1,496	68 Sally Beauty Supply	2,000
18 Available	2,000	48 Almacenes Plaza	10,000	69 Ready Shades	4,000
19 Wetzel's Pretzels	500	49 Charlotte Russe	5,000	70 Metropol Restaurant	3,500
20 La Rose Beauty Supply	800	50 Grand Way	10,666	71 Banco Popular	7,200
21 Huellas	1,000	51 PetSmart	17,008	K74 Kimco Office	1,618
22 Nutrition World	500	52 Claro	1,946		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



Revision Date: 12/06/21
Original Date:

COMPETITION MAP



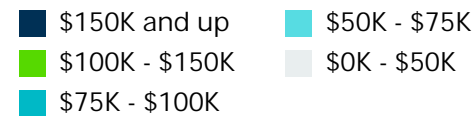
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,176	96,425	163,506
Households	5,180	36,267	60,047
Average HH Income	\$36,566	\$46,404	\$46,487
Median HH Income	\$25,259	\$30,779	\$30,151
Per Capita Income	\$14,509	\$17,597	\$17,199

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



Plaza Centro

PR-30 & Ave. Rafael Cordero @ Rt 32, Caguas, PR



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