# Plaza Centro

**Caguas, PR**

San Juan-Bayamón-Caguas (PR)

**Matt Hockeborn**
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# Plaza Centro

Caguas, PR

www.kimcorealty.com/113656

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 | 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 purposed 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.

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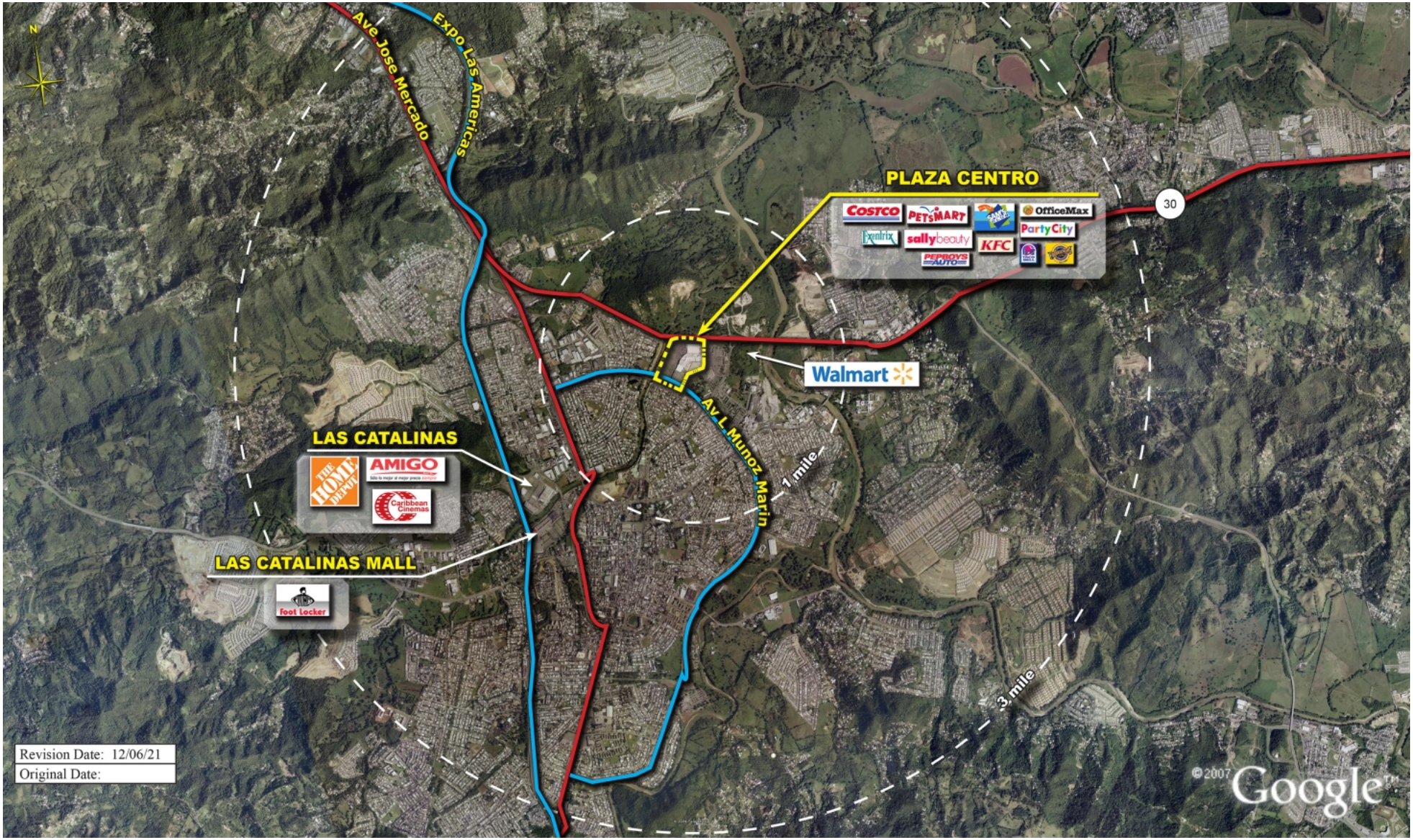


COMPETITION MAP


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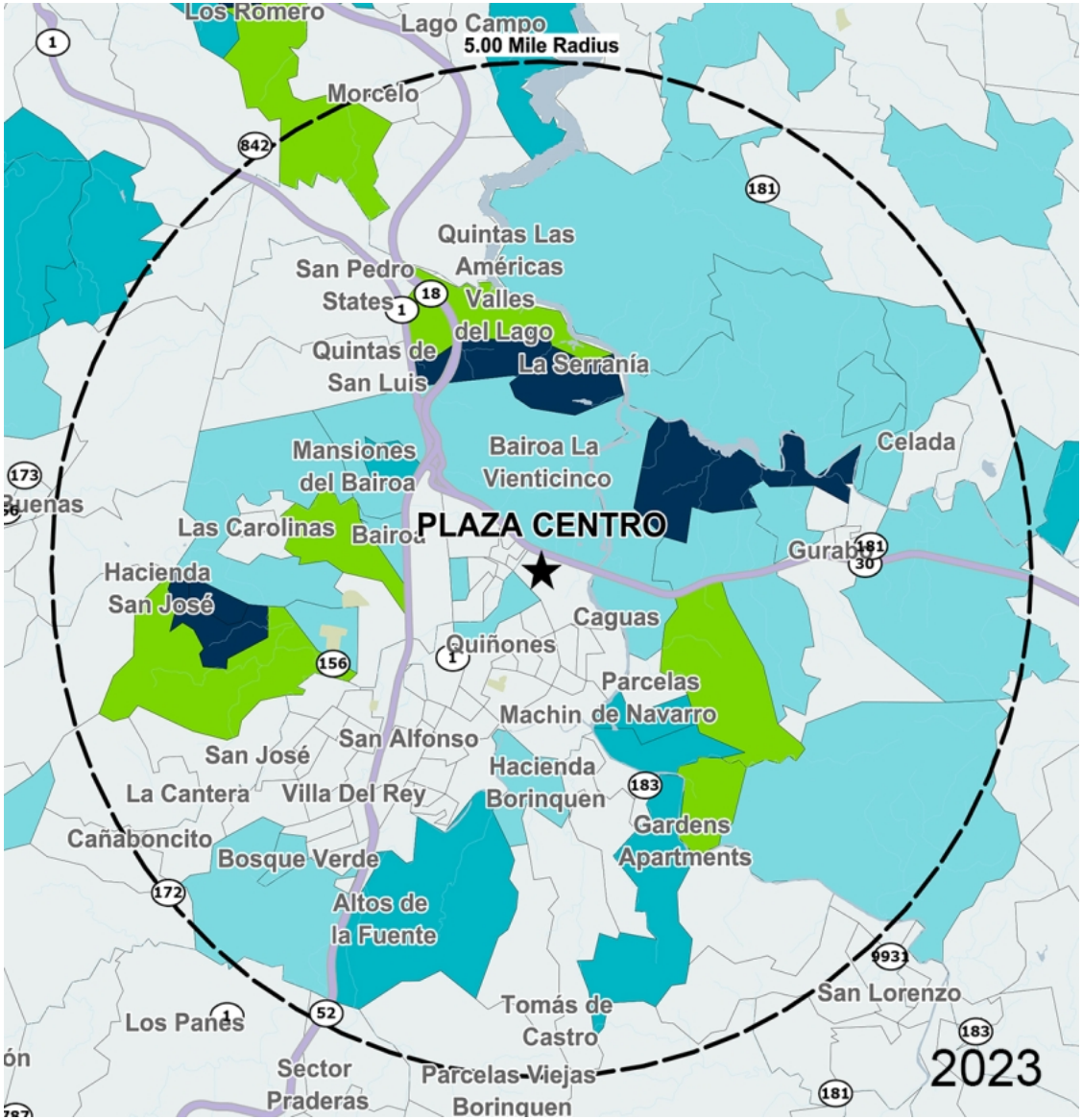


by Block Group

## Demographics

| 2023 ESTIMATES | 1-MILE | 3-MILES | 5-MILES |
|---|---|---|---|
| **Population** | 12,342 | 95,915 | 159,641 |
| **Households** | 5,350 | 39,646 | 64,520 |
| **Average HH Income** | $37,697 | $53,243 | $53,056 |
| **Median HH Income** | $25,444 | $33,110 | $33,171 |
| **Per Capita Income** | $16,414 | $22,131 | $21,554 |

### Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- $150K and up
- $100K - $150K
- $75K - $100K
- $50K - $75K
- $0K - $50K


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

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