



Los Colobos

Carolina, PR

San Juan-Bayamón-Caguas (PR)



Matt Hockeborn

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)	572,052 SF
PARKING SPACES	2,906
PARKING RATIO	5.08 per 1,000 SF

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DENSITY AERIAL

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■ Available ● Curbside Pick-up

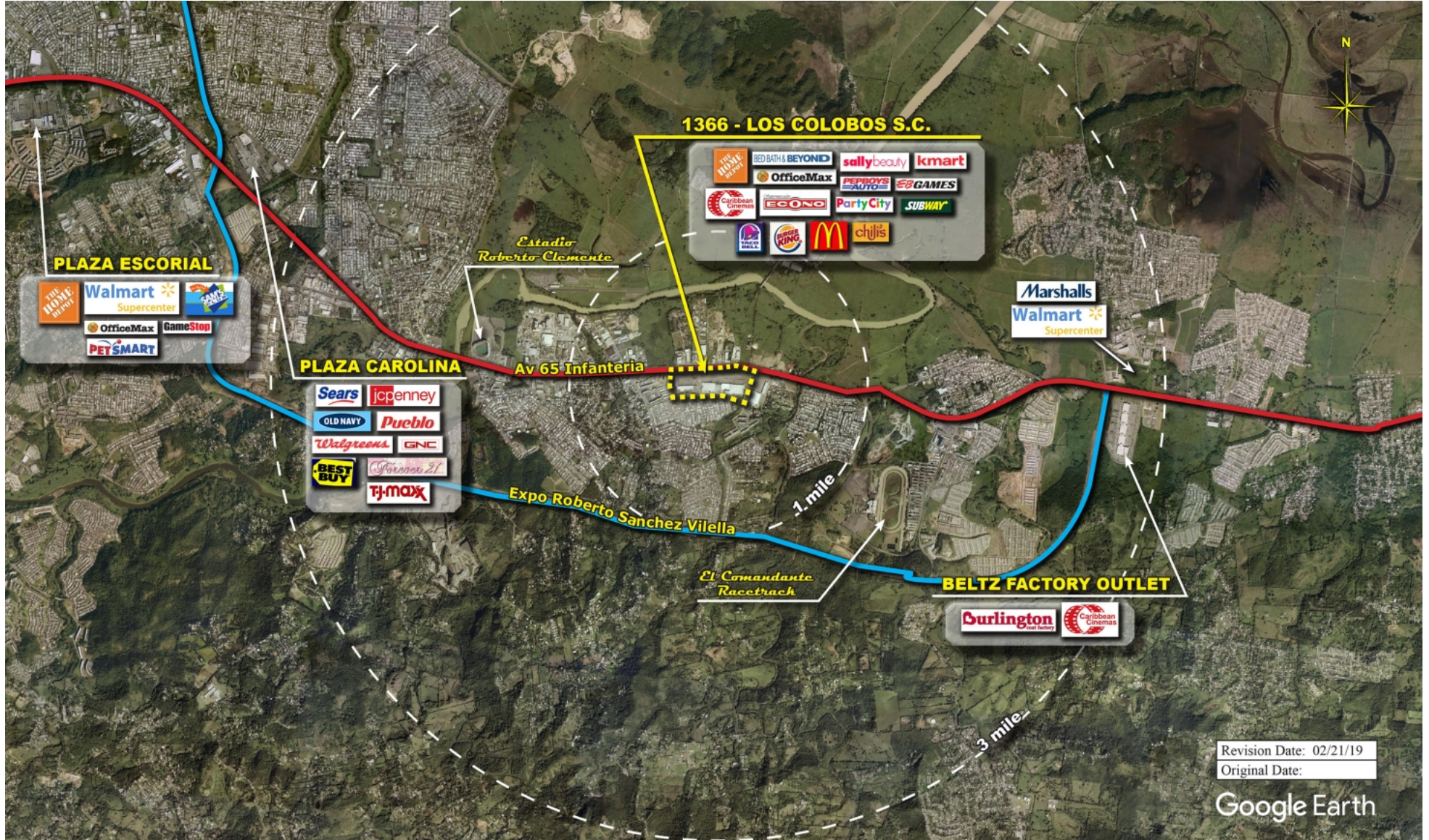


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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Grand Savia	118,242	12 Available	2,800	33 Optima Vision	2,500
1A Available	0	13 New 5-7-9 and Beyond	3,500	34 Exentrix	1,500
2 Me Salve	4,500	14 Sally Beauty Supply	2,000	35 Liberty Cablevision	2,500
3 Available	31,512	15 Sola Salon Studios	3,200	36 Subway	1,392
3A Available	1,058	16 Marco's Pizza	2,400	37 Max	10,000
3B Available	943	17 Modern Nails	1,500	38 Libreria Christiana Huellas	2,000
3C Available	573	18 CosmoProf	3,000	39 IHOP	4,000
3D Available	1,420	19 GNC	2,000	40 Pep Boys	19,673
3E Available	1,378	20 All Ways 99	4,800	41 Pollo Tropical	3,529
3F Available	1,173	21 Fi Wah Chinese Restaurant	1,638	42 Tijuanas Bar and Grill	4,902
3G Available	2,153	22 Metro by T-Mobile	2,500	43 Oriental Bank	2,925
3H Available	2,123	23 Boom Boom Jeans	3,500	44 McDonald's	6,000
3J Available	967	24 La Gloria	2,400	45 Starbucks Coffee	2,000
4 La Nueva Era	5,500	25 Grand Stores	30,000	46 Tropical China Restaurant	1,600
5 Nosan	5,000	26 Marianne & Marianne Plus	6,000	47 KFC	2,500
6 Party City	9,600	27 Fu Hou Buffet II	6,300	48 Taco Bell	2,500
7 LGF - Lifestyle & Great Fashion	4,200	28 Papa Johns	1,950	49 Ponderosa	6,000
8 Planet Fitness	23,500	29 Yogen Fruz	2,050	50 Chili's	6,000
9 Econo Rial	56,372	30 Rent Express by Berrios	4,000	51 Burger King	3,529
10 Home Depot	109,800	31 Puerto Rico Telephone Company/Claro	1,458	52 Baskin Robbins	1,431
11 PetSmart	16,019	32 Laboratorio Clinico Los Colobo	2,542	k1 Available	0.15 ac

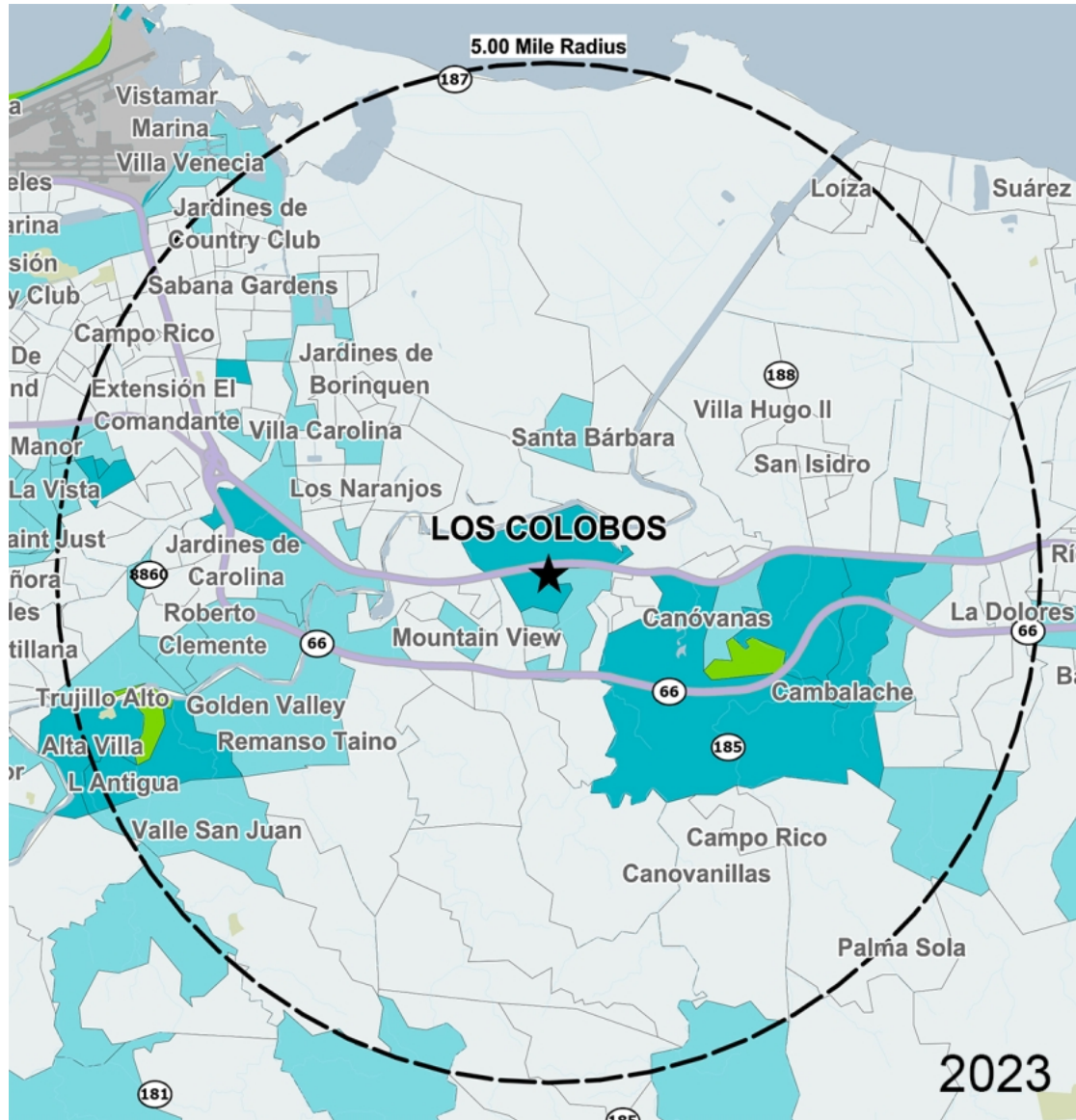
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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.



COMPETITION MAP

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by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,980	70,684	191,790
Households	5,272	28,102	77,062
Average HH Income	\$51,902	\$46,788	\$45,390
Median HH Income	\$37,673	\$33,421	\$32,337
Per Capita Income	\$21,160	\$18,666	\$18,306

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

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



Los Colobos

PR-874 & PR-3, Carolina, PR



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