



Western Plaza

Mayaguez, PR

Mayagüez (PR)



Matt Hockeborn

Leasing Representative

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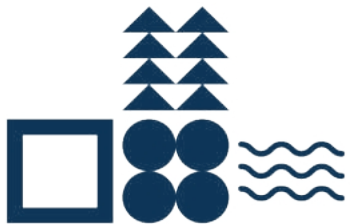




As of 02/13/24

State Road P.R. No. 2

AERIAL



GROSS LEASABLE AREA (GLA)	354,675 SF
PARKING SPACES	2,014
PARKING RATIO	5.68 per 1,000 SF

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DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Home Depot	109,800
3	Sam's Club	100,408
4	All Ways 99	5,900
5	AT&T	2,100
6	Sally Beauty Supply	2,000
7	Claro	3,200
8	Windmar Home	5,000
9	La Gloria	2,400
10	Nosan	4,000
11	New 5-7-9 and Beyond	8,696
13	Papa Johns	2,000
14	Kamea Meha	1,638
15	Laboratorios Bacó	800
16	Exentrix	870
17	Joyeria Capri	1,000
18	Caribbean Cinema	45,126
19	El Meson de PR	1,901
20	Supercuts	972
21	Available (Former Restaurant)	2,156
21A	Mayaguez Optical Lab	1,092
22	Pep Boys	19,673
23	KFC	3,972
24	Taco Bell	2,432
25	Applebee's	6,237
26	Firstbank	5,000
27	Ponderosa	6,000
28	T-Mobile	3,000
29	Pollo Tropical	3,081
30	Burger King	4,221

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.

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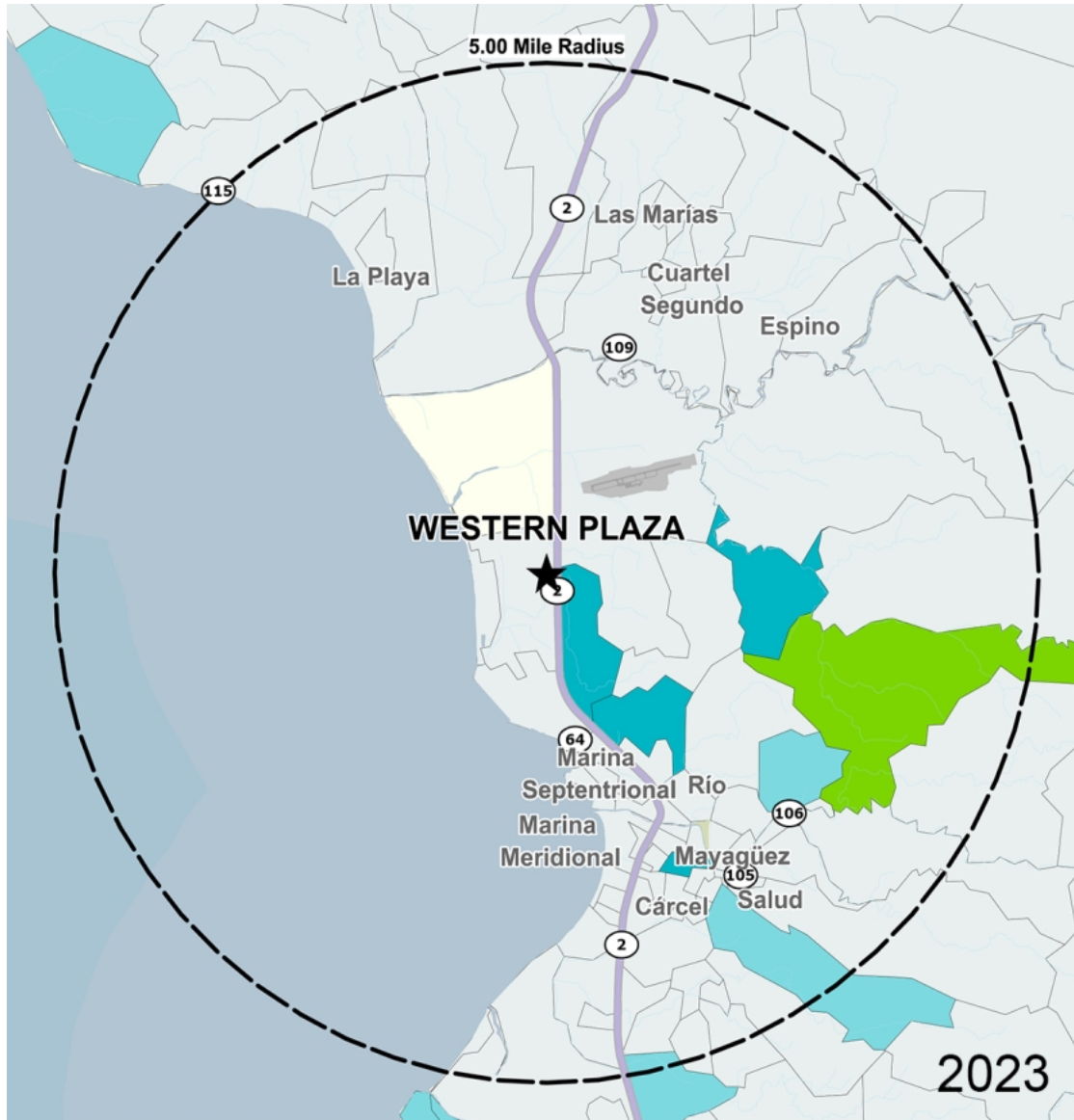




COMPETITION MAP

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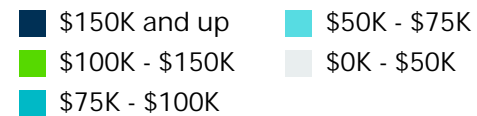
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	5,148	24,534	77,283
Households	2,036	10,052	30,713
Average HH Income	\$39,743	\$35,821	\$31,530
Median HH Income	\$22,477	\$20,254	\$19,283
Per Capita Income	\$15,803	\$14,760	\$12,774

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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PR2 & Rte.142, Mayaguez, PR



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