

68,978 SF + 41.52 A land

For Sale

Investment Property

and Mixed Use Development Opportunity

PR-3 Km 22.1 Cienaga Baja Ward,
Rio Grande, Puerto Rico



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Prime Location

On behalf of Ownership, JLL Puerto Rico Realty & Co. S en C. is proud to exclusively offer the opportunity to acquire the property Ciudad Colegial del Este located in the city of Rio Grande, Puerto Rico. The property consist of 6 buildings for a total of 68,978 SF with a lot size of 41.52 acres. Actual tenant in the property is NUC University who occupy 100% of the buildings and a land portion of 4.37 acres on a NNN Lease which is a significant advantage for the new owner, as it offers a steady stream of income. NUC is an accredited institution offering associate's, bachelor's, and master's degrees in areas such as healthcare, technology, criminal law, business administration, and education. In addition to the existing structures, this opportunity also includes a proposed mixed-use development on the remaining 37.15 acres, which has received preliminary approvals and permits for site work. Please note that the property is being sold "as is, where is," and there are no representations or warranties provided.

PROPERTY SUMMARY

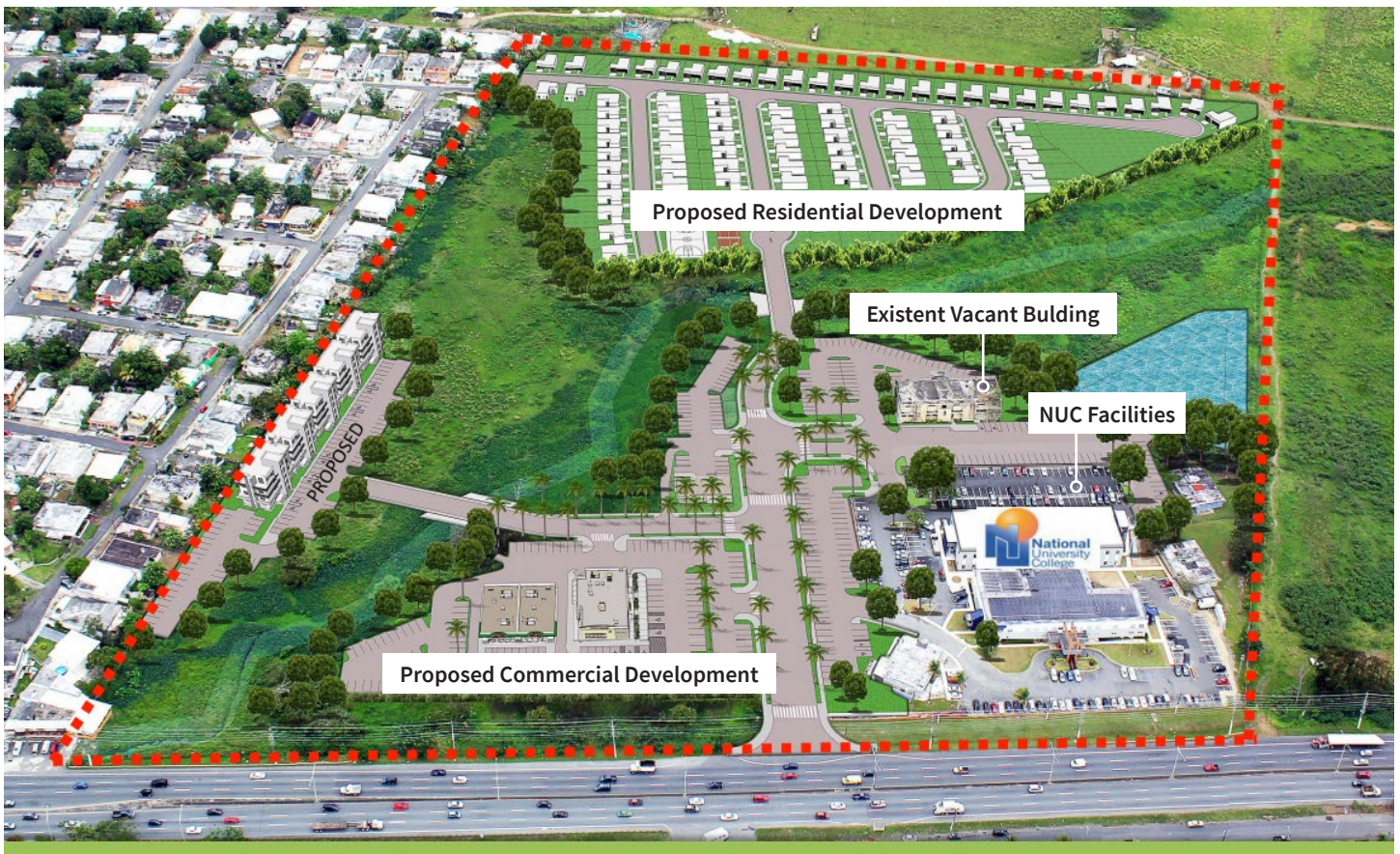
ADDRESS	PR-3 Km 22.1 Cienaga Baja Ward, Rio Grande, Puerto Rico
LOCATION	18.380222169859127, -65.85280879595636
PROPERTY TYPE	Mix-Use Development – Institutional/Commercial/Residential
BUILDING SIZE	68,978 SF Gross
BUILDINGS OCCUPIED BY NUC	6 Buildings: <ul style="list-style-type: none"> • Building 1: 31,594 SF (Two story) • Building 2: 27,424 SF (Two story) • Building 3: 2,946 SF (One story) • Building 4: 2,946 SF (One story) • Building 5: 2,946 SF (One story) • Building 6: 1,122 SF (One story)
VACANT BUILDING	~14,500 SF - In shell condition
LOT SIZE	41.52 acres: 1. University Component: 4.37 Acres, 2. Vacant Parcel: 37.15 Acres
PARCEL NUMBER	090-000-007-01
ZONING	DT-G (Dotacional General – in university component) RC-M (Residential-Commercial – Vacant component)
FLOOD ZONE	Zone X, (Outside floodable area)
PARKING	239 parking spaces (3.46/1,000SF Current Parking Ratio)



Gallery



Proposed Development





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Location highlights

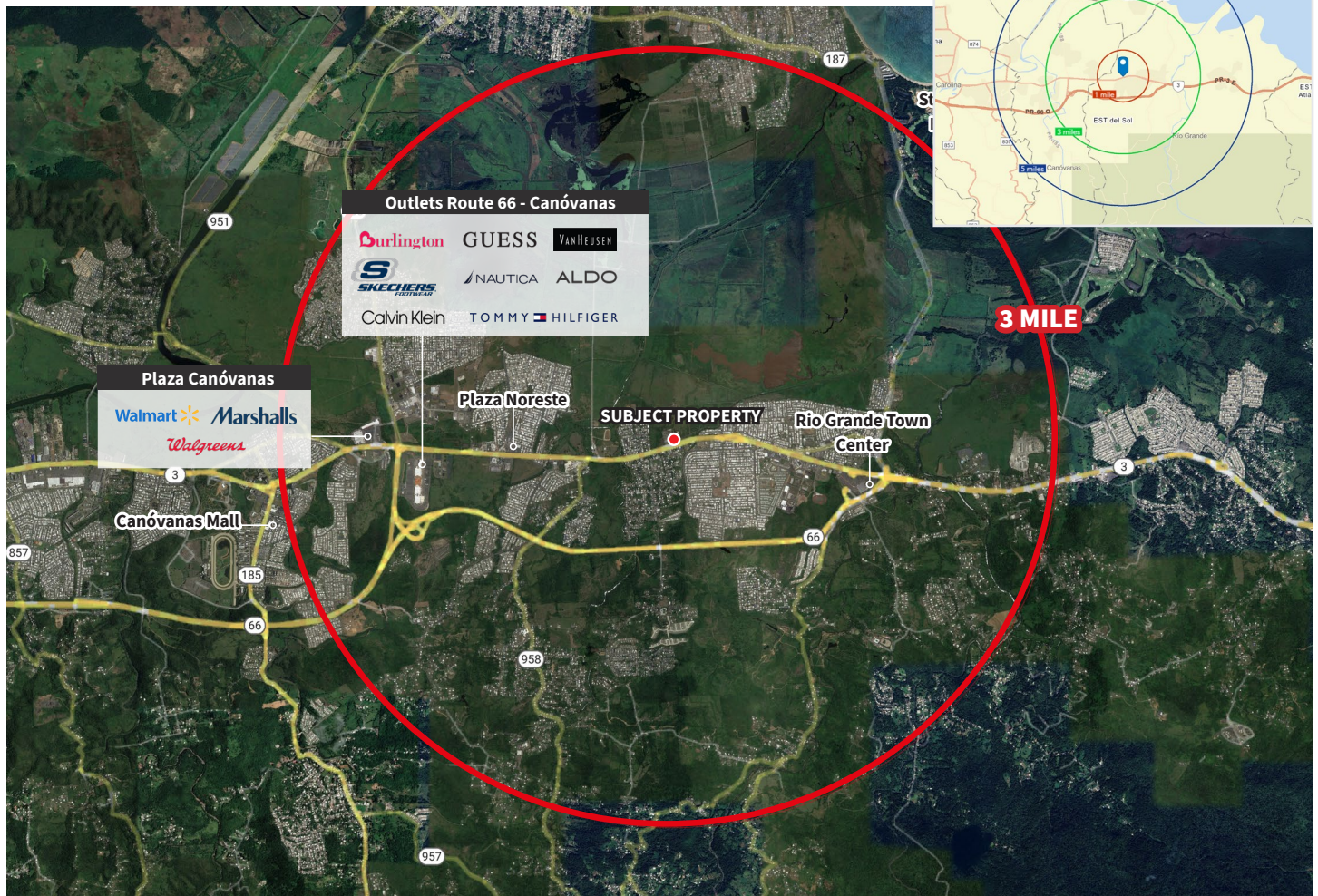
Prominently located right on PR-3 the property has great visibility and access. Within a 3 mile radius: Outlets Route 66, Plaza Canóvanas, Plaza Noreste and Rio Grande Town Center. The property is located at 33 minutes from the International Luis Muñoz Marin Airport in San Juan.

Demographics

	1-mile	3-mile	5-mile
Population	12,089	47,003	101,562
Households	4,071	15,592	33,505
Purchasing Power*	\$15,584	\$15,076	\$14,749

*Per capita

Source: Esri, 2020



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