



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Puerta de Tierra, Puerto Rico

# COMMERCIAL PROPERTY FOR LEASE



**LOCATION:**

Conveniently located on both Ponce de León & Fernández Juncos Avenues corner with Ramon Power Street & AMA Bus Lane, Puerta de Tierra sector, San Juan, Puerto Rico.

**LOCATION INFLUENCE:**

Excellent location with direct access to Fernández Juncos & Ponce de León Avenues, both which lead to the Baldorioty de Castro & Muñoz Rivera Expressways. Close to many residential, retail, commercial, office, tourism and maritime establishments, such as government office buildings, residential condominiums, and cruise ship docks, restaurants, banks, hotels and other related services. Adjacent to the San Juan Bahía Urbana development project.

**SITE AREA:**

SJ-II: Vacant commercial land parcel consisting of 6,208.09 square meters equivalent to 1.58 "cuerdas".

SJ-III: Commercial structure consisting of approximately 6,815 square feet situated on 1,287.16 square meters.

**ZONING:**

Commercial District (C-2)

**UTILITIES & SERVICES:**

Enjoys the utilities typical of an urban neighborhood area with the municipal services of San Juan, such as water, sanitary, storm sewers, electricity and communications.

**DAILY TRAFFIC COUNT:**

Approximately 25,000 vehicles per day via both the Fernández Juncos & Ponce de León Avenues.

For more information: [WWW.CHRISTIANSENCOMMERCIAL.COM](http://WWW.CHRISTIANSENCOMMERCIAL.COM)

