



123,000 SF +/-

For Sale

# Retail Investment Building

Plaza del Este

PR-3 & PR-66 Carolina, Puerto Rico



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## Prime Location

Plaza del Este is located between PR-3 and PR-66 in Carolina and is visible from a 360 degree. The property is only 5 minutes from the Luis Muñoz Marin Airport. Within one mile other major tenants include TJMaxx, Burlington, Office Depot, JC Penney and Rooms to Go. Within 3 miles of the property is Plaza Carolina, and Plaza Escorial Shopping Center, Museo del Niño of Carolina, universities such as University of Puerto Rico Carolina, Ana G. Mendez, Caribbean University, NUC University, among others. Carolina is the third most densely populated submarket in San Juan and serves a trade area of over 1 million people.



Location: [18.391132, -65.980512](#)



123,000 SF +/- ground floor



\$980,000 Proforma NOI



6.3 A +/- Parcel Size

## Aerial



Gallery



Proposed Ikea Elevations





# Retail Investment Building

PR-3 & PR-66  
Carolina, Puerto Rico

Demographics	1-mile	3-mile	5-mile
Population	25,057	147,496	283,436
Households	9,625	56,478	108,359
Purchasing Power*	\$19,738	\$19,230	\$19,735

\*Per capita

Source: Esri, 2020

