

Altamira Reserve

For Lease Mixed Use Development

Spaces now available for retail, office and restaurants



Why Altamira Reserve?

Located at the southwest corner of PR 20 and PR 17, the project will provide access to one of the best markets in the metro San Juan area. Altamira Reserve is anchored by the highly successful Econo Altamira. Traffic in excess 100,000 per day. Call now to see the new home of your business.

Specifications

- Total Area Size 80,133 SF
- Leasing spaces available from 1,200 to 10,000 square feet
- Building signage
- Ample parking spaces: 132 regular and 9 handicap parking with additional shared parking with Econo Supermarket
- Reserved underground parking available: 74 regular and 4 handicap parking. \$75 per parking monthly rate.
- 21,000 gallon cistern that will provide service for the entire building
- 600 KW generator for the entire building





Exceptional Location

- High traffic location with visibility to PR 20 and PR 17
- Easy access to Expreso Rafael Martinez Nadal and Jesus T. Piñeiro with dedicated entrance through Luis Vigoreaux Ave (PR19)
- Zoning Urban Land
- Near to Econo de Altamira, Subway, Burger King, Banco Popular, Pep Boys, La Hacienda Meat Center and other local shops
- Walking distance (4-5 minutes) from the Martinez Nadal Tren Urbano Station

3 Mile Demographics



144,358
Est. population



55,557
Est. Households



\$25,736
Purchasing Power Per Capita



100,000 daily traffic

Estimated average daily traffic count in excess of 100,000 per day

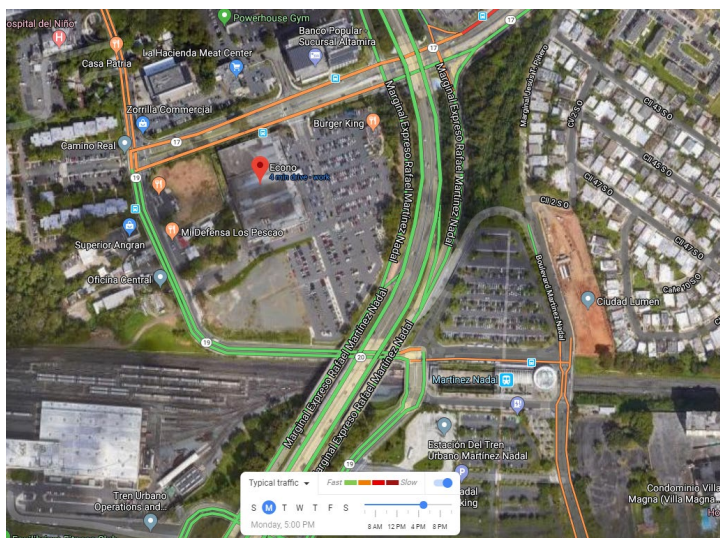
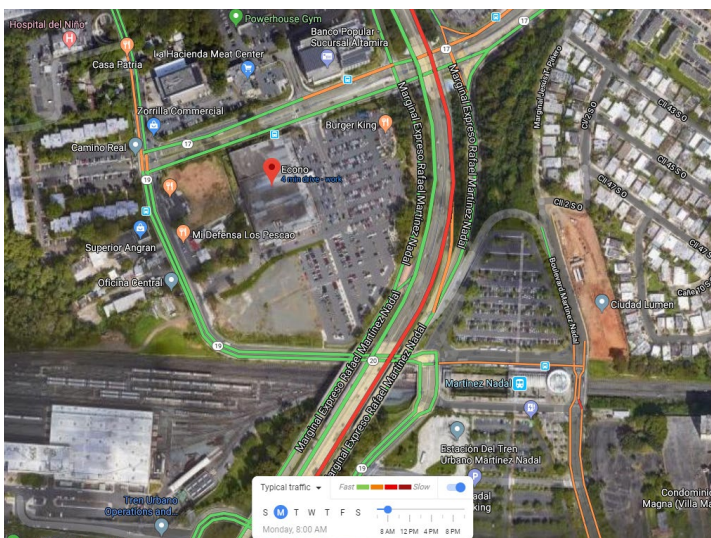


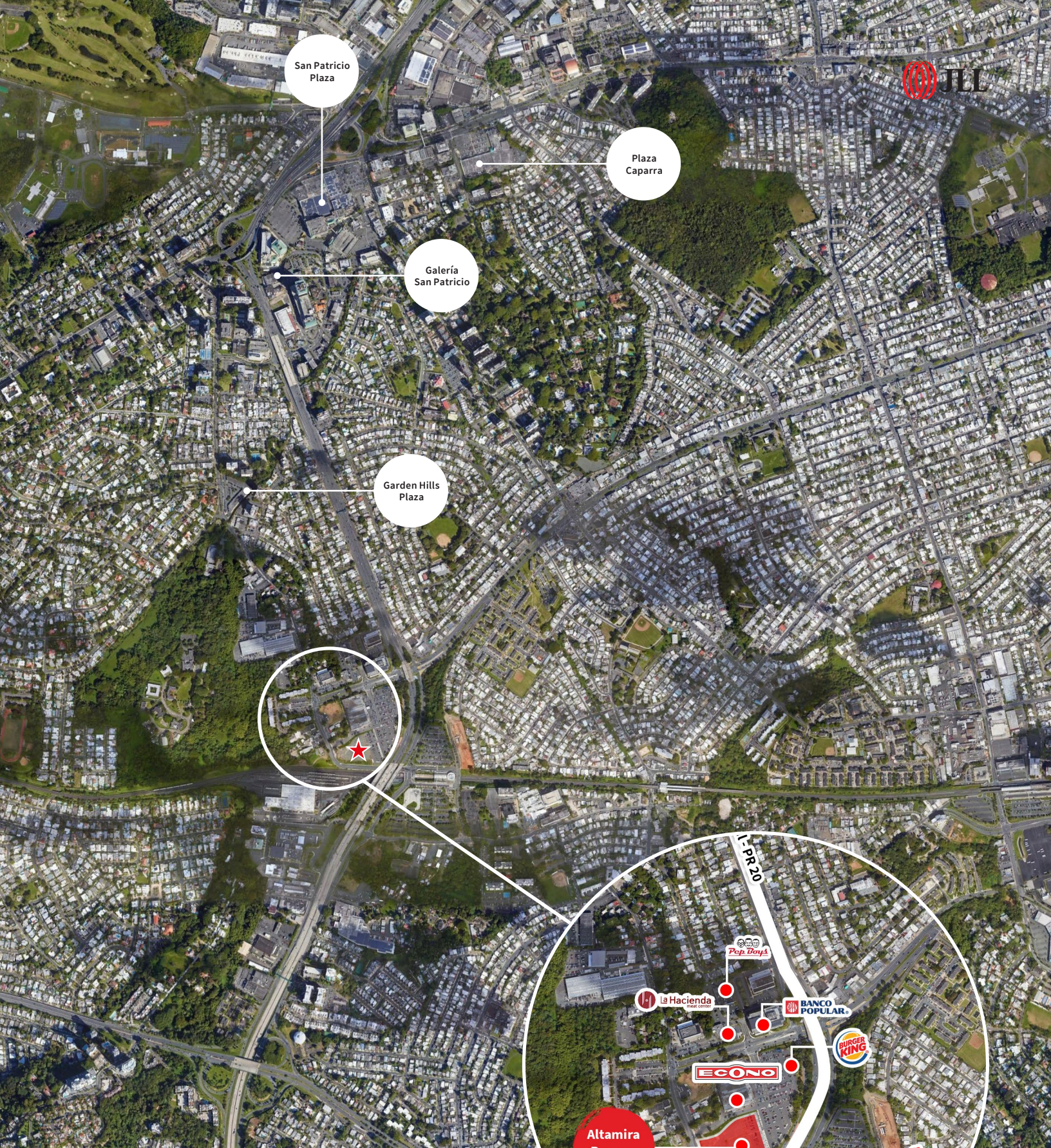
50,000 population

Estimated day time population in excess of 50,000

Typical Traffic

Estimated in excess of 100,000 cars per day



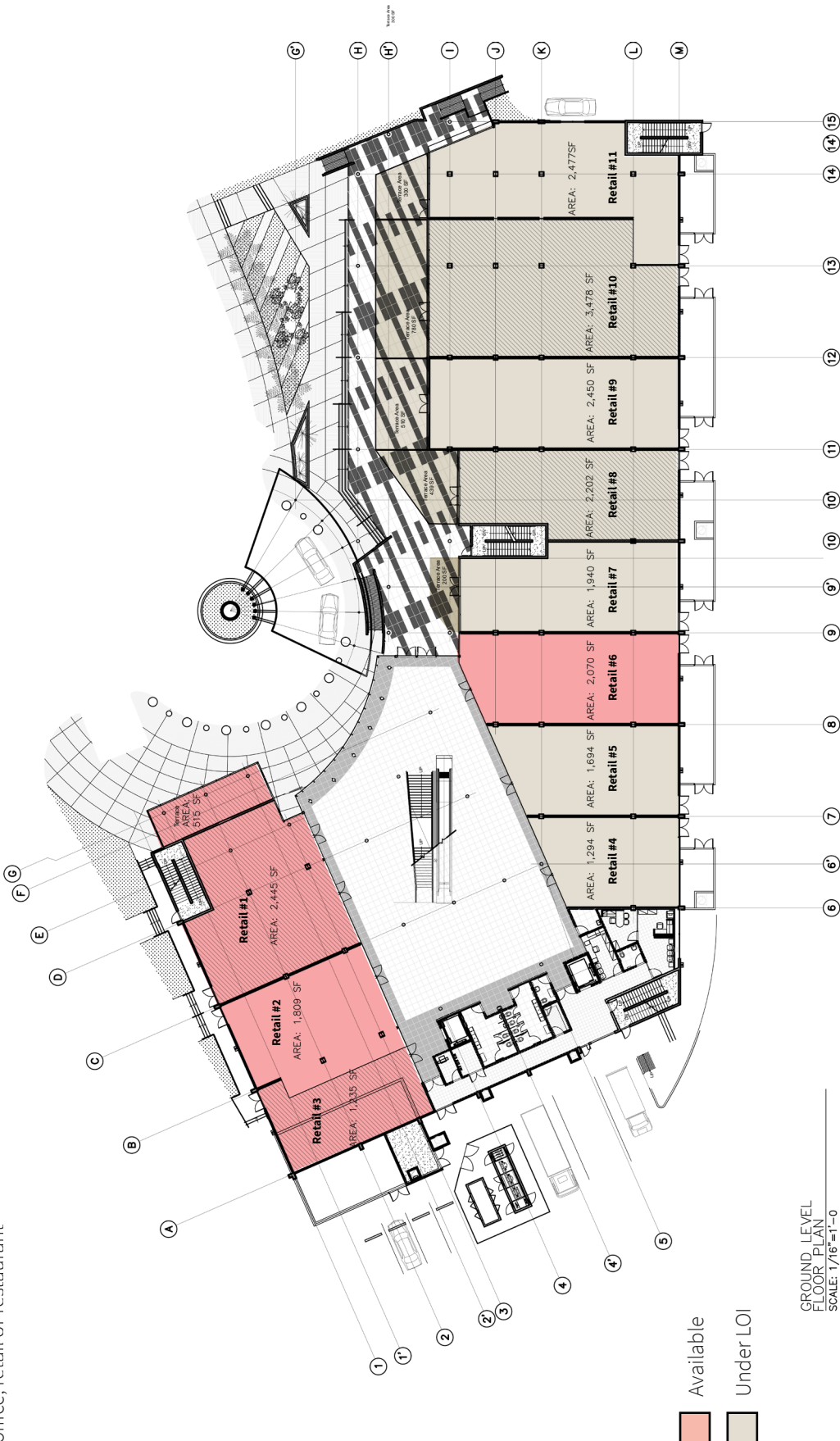


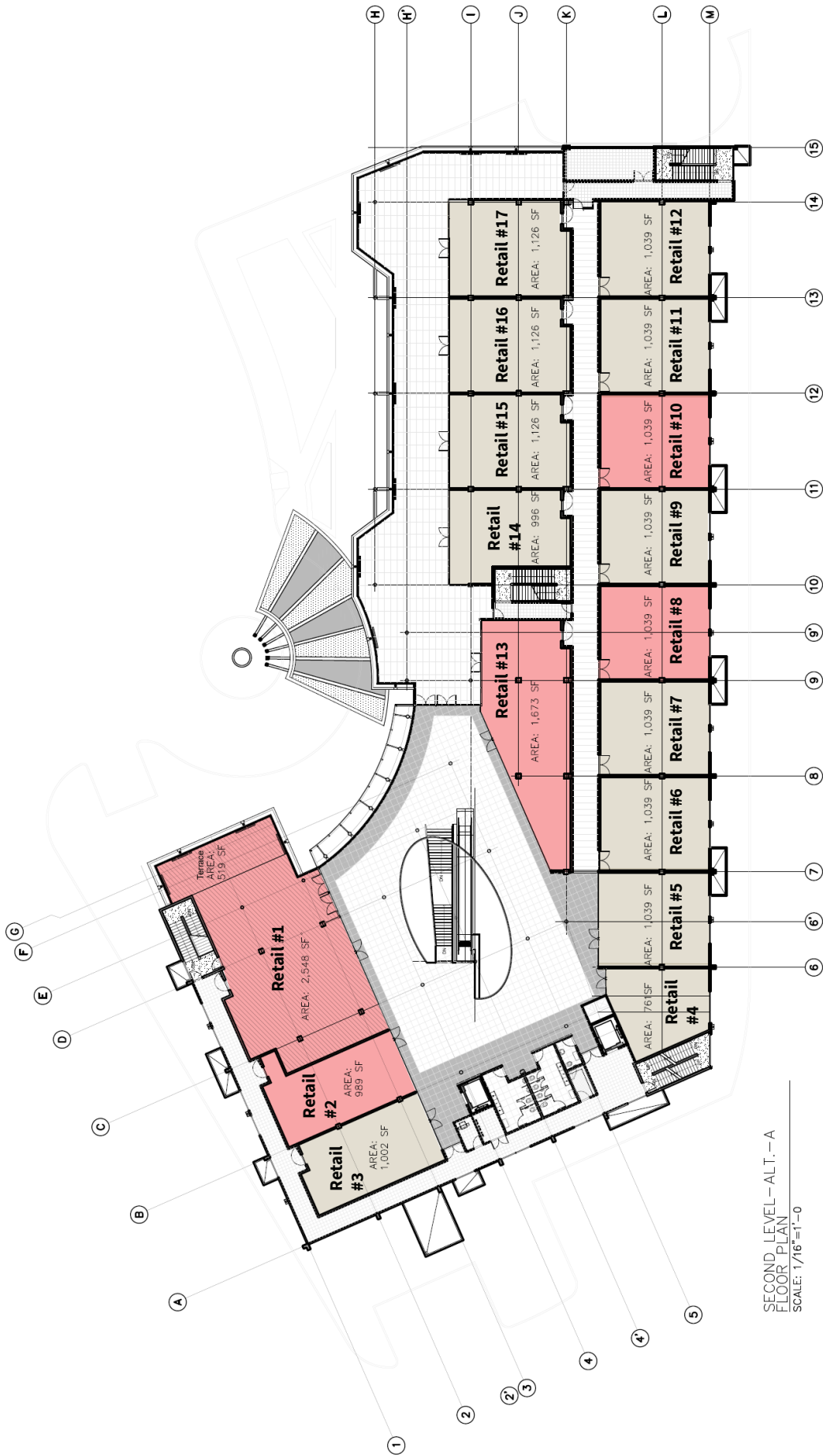
AVE. JESÚS T. PIÑERO, ESQ. 1900
MARGINAL EXPRESO RAFAEL MARTÍNEZ
NADAL, SAN JUAN

Site Plans

GROUND LEVEL

80,133 SF | Up to 3,500 SF to lease for office, retail or restaurant





SECOND LEVEL-ALT. -A
FLOOR PLAN
SCALE: 1/16"=1'-0"

- Available
- Under LOI

Opportunity awaits

Contact us for more information:



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