



Starting from 8,805 SF

For Lease

Retail Mixed Use at Caguas

Former Sears Las Catalinas

400 Calle Betances Caguas, PR



Conceptual Elevations

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Retail Mixed Use at Caguas

General Highlights

- Spaces are inside Las Catalinas Mall, a regional center in Caguas.
- Major national retailers include Old Navy, Forever 21, Shoe Carnival, among others.
- The property is highly visible with easy access from PR-52.
- The available retail spaces have direct access from Catalinas Mall's parking and come with exterior signage.
- Sales are estimated at \$750 PSF.
- Clear height ceiling.
- Loading docks available.



Location: [18.238085, -66.039046](#)



~8,805 SF to ~\$68,449 SF contiguous single floor



Lease starting at \$18 PSF



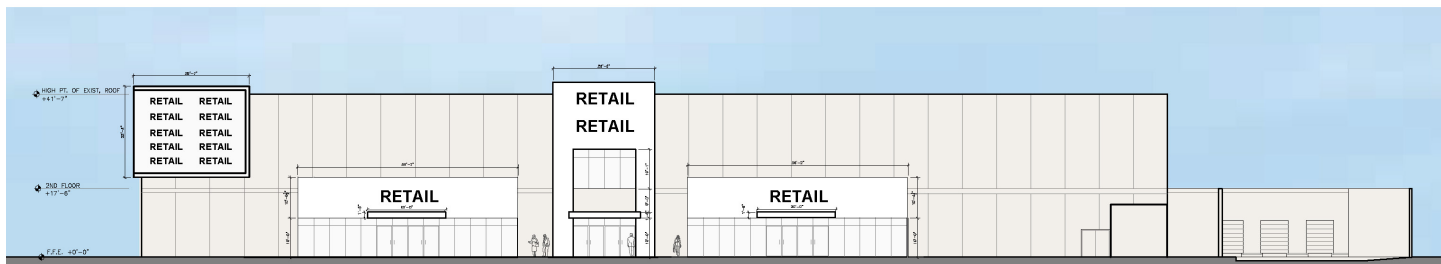
745 +/- total parkings

Elevation

Facades conceptual only. Specific design to be provided prior to lease execution.



Proposed South Elevation



Proposed East Elevation

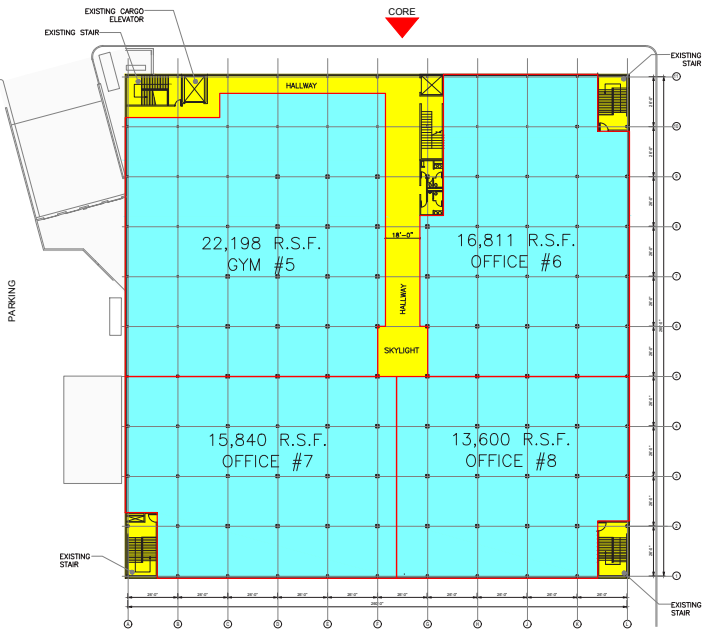
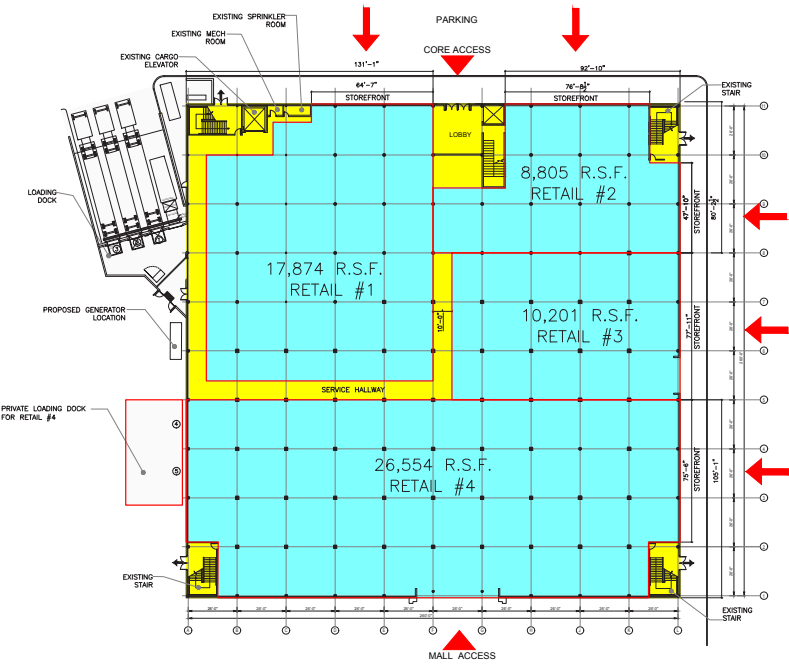
Conceptual elevations

Site Plan: Las Catalinas Mall



Proposed Subdivision Plan: First Floor

Proposed Subdivision Plan: Second Floor



| Retail # | Size RSF |
|----------|----------|
| 1 | 17,874 |
| 2 | 8,805 |
| 3 | 10,201 |
| 4 | 26,554 |

| Retail # | Size RSF |
|----------|----------|
| 5 | 22,198 |
| 6 | 16,811 |
| 7 | 15,840 |
| 8 | 13,600 |

Available Spaces

Available Spaces



Retail Mixed Use at Caguas

400 Calle Betances
Caguas, PR

Location highlights

The former Sears is located in Catalinas Mall, an enclosed regional center with over 100 stores. The site is highly visible and easily accessible from expressway PR-52, highway PR-1 and regional road PR-156. Las Catalinas Mall is anchored by Old Navy and includes co-tenants such as Champs, Forever 21, Shoe Carnival, Guess, PacSun, Van Hessen, Footlocker, Aeropostale, LIDs, and Zumiez. The Mall also includes PF Chang's, Church's, Burger King, PizzaHut, El Meson and KFC. Behind the Mall is a big-box center with Home Depot, Burlington, Coast Guard Exchange, Amigo's, McDonald's, Banco Popular and Caribbean Cinemas.

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------|----------|----------|----------|
| Population | 20,709 | 96,275 | 153,344 |
| Households | 8,098 | 35,726 | 55,880 |
| Purchasing Power* | \$20,703 | \$20,492 | \$19,658 |

*Per capita

Source: Esri, 2020

Traffic Count

155,634 combined AADT
PR-33, PR-156 and PR-52

