



Starting from ~13,078

For Lease

Retail Mixed Use at Carolina

Former Sears Plaza Carolina

1925 Jesus M. Fragoso Ave. Carolina, PR



Conceptual Elevations

Verónica Montalvo
Transaction Advisor

Lic. # C-20794
Puerto Rico
+1 787 600 5314
+1 787 777 5800

veronica.montalvo@jll.com

Andy Carlson
Market Lead | JLL PR

Lic. # C-17494
Puerto Rico
+1 727 403 2503
+1 787 777 5800

andy.carlson@jll.com

Exclusively listed by:

JLL Puerto Rico Realty & Co., S. En C.
License Number: E-297
+1 787 777 5800
27 González Giusti Street Suite 101,
Guaynabo PR 00968
www.us.jll.com/puerto-rico



Retail Mixed Use at Carolina

General Highlights

- Retail space located inside the Plaza Carolina Mall, the second largest shopping center in Puerto Rico.
- Major co-tenants include Aliss, Burlington, Caribbean Cinemas, Capri, Chili's, Econo, Forever 21, JCPenney, Me Salve, TJ Max, and Walgreens, among others.
- Great visibility from Jesus M. Fragoaso Ave. and PR-3
- Clear height ceiling
- Loading docks available
- Mall exterior entrance available
- Sale estimates in the Mall are \$700 PSF



Location: [18.391564, -65.973601](#)



~13,078 to ~99,724 SF available contiguous single floor



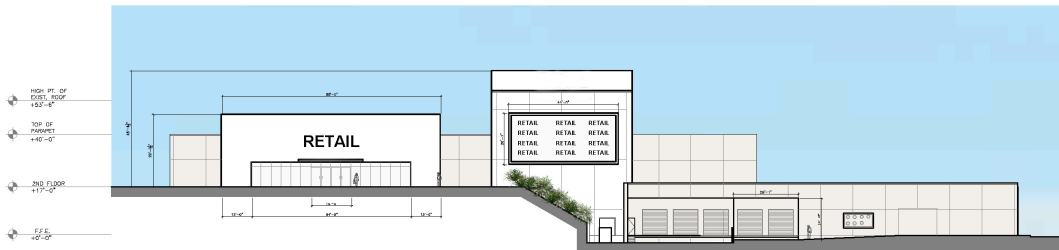
Lease starting at \$18 PSF



623 total parkings (4.5:1,000)

Gallery

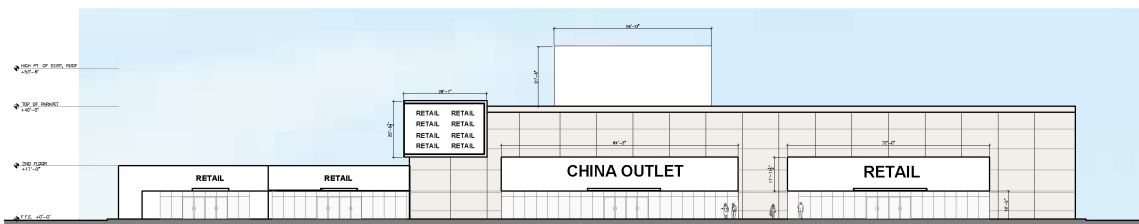
Facades conceptual only. Specific design to be provided prior to lease execution.



Proposed South Elevation



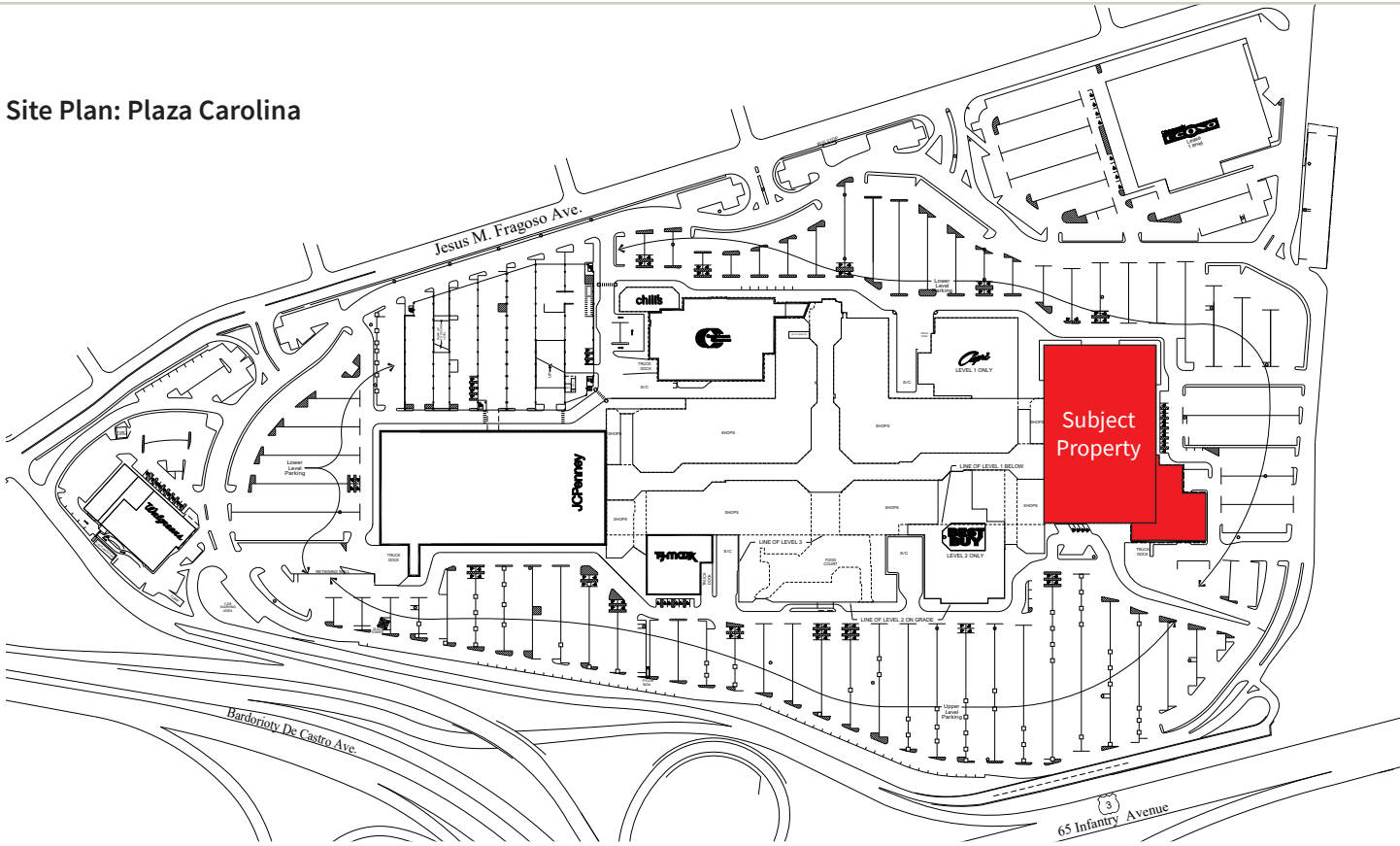
Proposed East Elevation



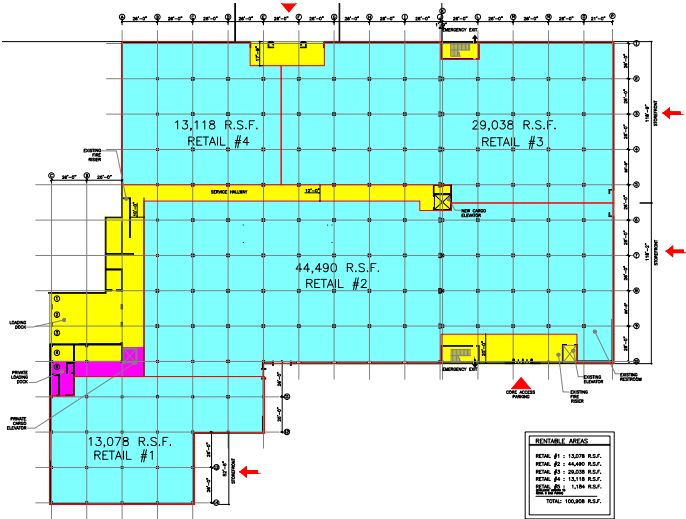
Proposed North Elevation

Conceptual elevations

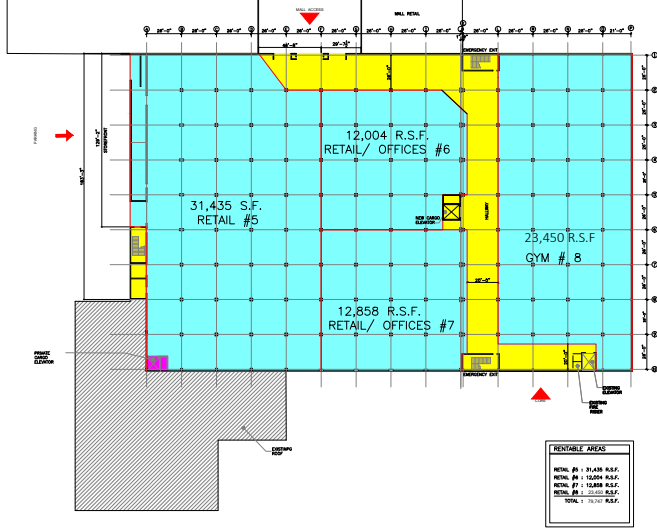
Site Plan: Plaza Carolina



Proposed Subdivision Plan: First Floor



Proposed Subdivision Plan: Second Floor



Retail #	Size RSF
1	13,078
2	44,490
3	29,038
4	13,118

Retail #	Size RSF
5	31,435
6	12,004
7	12,858
8	23,450

Available Spaces

Available Spaces



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Carolina, PR

Location highlights

The former Sears is located in Plaza Carolina, the second largest retail center in Puerto Rico. The site is located at the intersection of the two major interstates PR-26 and PR-66 and is only 5 minutes away from the Luis Muñoz Marin Airport. Carolina is the third most densely populated submarket of San Juan, and has three major malls - Mall of San Juan, Plaza Escorial and Plaza Carolina. Within one mile of the available space within Plaza Carolina are major retailers Marshalls, Office Max, Rooms to Go and Ikea. Within 3 miles are Plaza Escorial Shopping Center and the universities UPR Carolina, Ana G. Mendez, Caribbean University, and NUC University.

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

Traffic Count

85,695 combined AADT
PR-3 and Fragoso Ave.

