 **JLL** SEE A BRIGHTER WAY

For lease

Retail Mixed Use
at Plaza Carolina
Starting from ~12,004 SF



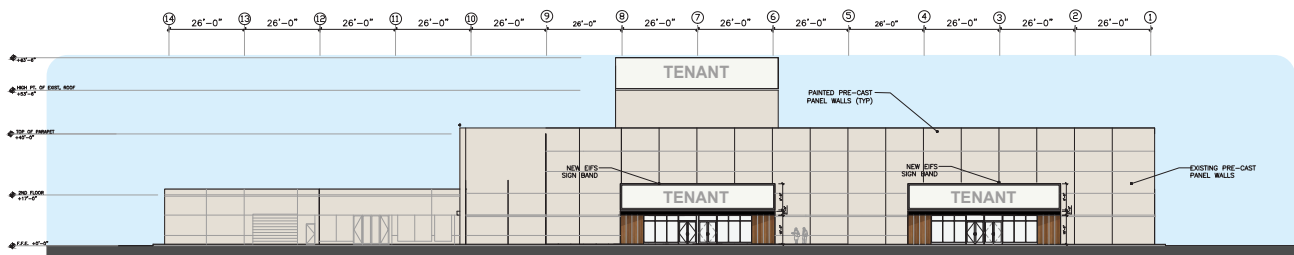
property.jll.com/en-pr

Former Sears in Plaza Carolina

This retail mixed use space is 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 Maxx, and Walgreens, among others. It offers great visibility from Jesus M. Fragoaso Ave. and PR-3. The space has a clear height ceiling and loading docks available. There is also an exterior entrance to the mall. Sale estimates in the mall are \$700 per square foot. Secure your space today!

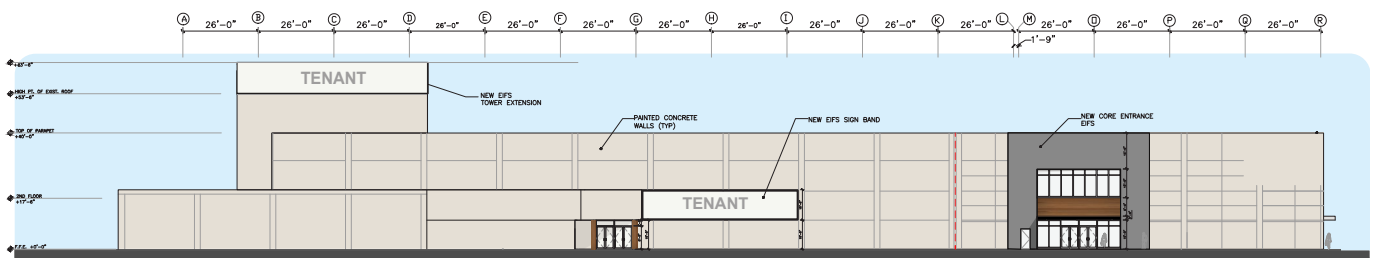
| PROPERTY SUMMARY | |
|----------------------|---|
| ADDRESS | 1925 Jesus M. Fragoaso Ave. Carolina, PR |
| LOCATION | 18.391564, -65.973601 |
| PROPERTY TYPE | Retail and Mixed Use |
| LEASE SIZES | ~12,004 to ~42,156 SF available contiguous single floor Flexibility to demise spaces to accommodate tenants need |
| LEASE PRICE | Lease starting at \$18 PSF |
| PARKINGS | 623 total parkings (4.5:1,000) |

Elevations



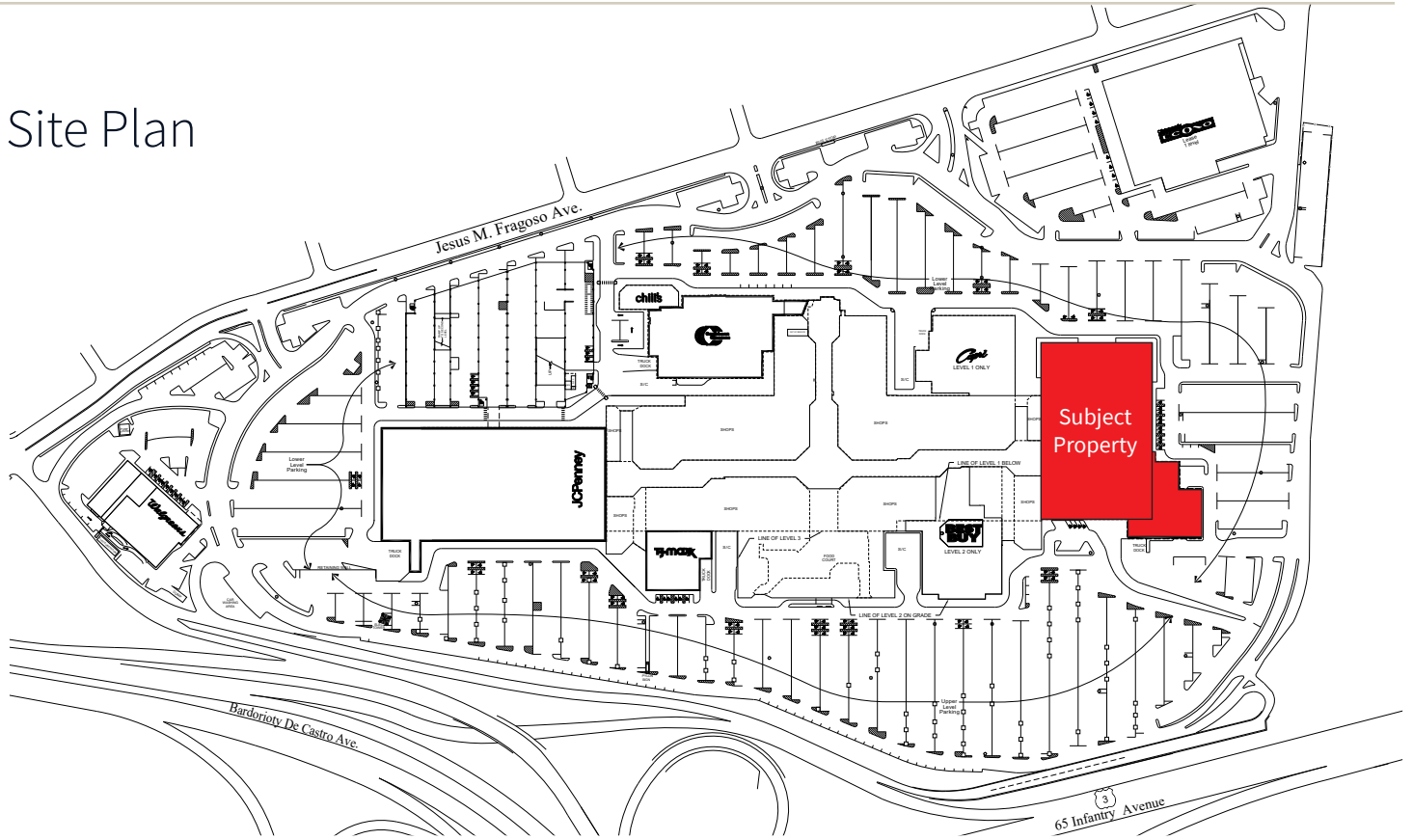
PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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



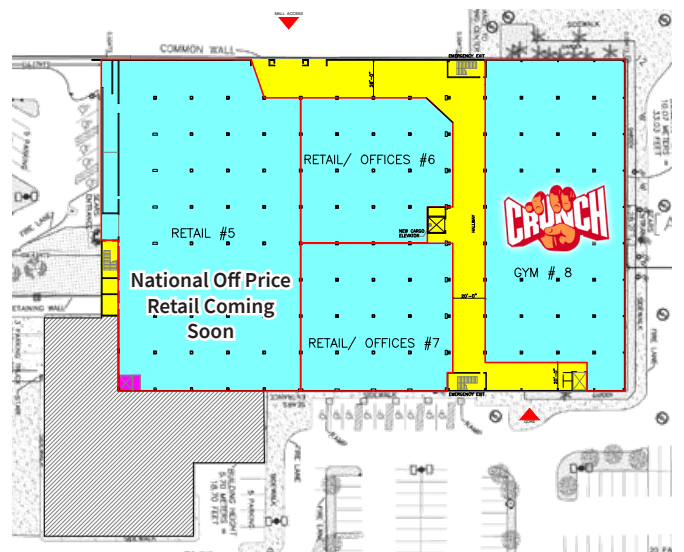
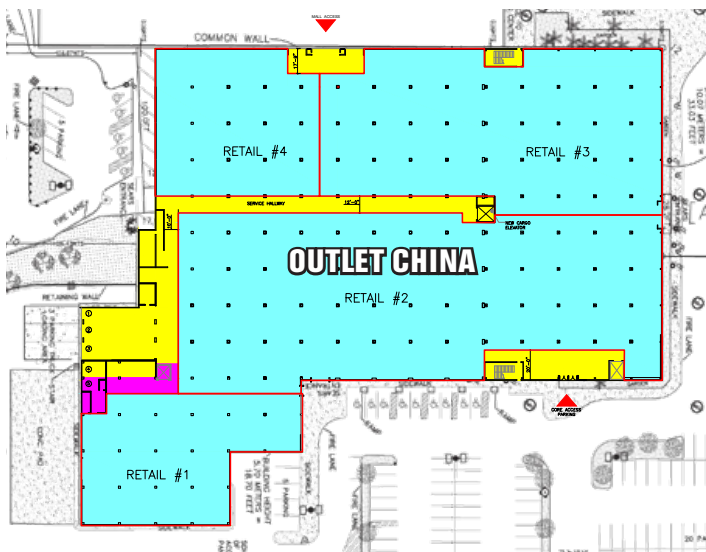
PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

Site Plan



Proposed Subdivision Plan: First Floor (Retail)
From ~13,078 SF to ~42,156 SF contiguous single floor

Proposed Subdivision Plan: Second Floor (Retail & Office)
From ~12,004 SF to ~24,862 SF contiguous single floor



Photos





Location highlights

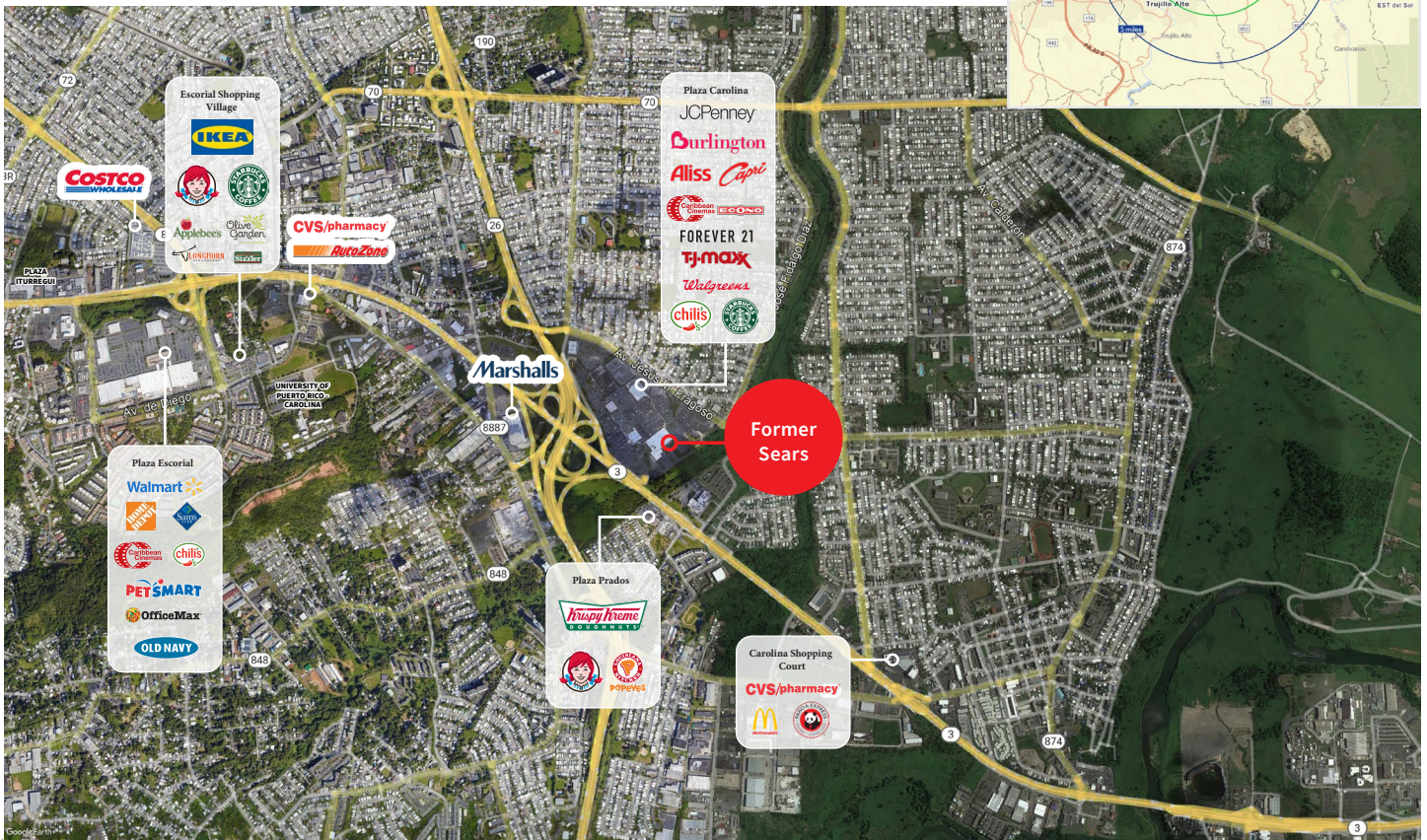
The former Sears is located in Plaza Carolina, the second largest retail center in Puerto Rico. The site is located at the intersection of the two major interstates PR-26 and PR-66 and is only 5 minutes away from the Luis Muñoz Marin Airport. Carolina is the third most densely populated submarket of 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 |
| Median HH Income | \$19,738 | \$19,230 | \$19,735 |

Source: Esri, 2021

Traffic Count

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



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