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For lease

Retail Mixed Use
in Shops at Caguas
Starting from ~2,028 SF



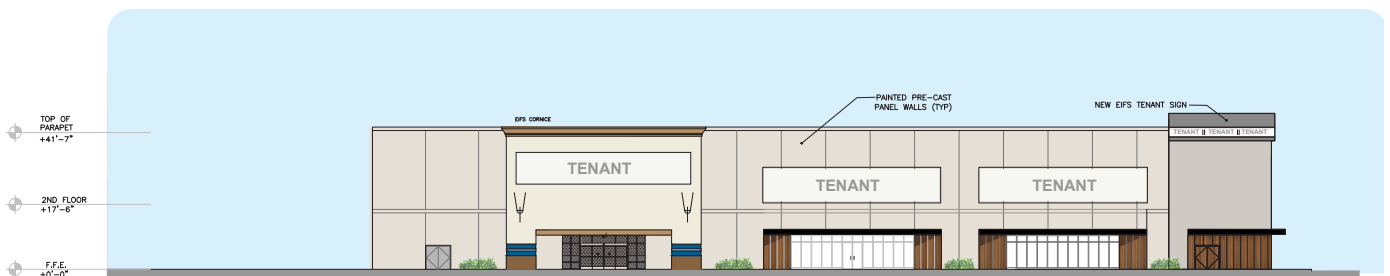
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Former Sears in Shop at Caguas

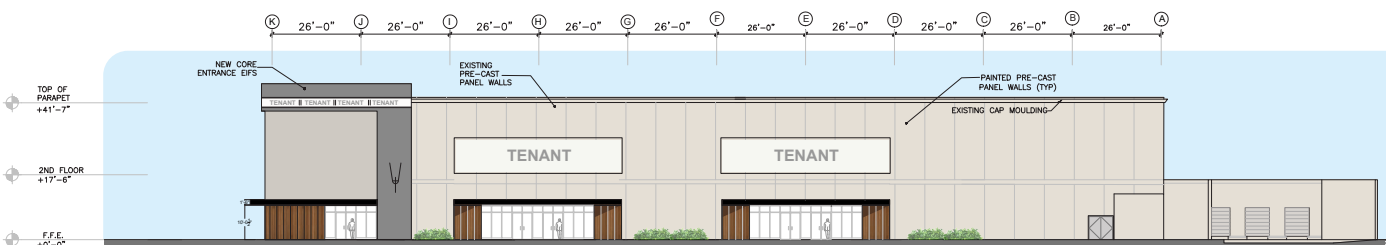
Spaces for lease in former Sears at Shops at Caguas, a prominent regional center in Caguas. This prime location is home to major national retailers including Old Navy, Forever 21, Shoe Carnival, among others. Situated with easy access from PR-52, the property offers high visibility and convenience for customers. The leased spaces within the former Sears building enjoy direct access from Shops at Caguas parking area and come with exterior signage, ensuring maximum exposure. With sales estimated at \$750 per square foot, businesses can take advantage of this excellent opportunity. The spaces also feature a clear height ceiling and loading docks, providing added convenience for tenants.

PROPERTY SUMMARY	
ADDRESS	400 Calle Betances Caguas, PR
LOCATION	18.238085, -66.039046
PROPERTY TYPE	Retail and Mixed Use
LEASE SIZES	~2,028 SF to ~\$60,746 SF contiguous single floor Flexibility to demise spaces to accommodate tenants need
LEASE PRICE	Lease starting at \$18 PSF
PARKINGS	745 +/- total parkings

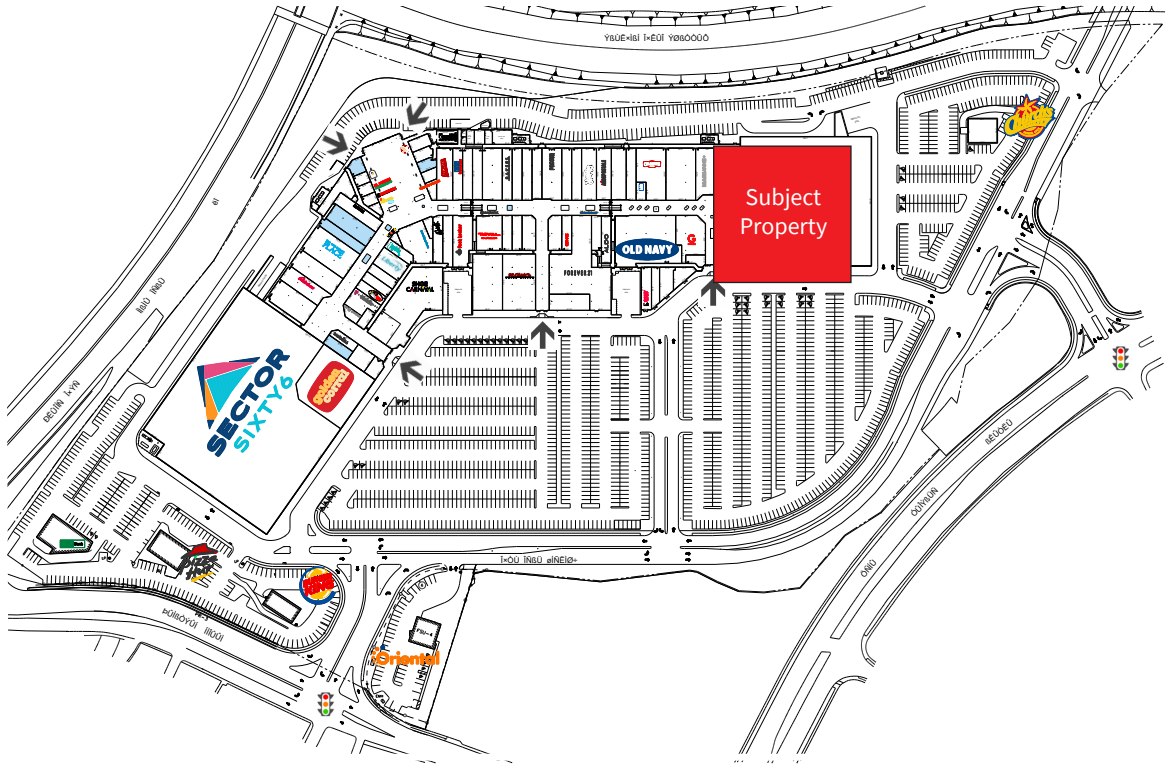
Elevations



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

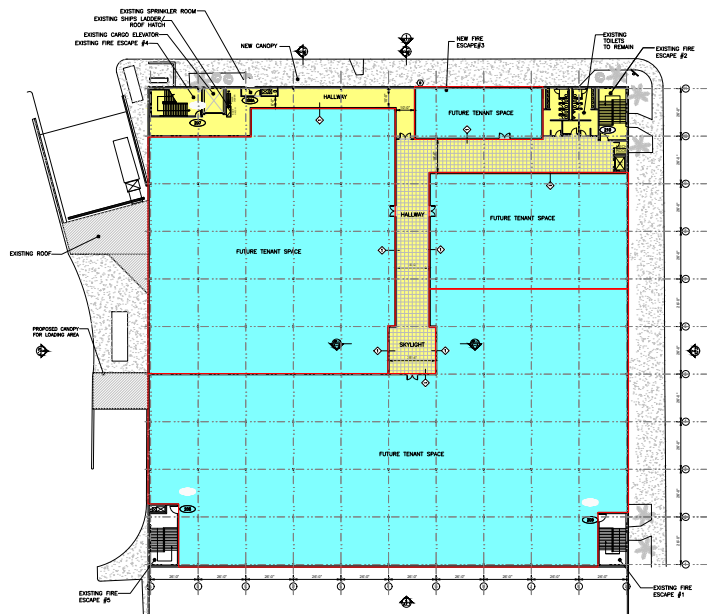
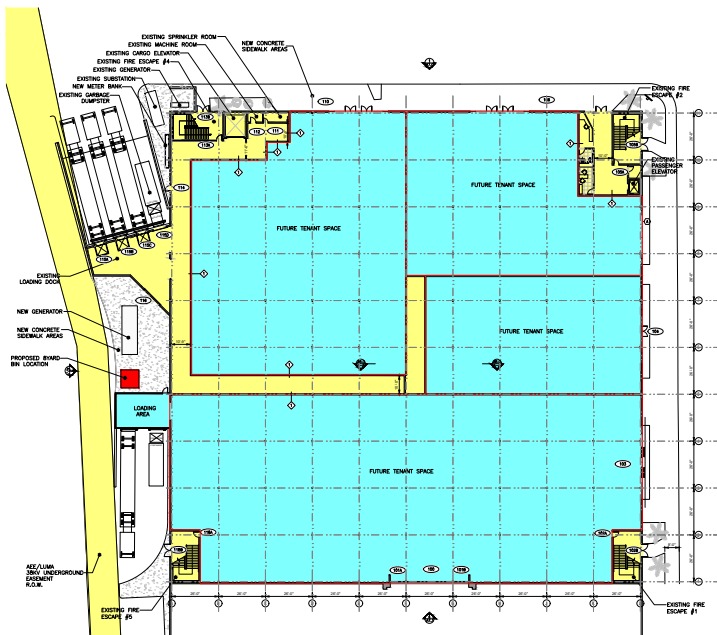


Site Plan



Proposed Subdivision Plan: First Floor (Retail)
From ~7,915 SF to ~60,746 SF contiguous single floor

Proposed Subdivision Plan: Second Floor (Retail & Office)
From ~2,028 SF to ~59,055 SF contiguous single floor



Photos





Location highlights

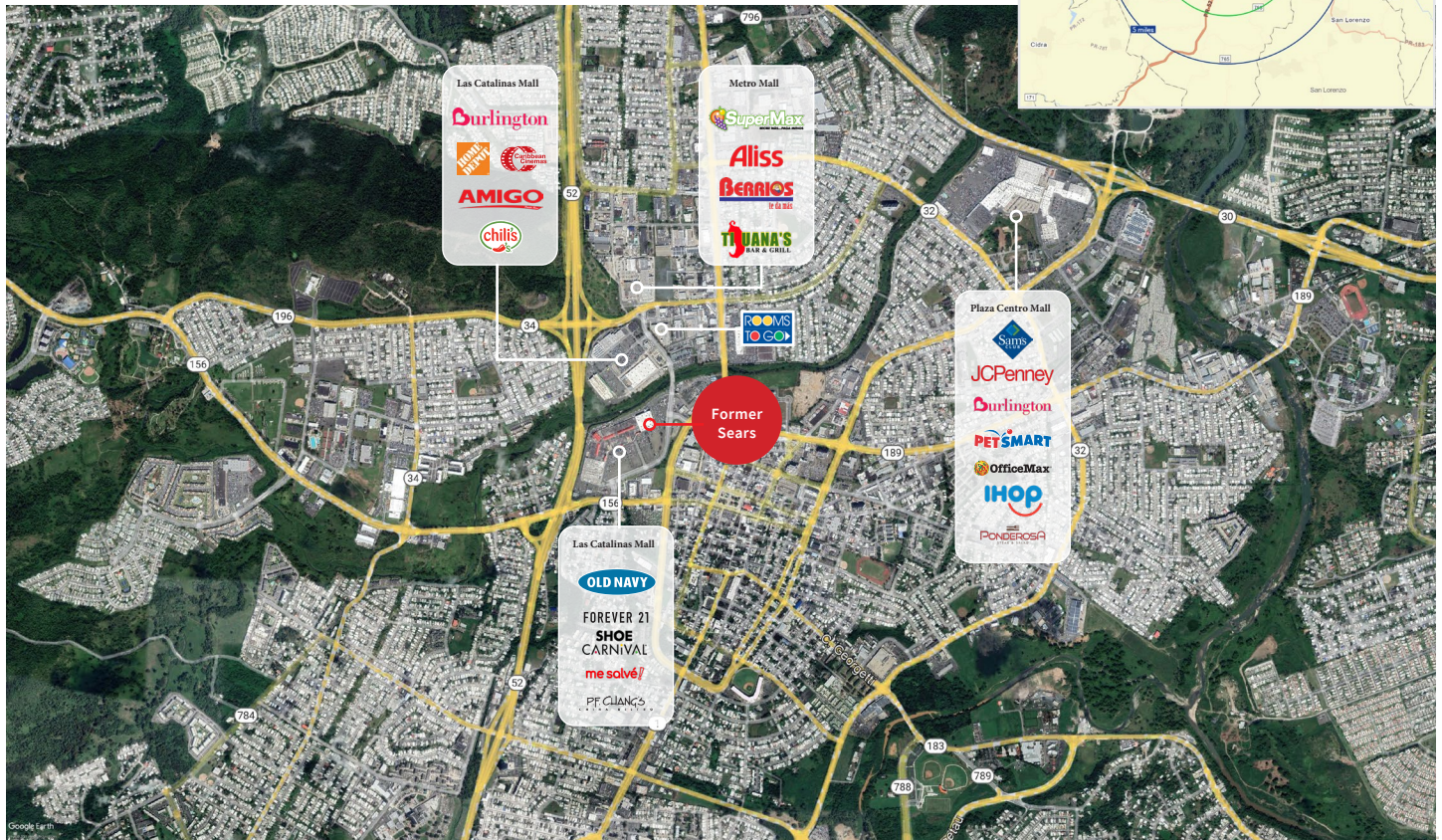
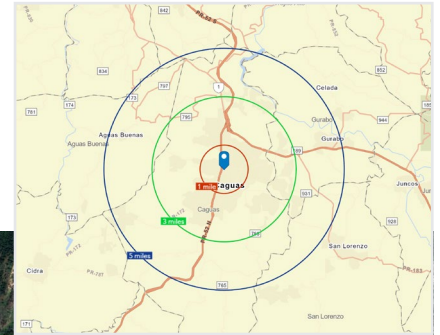
The former Sears is located in Catalinas Mall, an enclosed regional center with over 100 stores. The site is highly visible and easily accessible from expressway PR-52, highway PR-1 and regional road PR-156. Las Catalinas Mall is anchored by Old Navy and includes co-tenants such as Champs, Forever 21, 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
Median HH Income	\$20,703	\$20,492	\$19,658

Source: Esri, 2021

Traffic Count

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



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