



 **JLL** SEE A BRIGHTER WAY

# For lease

## Retail spaces for lease

**200 Rafael Cordero Ave., Caguas, 00725**

Plaza Centro I is a 283,454 SF strip center located in the Rafael Cordero Ave. at Caguas, PR. The mall include around 29 stores, including Burlington, Chuck E. Cheese, Me Salve, Novus, Always 99; restaurants like Chili's, KFC, Ponderosa, among others. The center was remodeled in 2017 and enjoys exceptional curb appeal. Also, the mall provides 1,040 parkings and 24/7 security. The property benefits from a great location and visibility. Adjacent to the property is Plaza Centro II, anchored by Sam's, PetSmart, J.C. Penney, Party City, Office Max and Costco. Walmart Super Center and several outparcels like Longhorn Steakhouse, Krispy Kreme and McDonald's) sit just south of the property.

## Plaza Centro I

<b>Location</b>	18.248303, -66.018957
<b>Available spaces</b>	Kiosk   10,800 SF~
<b>Lease type</b>	NNN
<b>Available</b>	Immediately
<b>Parking spaces</b>	1,040
<b>Anchors tenants</b>	Burlington, Chuck E. Cheese and Me Salve

**Andy Carlson**  
Market Lead | JLL PR

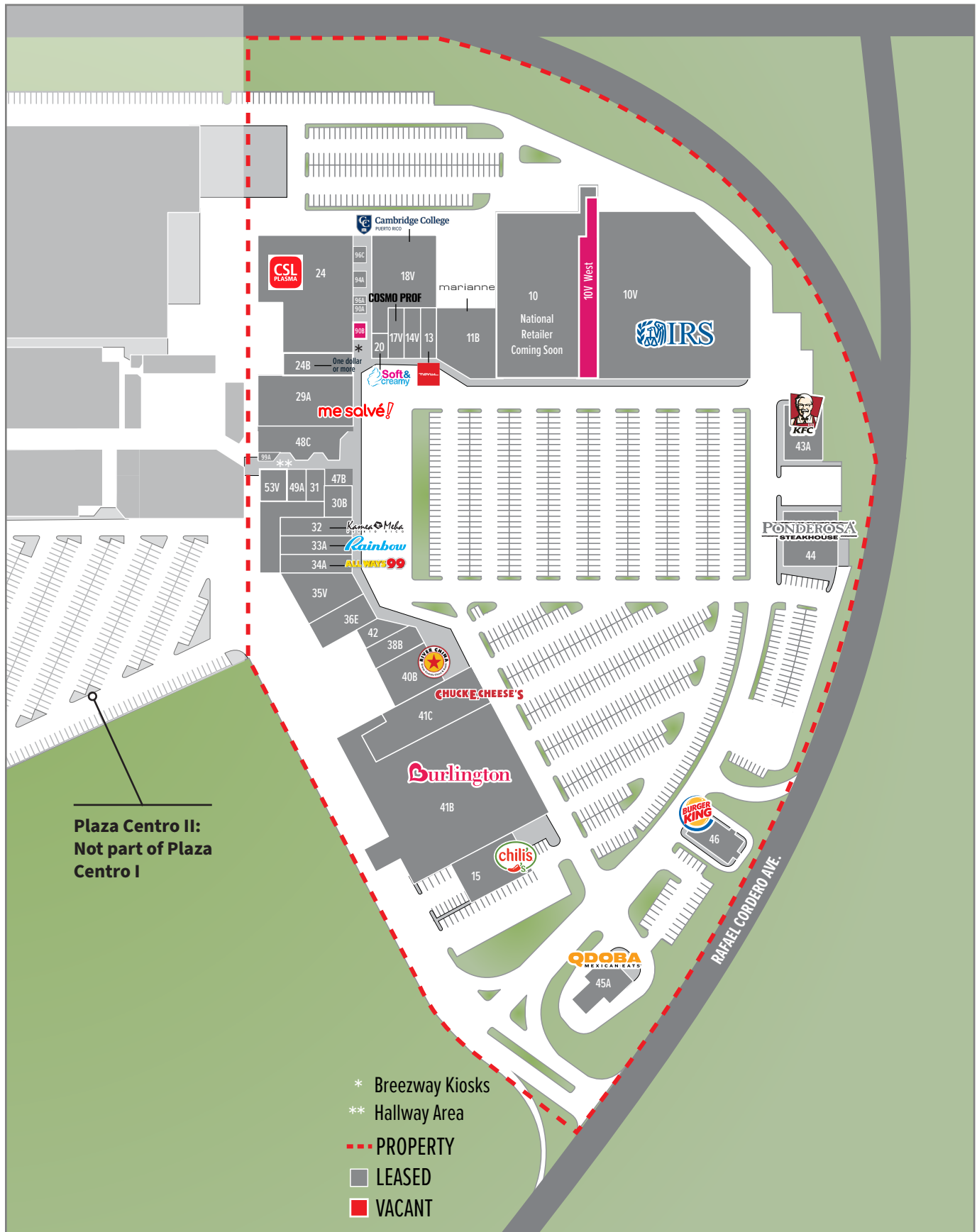
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# Site Plan



# Available Spaces

Store #	Store Name	Size SF
48C	Almacenes Plaza Big and Tall	3,974
29A	Me Salve	14,000
24	CSL Plasma (Coming soon)	20,000
18V	Cambridge College	9,820
24B	One dollar or more	5,000
20	Soft & Creamy	928
17V	Cosmo Prof	2,625
14V	La Nueva Era	4,725
13	Novus	2,533
11B	Marianne	7,875
<b>10V West</b>	Available	10,800~
10 V	GSA - IRS	45,500
10	Under negotiation	26,862
43A	Kentucky Fried Chicken	3,610
44	Ponderosa	7,000
46	Burger King	3,200
45A	Qdoba (Under construction)	4,432
15	Chili's	6,000
41B	Burlington	41,317
41C	Chuck E. Cheese	12,273
40B	River China	6,599
38B	Island Finance	1,907
42	Clínica Mi Quiropráctica	2,110
36E	Double 5 Party Store	2,608
35V	AZ Salon	2,608
34A	All Ways 99	4,495
33A	Rainbow	5,600
32	Kamea Meha's	5,600
30B	Sola	3,120
47B	Beya - Exentrix	1,500
53V	Under negotiation	1,660
49A	Bambi	1,600
31	Toda Moda	2,993
99A	Gallery Accesories	Kiosk
90A	Mi bella flor - Hair Salon	Kiosk
<b>90B</b>	Available	Kiosk
96A	Assenav Gold	Kiosk
94A	Cooked Kiss Cookies	Kiosk
96C	Ellos Cuts	Kiosk

# Market Aerial





## Demographics

3 Mile



91,805  
Population



33,848  
Households



\$20,870  
Purchasing Power



18,913,884  
Est. Annual Visitor Traffic






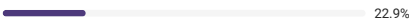
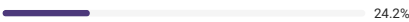


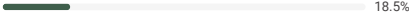
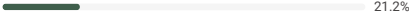






93,079  
Traffic counts

Demographics taken within 3 miles  
Source: ESRI, 2021

# Geo-fencing

## Key Performance Indicator

	Puerto Rico CMA	Plaza Centro Mall - Caguas, PR 00725	Index vs MSA
PinPoint Population	3,409,901	393,259	11
Estimated Visitor Traffic	N/A	6,932,712	N/A
Average Dwell Time	N/A	 40.9 mins	N/A
College Degree or Higher	 24.3%	 22.7%	93
Household Income \$100K+	 9.5%	 12.7%	133
Avg Household Income	\$30,263	\$46,526	153
Generation Z	 22.9%	 24.2%	105
Millennials	 24.2%	 26.6%	109
Generation X	 18.5%	 21.2%	114
Baby Boomers	 21.7%	 19.6%	90
Average Age	47.2	46.9	99.0
Racial / Ethnic Diversity	 99.3%	 95.2%	95

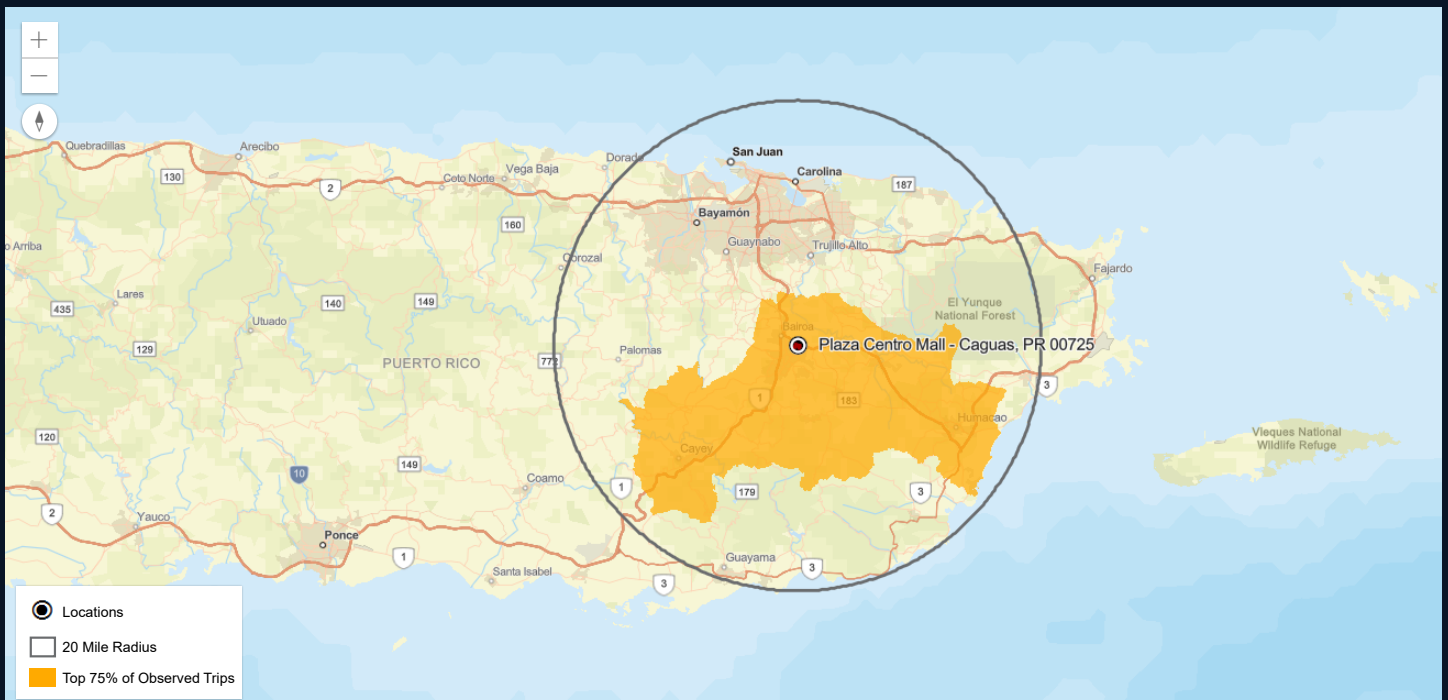
Demographic	Potential Visitors				Actual Visitors	
	3 mi	5 mi	10 mi	Puerto Rico CMA	Plaza Centro Mall - Caguas, PR 00725	Index vs. MSA
PinPoint Population	125,692	190,369	647,597	3,409,901	393,259	 11
Location Penetration	35.6%	33.7%	19.1%	N/A	32.0%	N/A
<b>Age</b>						
18-24	12.9%	13.0%	12.7%	13.0%	13.0%	 100
25-34	16.6%	16.7%	16.7%	17.3%	17.4%	 100
35-44	16.2%	16.3%	16.8%	16.1%	16.5%	 102
45-54	16.7%	16.7%	16.5%	15.8%	17.9%	 113
55-64	14.8%	15.2%	15.3%	15.1%	15.2%	 100
65 and Up	22.8%	22.2%	22.0%	22.6%	20.0%	 88
Average Age	47.4	47.2	47.3	47.2	46.9	 99
<b>Household Income</b>						
Less than \$50,000	72.5%	74.8%	74.2%	58.3%	65.8%	 112
\$50,000 - \$74,999	12.7%	12.2%	12.5%	23.3%	13.8%	 59
\$75,000 - \$99,999	7.1%	6.6%	6.1%	8.9%	7.7%	 86
\$100,000 - \$149,999	4.7%	4.0%	4.3%	6.0%	6.8%	 113
\$150,000 or more	3.0%	2.4%	3.0%	3.5%	5.9%	 168

# Visitor Origin

A map of the top 75% of Block Groups (BGs) based on total visits to the selected location.

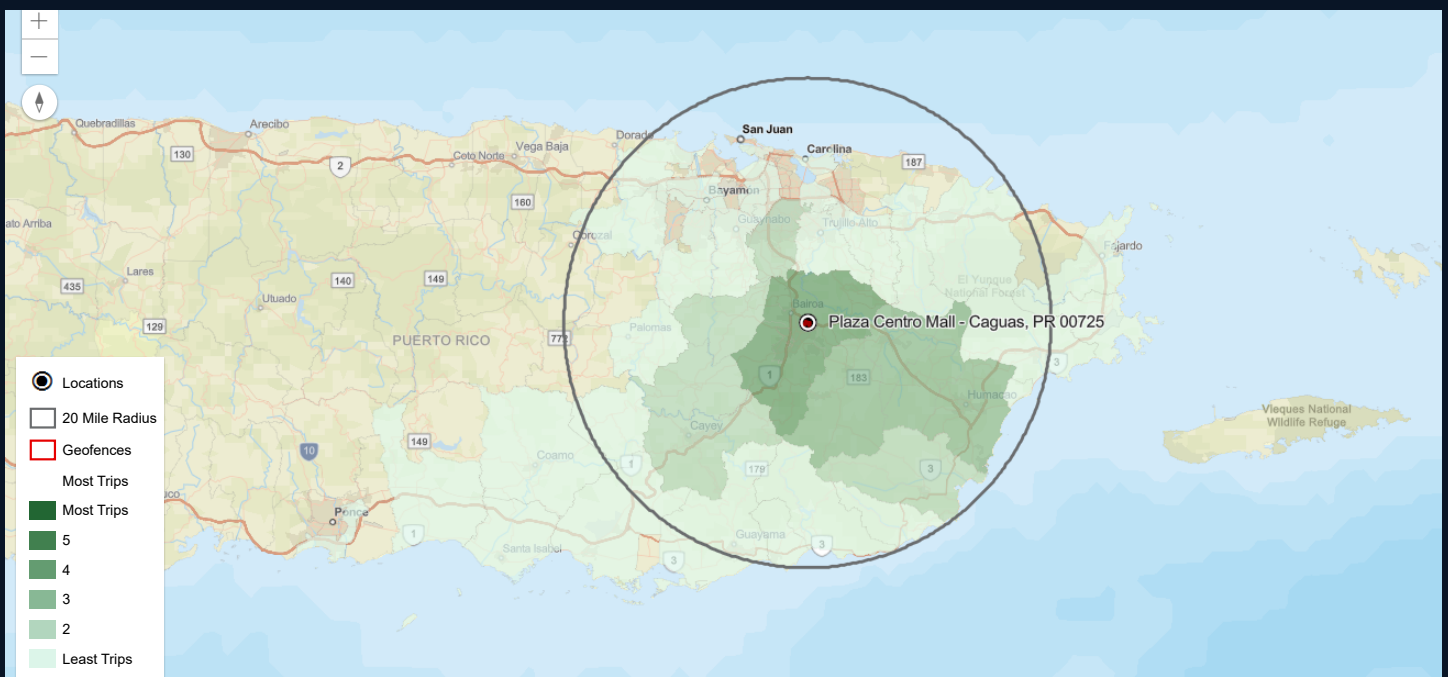
This is calculated by sorting all BGs high-to-low based on total visits. Those with a cumulative sum less than 75% of the total are shaded. Unique devices may make multiple visits.

A Block Group is the smallest geographical unit for which the U.S. Census Bureau publishes data. Typically, Block Groups have a population of 600 to 3,000 people.



# Most Trips

This map shows the 75% Trade Area for the location with a gradient color scale to better identify geographies that have higher and lower visitation counts.



# Gallery



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