

LAND FOR GROUND LEASE

ARECIBO RETAIL LAND



PRESENTED BY:

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PROPERTY SUMMARY

Arecibo Retail Pad | PR-10



Property Summary

Lot Size:	2,000 SM or 0.49 Acres
Zoning:	I-L (Light Industrial)
Permitted Uses:	Industrial & Commercial
Frontage:	125 Linear Ft to PR-10
Utilities:	On-Site
APN:	030-015-337-04-001
Site Dimensions (aprox)	125' x 170'
Topography	Level
Flood Zone	Zone AE
AADT	12,000

Property Overview

Located just half a mile from the PR-22 highway exit, the property provides excellent visibility, ease of access, and steady consumer traffic. It's well-suited for standalone retail, QSR, or convenience-focused uses, supported by surrounding residential density and a growing commercial landscape.

With major retailers already established nearby and tourism driving consistent year-round activity, this location presents strong potential for retailers looking to expand into one of Puerto Rico's most active northern corridors.

Location Overview

Arecibo, is one of Puerto Rico's largest and most historically rich towns. It blends old-world charm with modern conveniences and is home to popular attractions like the Arecibo Lighthouse, Cueva del Indio, and Playa La Poza, which bring in steady tourism. Positioned along the north coast, Arecibo has become a key commercial area with major retailers, restaurants, and businesses, making it an attractive spot for new retail development.

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PROPERTY PHOTOS

Arecibo Retail Pad | PR-10



125' x 170' Approximate Lineal Feet

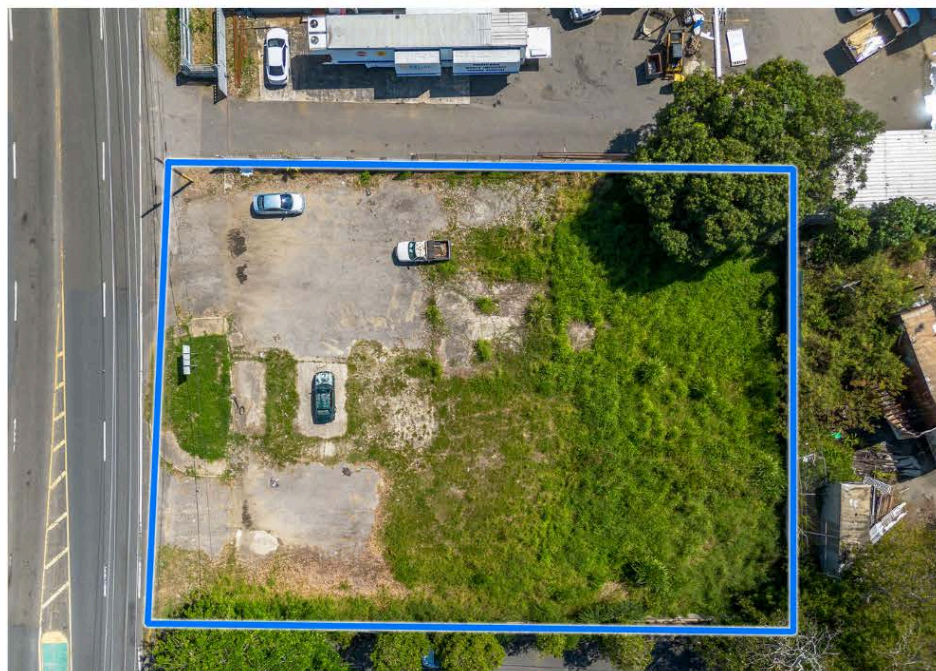
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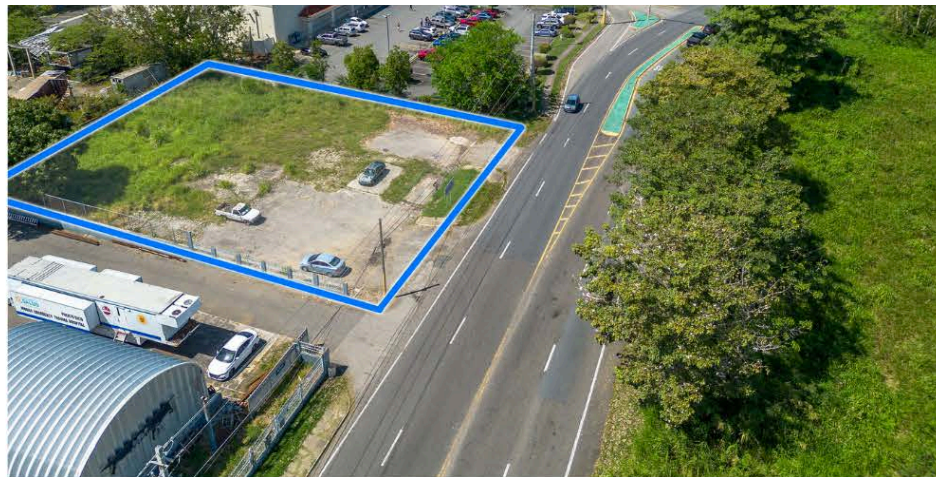
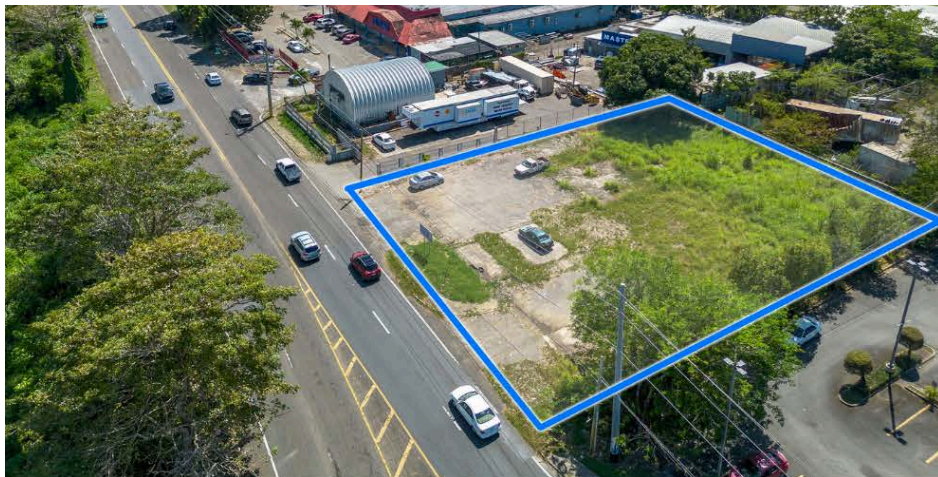
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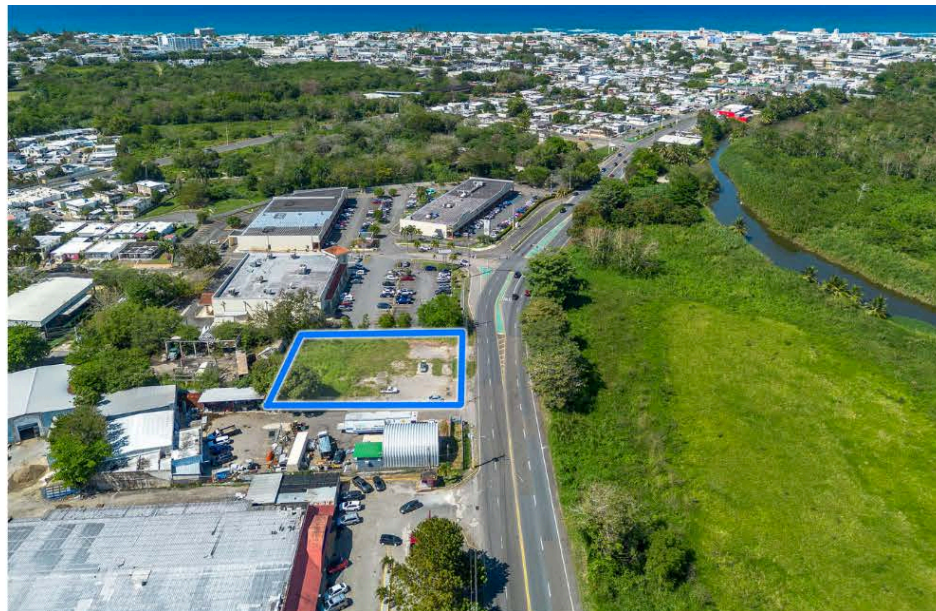
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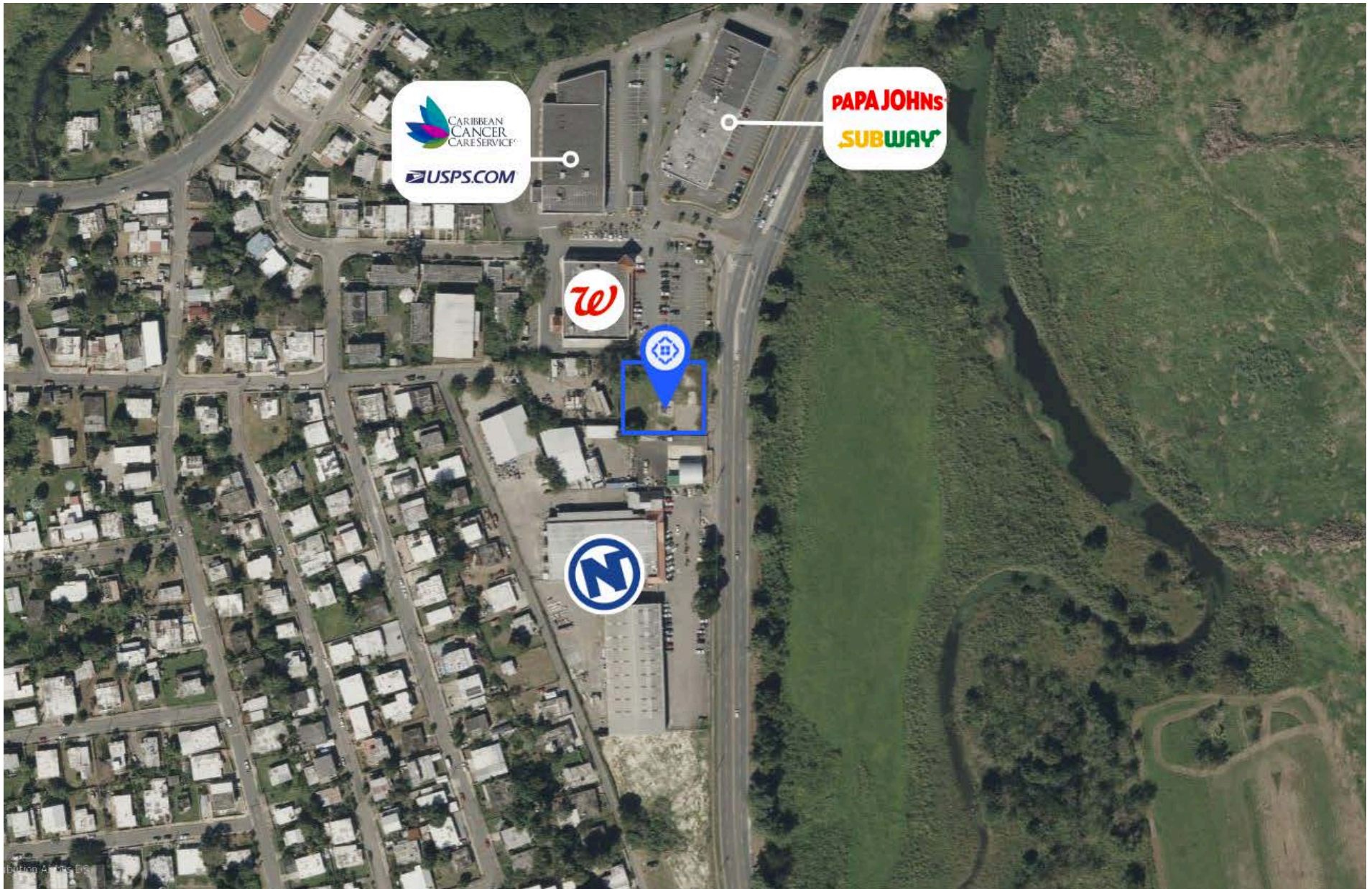
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AERIAL MAP

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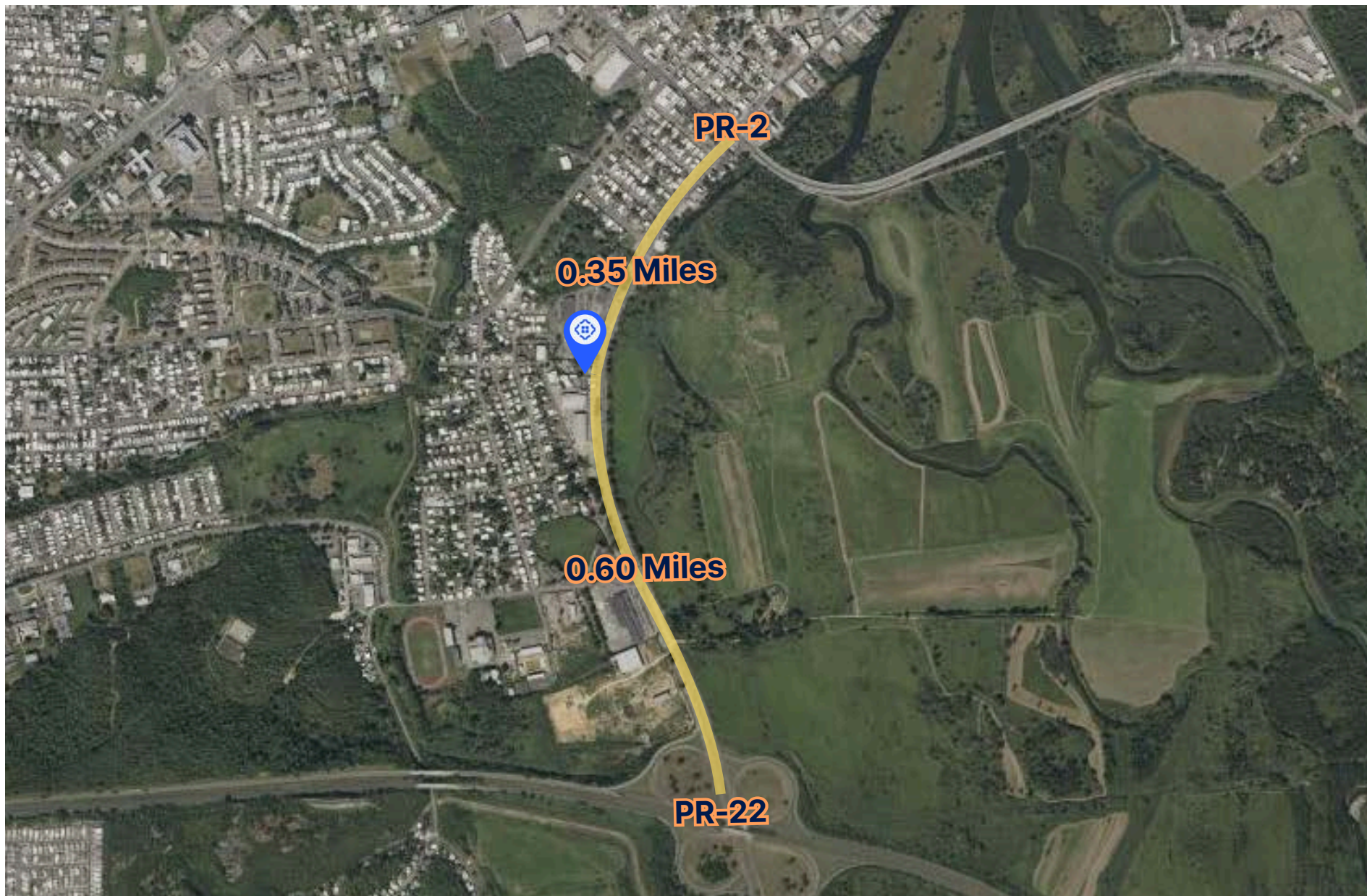
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AERIAL MAP - DISTANCE TO PR-22 & PR-2

Arecibo Retail Pad | PR-10



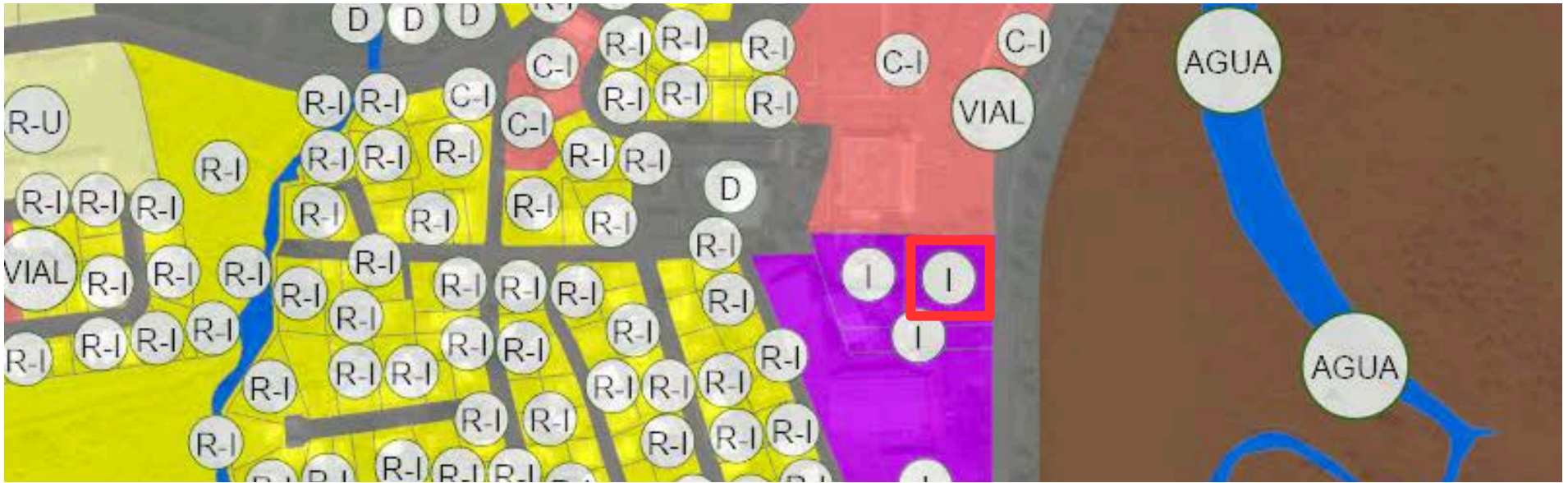
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ZONING

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Uses Allowed in L-I (Light Industrial)

Category	Description
Commercial	Warehousing, restaurants, cafeterias, gas stations, car dealerships, gyms, offices, pharmacies, banks, mini-storage, wholesale/retail.
Industrial	Sawmills, woodworking, biomedical waste processing, pharmaceutical (non-synthesis), vehicle/bicycle/appliance repair, commercial laundries, bakeries, artisanal production.
Other	Indoor shooting ranges (not adjacent to residential), thermal cremation, veterinary hospitals (soundproofed), transfer stations, vocational schools, renewable energy projects, cannabis facilities (cultivation, manufacturing, lab, dispensary).

Setbacks and Area Limits for L-I

Parameter	Requirement
Front Setback	Not required for the first three floors, unless: <ul style="list-style-type: none">• Sidewalk is less than 2 meters: setback must equal the difference.• Adjacent to residential zone: apply the residential setback.• For floors above third: minimum 2 meters or 1/5 of building height, whichever is greater.
Lot Occupancy	Maximum 75%.
Floor Area Ratio	Up to 450% (mezzanines excluded if less than 33% of floor area and used for primary use).

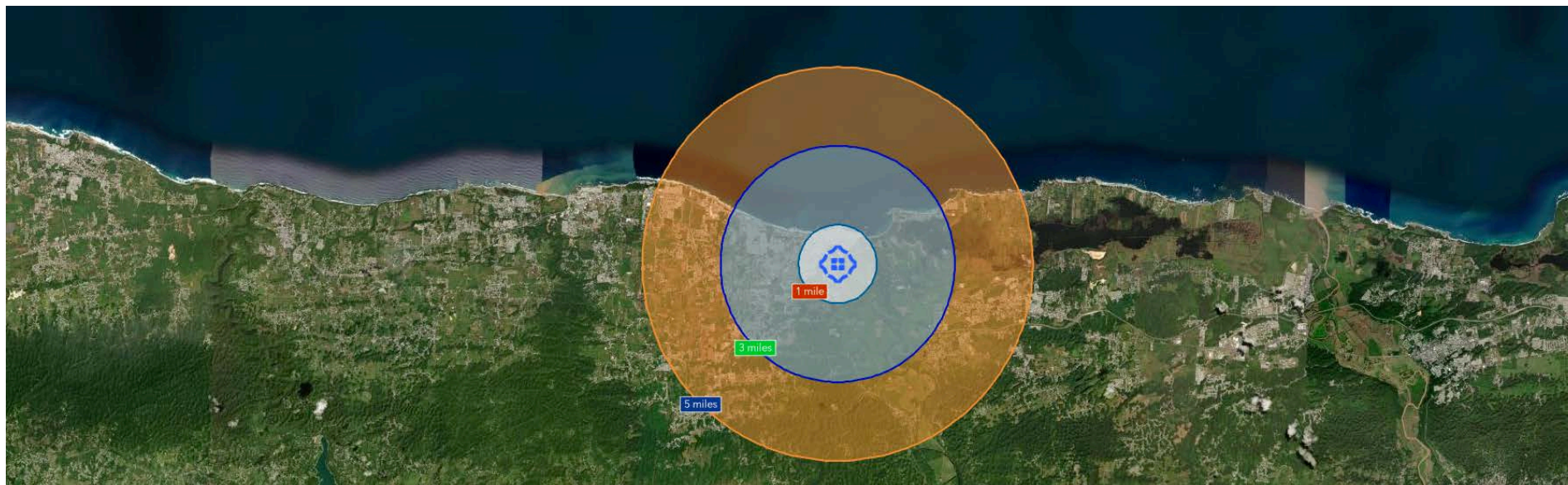
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DEMOGRAPHIC SUMMARY

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Population	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	12,319	52,446	53,843
Male Population	5,967	25,812	26,743
Female Population	6,352	26,634	27,100

Age	1-Mile Radius	3-Mile Radius	5-Mile Radius
Ages 0-14	1,980	7,389	8,204
Ages 15-24	1,724	6,784	7,591
Ages 25-54	3,516	14,714	15,349
Ages 55-64	1,501	4,997	5,192
Ages 65+	3,598	9,289	10,412

Race	1-Mile Radius	3-Mile Radius	5-Mile Radius
White	4,081	14,016	13,893
Black	2,070	7,668	10,585
Asian	51	284	142
Some Other Race	4,077	19,321	20,428
Two or More Races	1,985	11,053	8,752

Income Level	1-Mile Radius	3-Mile Radius	5-Mile Radius
Median Household	\$11,664	\$19,651	\$23,157
< \$15,000	45.90%	32.20%	26.30%
\$15,000 - \$24,999	19.00%	18.30%	17.40%
\$25,000 - \$34,999	7.50%	11.50%	13.60%
\$35,000 - \$49,999	7.80%	8.90%	10.50%
\$50,000 - \$74,999	5.00%	10.20%	11.30%
\$75,000 - \$99,999	3.00%	5.00%	5.00%
\$100,000 - \$149,999	1.10%	2.10%	3.10%
\$150,000 - \$199,999	0.10%	0.60%	0.50%
> \$200,000	0.20%	0.80%	0.90%

Housing	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Housing Units	4,889	21,838	26,364
Occupied Units	4,183	18,136	19,967
Vacant Units	706	3,702	6,397
Owner-Occupied	2,780	11,356	13,872
Renter-Occupied	1,403	6,780	6,095

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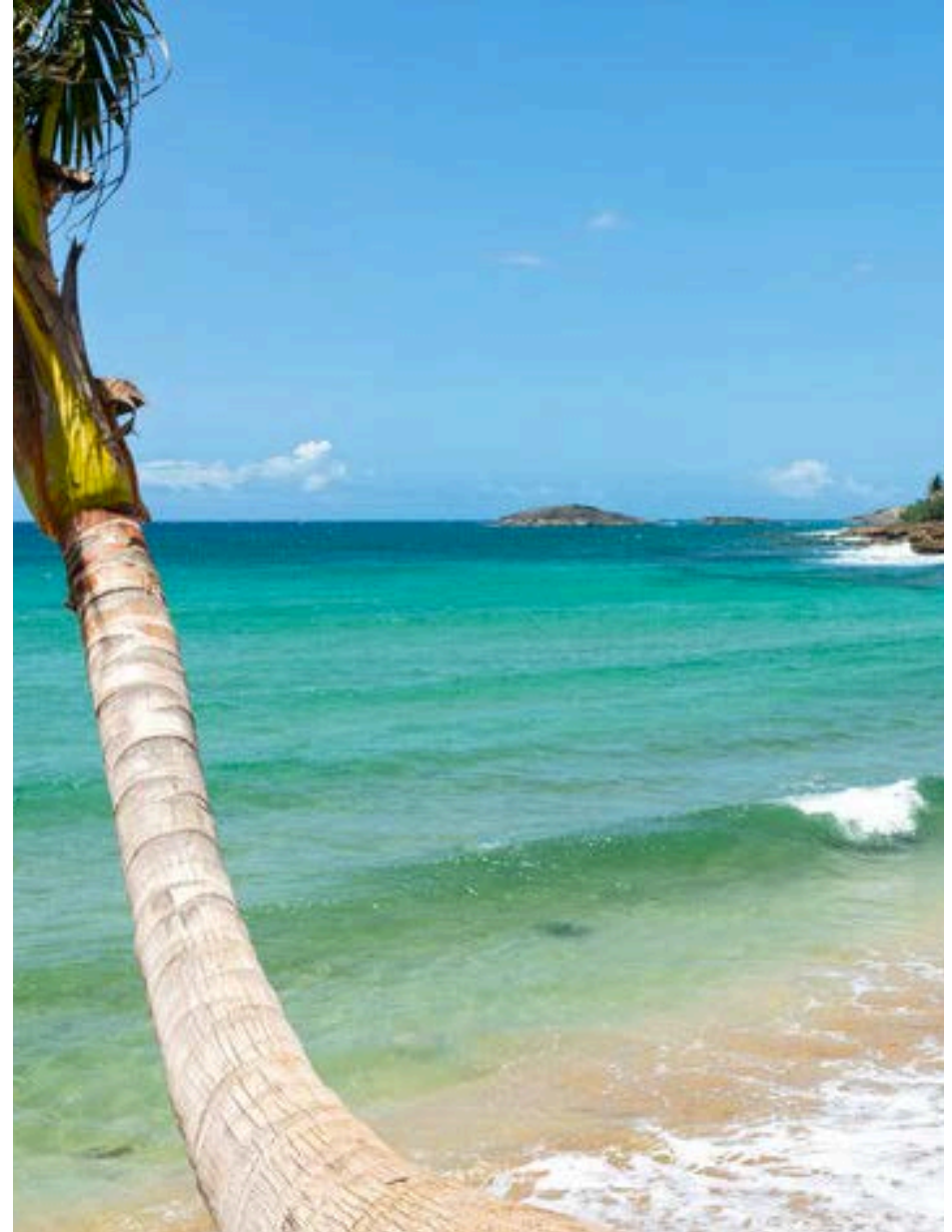
Why Arecibo is a prime location

Arecibo is a coastal municipality on Puerto Rico's northern shore, known for its striking natural landscapes, cultural depth, and growing commercial significance. As one of the island's largest cities by land area and population, Arecibo offers a well-balanced environment of tradition and development—making it an appealing location for both visitors and retail expansion.

Located just off Puerto Rico Highway 22, Arecibo serves as a critical connector between the San Juan metro area and the island's northwest. The area is supported by a strong residential base, educational institutions, healthcare services, and a wide mix of local businesses and national retailers. Its coastal setting and rich history draw thousands of visitors annually, bolstering demand for retail, food service, and convenience offerings.

Cultural, Natural & Tourist Attractions

Arecibo is home to some of Puerto Rico's most iconic and visually stunning landmarks, helping to attract consistent foot traffic from locals, tourists, and school groups alike. These destinations contribute to the area's growing reputation as both a day-trip destination and a key point of interest on the island's north coast.





Cueva del Indio

Cueva del Indio is one of Puerto Rico's most striking natural and cultural landmarks. Located along the cliffs of Islote in Arecibo, this coastal cave features some of the island's best-preserved Taíno petroglyphs, offering a rare glimpse into the spiritual and artistic expressions of Puerto Rico's indigenous people.

Surrounding the cave is a dramatic landscape of limestone arches, blowholes, and towering rock formations that create breathtaking views of the Atlantic Ocean. A natural stone bridge and cliffside trails make it a favorite for photographers, adventurers, and tourists seeking a raw, unforgettable experience. The site's cinematic appeal has also earned it a place in several major films.

Easily accessible and frequently visited year-round, Cueva del Indio brings steady tourism to the area and adds unique cultural value to Arecibo's coastal identity—supporting nearby retail, food, and leisure businesses.



Arecibo Lighthouse & Historical Park

Perched atop the cliffs of Islote, the Arecibo Lighthouse and Historical Park is one of the region's most visited attractions, blending panoramic coastal views with a rich educational experience. Built in 1898, the lighthouse overlooks the meeting point of the Atlantic Ocean and the Río Grande de Arecibo, offering one of the most scenic vistas on the island.

The park features interactive exhibits on Puerto Rico's maritime history, a life-sized replica pirate ship, mini-zoo, and reenactments of historical periods that make it a favorite for families and school groups. Its combination of natural beauty and cultural storytelling appeals to a wide range of visitors—from local families to international tourists.

As a year-round destination, the lighthouse park supports Arecibo's tourism-driven economy and generates consistent foot traffic that benefits nearby businesses, restaurants, and retail establishments.



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Playa La Poza del Obispo

Playa La Poza del Obispo is one of Arecibo's most popular beaches, known for its unique natural wave pool created by surrounding rock formations. The beach offers calm, shallow waters ideal for families, children, and casual swimmers, with striking scenery that draws both locals and tourists.

Located just steps from the Arecibo Lighthouse, the beach is easily accessible and often visited in combination with nearby attractions. Its clear waters, soft sand, and dramatic coastline make it a go-to spot on weekends and holidays.

La Poza not only enhances Arecibo's coastal charm, but it also contributes to steady visitor traffic, creating consistent opportunities for food vendors, local shops, and convenience retail in the area.



Estatua de Colón

The Estatua de Colón in Arecibo is one of the tallest statues in the Western Hemisphere, standing at over 300 feet—even taller than the Statue of Liberty. This towering bronze monument, officially named Birth of the New World, depicts Christopher Columbus and has quickly become one of the most talked-about landmarks in Puerto Rico.

Located in the Islote area near the lighthouse and coastal attractions, the statue draws attention for both its massive scale and its dramatic seaside backdrop. It's become a destination for tourists, photographers, and road-trippers exploring the island's northern coast.

As it continues to attract curiosity and foot traffic, the monument is helping shape Arecibo's evolving tourism identity and presents an opportunity for nearby commercial activity and destination-oriented retail.



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Cueva Ventana

Cueva Ventana, or “Window Cave,” is one of Puerto Rico’s most stunning natural attractions, located just outside Arecibo along PR-10. Nestled high on a limestone cliff, the cave opens to a breathtaking panoramic view of the Río Grande de Arecibo valley, making it a favorite spot for nature lovers, photographers, and guided eco-tour groups.

Visitors can take short hikes through forested trails and explore the cave’s interior, learning about the region’s ecology, geology, and archaeological relevance along the way. Guided tours are offered daily, enhancing the experience with cultural and historical context. Its elevated visibility as a must-visit destination contributes to Arecibo’s status as a hub for eco-tourism, supporting demand for nearby food service, retail stops, and activity-based tourism.



Caño Tiburones Nature Reserve

Caño Tiburones is Puerto Rico’s largest wetland reserve and a hidden gem for eco-tourism in the Arecibo region. Spanning over 7,000 acres between the municipalities of Arecibo and Barceloneta, the reserve is home to a rich ecosystem of mangroves, lagoons, and freshwater marshes, offering refuge to hundreds of bird species, reptiles, and native plants.

Popular with birdwatchers, kayakers, and nature photographers, Caño Tiburones provides a peaceful contrast to the coastal energy of Arecibo. The area also serves as an important environmental education site and is part of ongoing conservation efforts supported by the Puerto Rico Department of Natural and Environmental Resources.

Its growing popularity among eco-tourists and outdoor enthusiasts adds to Arecibo’s appeal as a diverse destination, helping drive demand for recreational services, guided tours, and nearby commercial activity.



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Lago Dos Bocas

Nestled between Arecibo and Utuado, Lago Dos Bocas is a serene reservoir offering a unique blend of natural beauty and local charm. Originally created in the 1940s as part of a hydroelectric project, the lake has since become a favorite destination for visitors seeking a peaceful retreat surrounded by lush mountains and scenic views.

One of the lake's most distinctive features is its boat-access-only restaurants—small, family-run eateries located along the shoreline, accessible via a relaxing ferry ride across the water. These spots offer an authentic taste of Puerto Rican cuisine in a tranquil, natural setting, making the experience both memorable and immersive.

Lago Dos Bocas adds diversity to Arecibo's tourism appeal by combining ecological tourism, culinary exploration, and outdoor leisure. Its consistent visitor traffic supports nearby businesses and enhances the area's profile as a well-rounded destination for both locals and tourists.



Arecibo Observatory (Legacy Site)

Once home to one of the most powerful and iconic radio telescopes in the world, the Arecibo Observatory remains a symbol of global scientific achievement and Puerto Rican pride. Though the telescope structure collapsed in 2020, the site continues to attract visitors for its historical significance and educational value.

For decades, the observatory contributed to groundbreaking discoveries in astronomy, atmospheric science, and planetary research. It also became a pop culture icon, featured in films like *GoldenEye* and *Contact*, and drew international attention to the mountains of Arecibo. Today, the site is evolving into a science and education center, with plans to preserve its legacy and continue inspiring future generations. Visitors can explore exhibits, panoramic viewpoints, and learn about Puerto Rico's unique role in space science—making it a meaningful stop for students, tourists, and science enthusiasts alike.



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With over a decade of experience in the commercial real estate industry, Diego Sampson has built a reputation for delivering value-driven results to a wide spectrum of clients, from start-ups to national corporations. Starting his career as a valuation analyst in Puerto Rico, Diego developed a solid foundation in property fundamentals, expense analysis, and market research, skills that continue to inform his work today.

As a licensed broker in both Puerto Rico and Florida, Diego specializes in helping businesses and investors seamlessly navigate these two key markets. He provides tailored solutions that align with client objectives, whether they are looking to acquire, sell, or lease properties. His portfolio includes a diverse range of transactions across retail, industrial, office, and mixed-use properties. He has successfully represented clients in high-profile deals in both Puerto Rico and Florida, consistently surpassing expectations.

Diego holds an electrical engineering degree from the Polytechnic University of Puerto Rico, which he leverages to bring a unique analytical approach to real estate, combining technical insight with market expertise. A Certified Commercial Investment Member (CCIM) and a Board Member of the Florida Central District CCIM Chapter, Diego is committed to advancing the real estate profession and creating long-term value for his clients.

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In his personal time, Diego enjoys spending quality time with his family, traveling, playing golf, and perfecting his barbecue skills. He is passionate about connecting people with opportunities, always working with integrity and dedication to his clients' success.

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