

PAD FOR LEASE

CENTRO UNIVERSIDAD OUT-PARCELS

PR-3 KM 22.1 CIENAGA BAJA, RIO GRANDE, PR 00745



GROUND LEASE OPPORTUNITY

SAMPSON - CRE
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PRESENTED BY:

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PROPERTY SUMMARY

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Property Summary

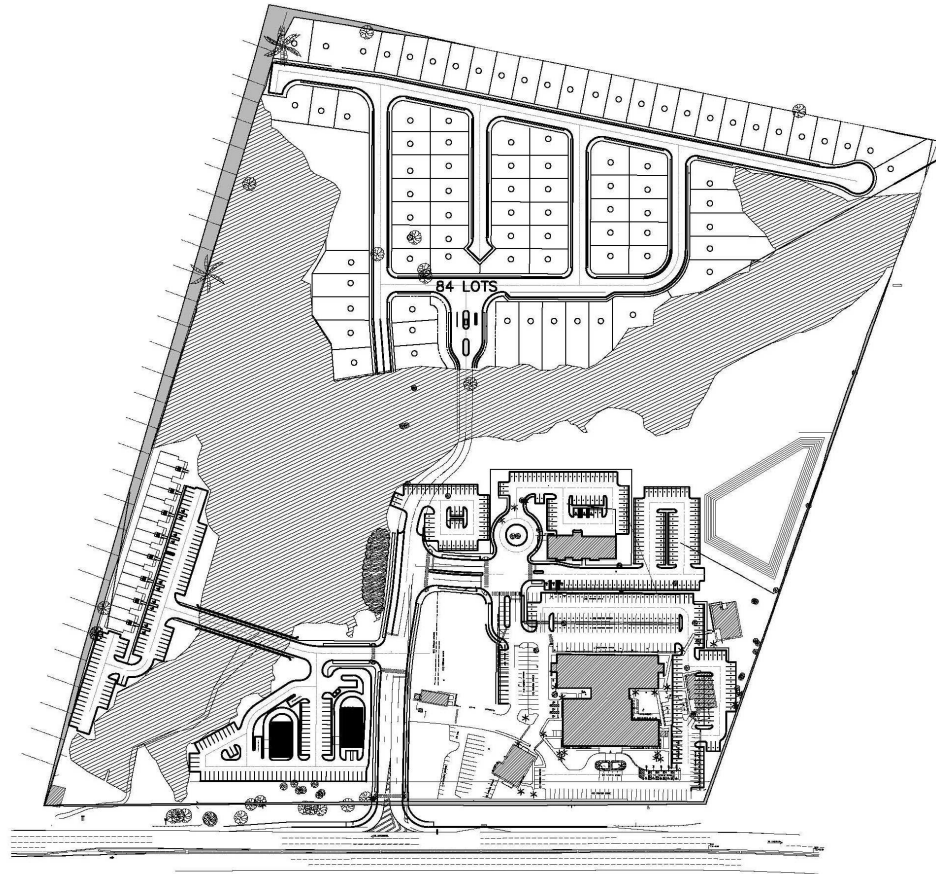
Lot Size: Pad 1 - 3,000 SM | Pad 2 -2,700SM
Zoning: RC-M (Residential -Commercial)
Frontage: PR-3
Utilities: Available
Tax Id: 090-000-007-06-000
Coordinates: 18.379501, -65.854129

Property Overview

We are pleased to offer two exceptional out-parcels for long-term lease in the high-traffic area of Rio Grande, Puerto Rico. These out-parcels are part of a larger, mixed-use development opportunity situated just off PR-3 and benefit from great visibility and accessibility. They are located in an area that is undergoing significant growth, supported by nearby residential and commercial developments.

Location Overview

Rio Grande, located on Puerto Rico's northeastern coast, is a rapidly growing area known for its proximity to luxury resorts like the St. Regis Bahia Beach and the natural beauty of El Yunque Rainforest. With easy access to major highways such as PR-3 and PR-66, the region attracts both tourists and residents, offering excellent visibility and growth potential.



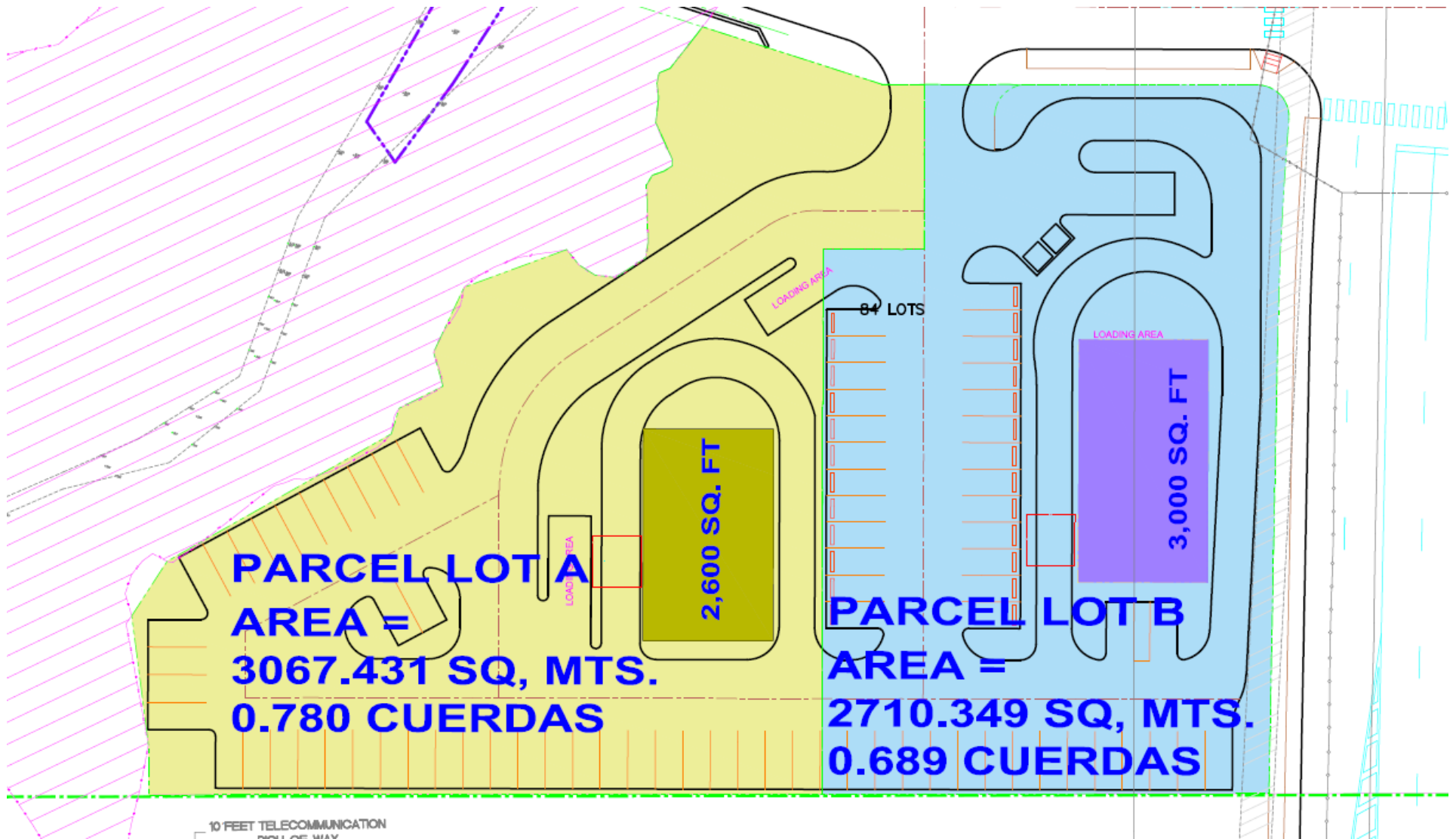
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The property spans a total of 41.52 acres and includes 5 existing buildings leased to NUC (National University College) totaling 68,978 square feet. An Additional building, of approximately 14,500 square feet, is currently in the process of being renovated to accommodate new tenants.

The planned development also includes an entertainment and sports component, 84 residential lots, as well as plans for 48 apartments and short-term rental (STR) units, making it ideal for both residential and commercial investment. These new developments, along with the renovations of the existing structures, will significantly increase the property's potential and make it a central hub in the region. With a mix of residential, retail, and commercial spaces, this property is positioned for continued growth and offers a variety of investment opportunities.

OUTPARCELS - CONCEPTUAL

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PROPERTY PHOTOS

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PROPERTY PHOTOS

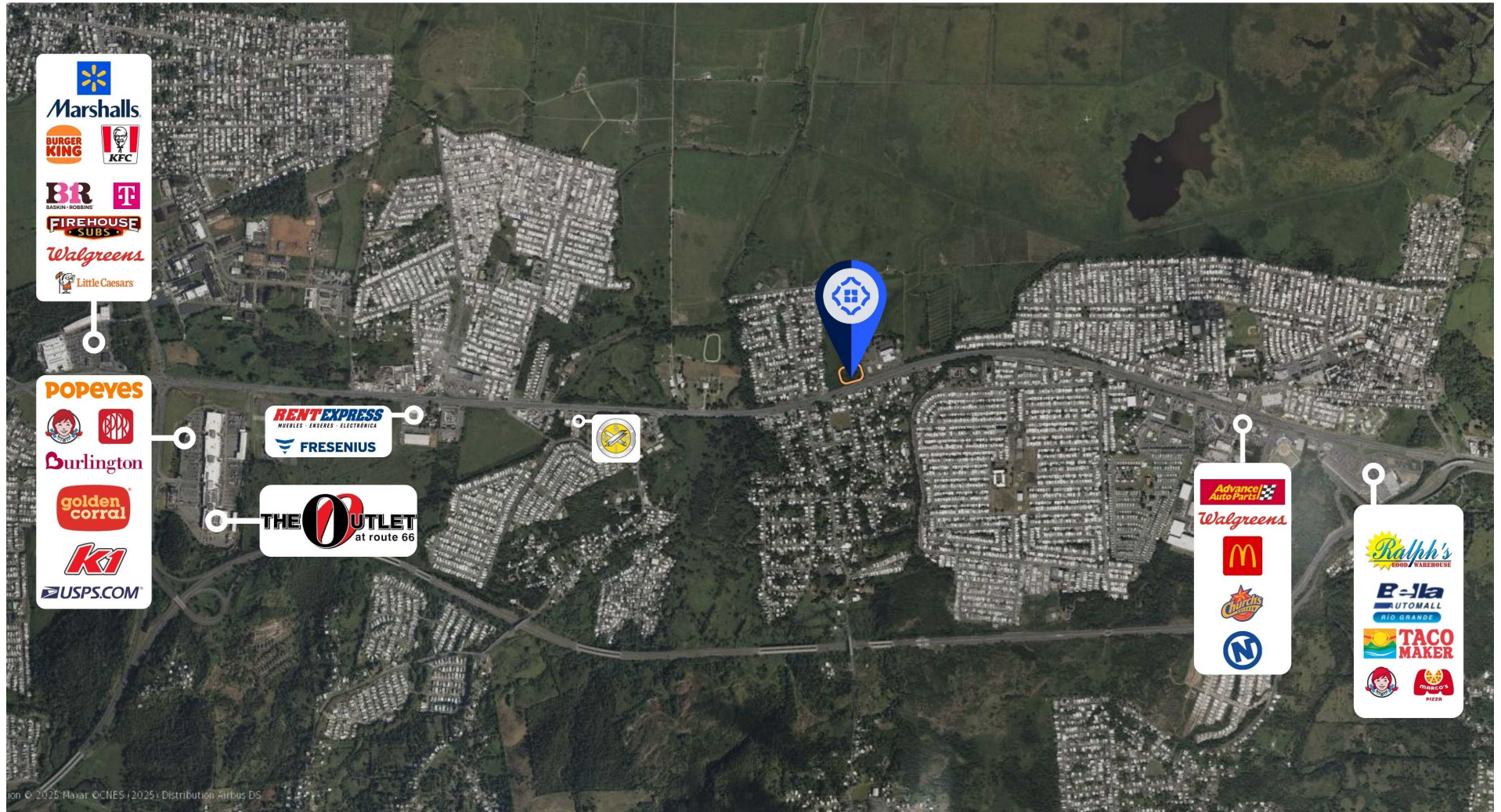
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AERIAL MAP

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Description of the R-C (formerly RC-M) Zoning District

The R-C (Residential-Commercial) district, previously known as RC-M (Residential-Commercial Mixed), is designed to promote mixed-use development that integrates both commercial and residential functions.

Purpose and Characteristics:

- Encourages mixed-use developments that support local activity hubs.
- Balances commercial and residential functions without disrupting the residential character of the area.
- Supports higher density development and aims to reduce reliance on private automobiles.
- Facilitates redevelopment and revitalization of urban areas with existing infrastructure.
- Emphasizes pedestrian-friendly design and the integration of employment and commercial centers near high-density residential areas.
- Allows for a diverse range of commercial, residential, and service uses, particularly along transit corridors.

Uses Allowed in R-C (Residential-Commercial Mixed)

| Category | Description |
|----------------------|--|
| Residential | Single-family, multi-family housing, apartments, and mixed-use developments. |
| Commercial | Retail, offices, professional services, cafes, restaurants, small shops, and similar businesses. |
| Institutional | Schools, clinics, daycare centers, and other institutional uses. |
| Other | Museums, galleries, theaters, and community spaces. |

Setbacks and Area Limits for R-C

| Parameter | Requirement |
|-------------------------|--|
| Front Setback | Not required for the first three floors, unless specific site conditions apply. |
| Rear Setback | Minimum 4 meters or 1/5 of building height (3 meters in traditional urban centers). |
| Side Setback | Each side yard must be at least 4 meters or 1/5 of building height (2 meters in traditional urban centers if adjacent to another district). |
| Lot Occupancy | High-density urban areas: up to 70% (interior lots), 80% (corner lots), 90% (lots with two or three corners), 100% (entire block lots). Traditional urban centers: up to 75%, 85%, 95%, or 100% respectively. |
| Floor Area Ratio | High-density urban areas: up to 250% or per Section 6.1.4.6. Traditional urban centers: up to 450% (interior lots), 510% (corner lots). |

DEMOGRAPHICS

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| Population | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|-------------------------|---------------|---------------|---------------|
| Total Population | 13,608 | 39,338 | 54,747 |
| Male | 6,493 | 18,557 | 26,092 |
| Female | 7,115 | 20,781 | 28,655 |

| Age | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|-------------------|---------------|---------------|---------------|
| Ages 0-14 | 1,894 | 5,566 | 8,138 |
| Ages 15-24 | 1,649 | 4,488 | 6,735 |
| Ages 25-54 | 4,293 | 12,429 | 17,348 |
| Ages 55-64 | 1,366 | 3,964 | 5,525 |
| Ages 65+ | 2,406 | 6,891 | 9,001 |

| Race | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|--------------------------|---------------|---------------|---------------|
| White | 3,616 | 10,733 | 13,185 |
| Black | 2,026 | 5,690 | 10,354 |
| Asian | 10 | 377 | 88 |
| Some Other Race | 4,578 | 14,728 | 20,753 |
| Two or More Races | 3,348 | 7,683 | 10,363 |

| Income Level | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|----------------------------|---------------|---------------|---------------|
| Median Income | \$25,111 | \$27,350 | \$26,129 |
| Less than \$15,000 | 24.20% | 17.20% | 20.30% |
| \$15,000-\$24,999 | 17.40% | 16.80% | 17.80% |
| \$25,000-\$49,999 | 16.60% | 17.30% | 18.00% |
| \$50,000-\$74,999 | 12.40% | 13.70% | 14.20% |
| \$75,000-\$99,999 | 5.30% | 6.60% | 5.60% |
| \$100,000-\$149,999 | 2.10% | 2.50% | 1.70% |
| \$150,000-\$199,999 | 0.20% | 2.00% | 1.00% |
| > \$200,000 | 0.10% | 1.20% | 1.00% |

| Housing | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|----------------------------|---------------|---------------|---------------|
| Total Housing Units | 5,876 | 17,013 | 24,640 |
| Occupied Units | 4,784 | 13,691 | 19,269 |
| Vacant Units | 1,092 | 3,322 | 5,371 |
| Owner-Occupied | 3,420 | 8,950 | 13,295 |
| Renter-Occupied | 1,364 | 4,741 | 5,974 |

Location Overview – Rio Grande, Puerto Rico

Rio Grande, located on the northeastern coast of Puerto Rico, is a rapidly developing municipality that blends natural beauty with commercial opportunity. The area is strategically positioned just 33 minutes from Luis Muñoz Marín International Airport, making it easily accessible for both residents and businesses.

Rio Grande boasts a unique combination of luxury accommodations and natural attractions, including the world-renowned El Yunque Rainforest, the only tropical rainforest in the U.S. National Forest System. The town is home to high-end resorts such as the St. Regis Bahia Beach Resort and the Wyndham Grand Rio Mar, which attract both international and local visitors, contributing to the region's growing commercial appeal.

The area is well-served by major highways, including PR-3, a key route with an annual average daily traffic (AADT) of 38,043 vehicles, and PR-66, with 22,863 AADT. The presence of major shopping centers such as Plaza Canóvanas and Outlets Route 66 further enhances Rio Grande's appeal for retail, commercial, and mixed-use developments.

With a population of 54,253 and continued recognition in publications like TIME magazine's "World's Greatest Places of 2023," Rio Grande stands as one of the most dynamic regions on the island for investment and growth.

Nearby Key Locations:

- Outlets Route 66: A prominent retail hub drawing visitors from across the region
- Plaza Canóvanas: A well-established shopping center nearby
- Rio Grande Town Center: A growing commercial area with a variety of businesses
- St. Regis Bahia Beach Resort: A luxury resort, contributing to tourism and economic growth
- El Yunque Rainforest: A major eco-tourism attraction, supporting sustainable development and attracting visitors year-round
- Rio Mar: A popular resort area featuring the Wyndham Grand Rio Mar, known for its golf courses, beachfront, and luxury amenities
- Luquillo: Famous for its beaches and local attractions, enhancing the region's tourism appeal



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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 a Bachelor of Science in Electrical Engineering (BSEE) 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.

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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