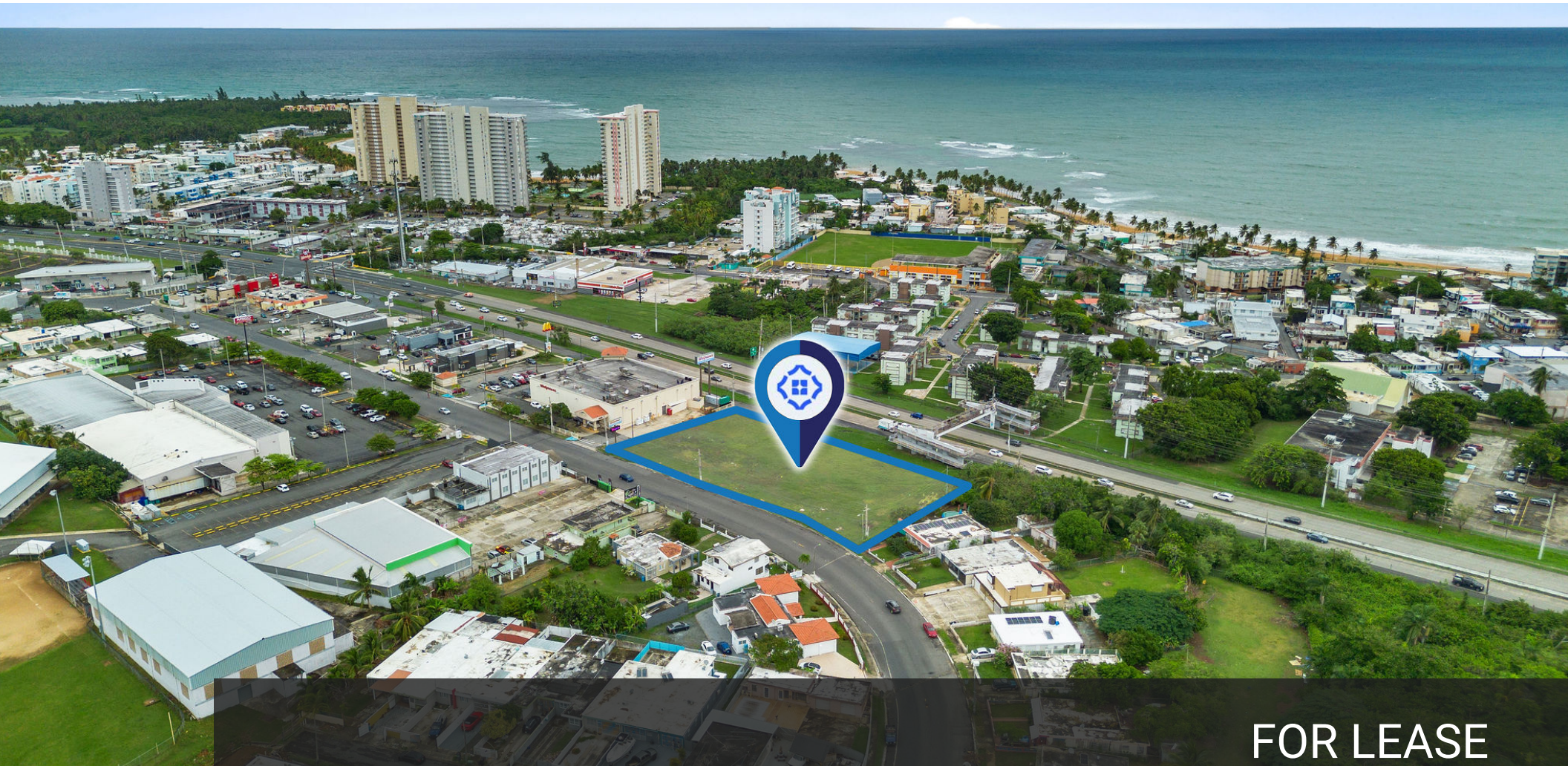


LAND FOR LEASE

LUQUILLO RETAIL LAND

CALLE 2, LUQUILLO, PR 00773



FOR LEASE

SAMPSON COMMERCIAL

PO BOX 361781

San Juan, PR 00936-1781



PRESENTED BY:

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C-18627, Puerto Rico

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PROPERTY SUMMARY

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



Property Summary

Lot Size:	5,000 SM - Approx
Zoning:	C-1
Permitted Uses:	Commercial
Frontage:	Street #2 and PR-3
Utilities:	Available
APN:	092-085-039-05
Site Dimensions (aprox)	110' x 180'

Property Overview

This prime 5,000 SM parcel in Luquillo, Puerto Rico, offers a rare opportunity for retailers seeking high-visibility and convenient access. Ideally suited for commercial uses, this land provides ample space for a variety of retail concepts in a thriving commercial area. Surrounded by prominent national brands and essential local services, this property is positioned to attract significant customer traffic and serves as an ideal location for establishing a new retail presence.

Location Overview

Luquillo, often celebrated as the “Capital of the Sun,” is a vibrant coastal town along Puerto Rico's northeastern shore, renowned for its sandy beaches, including the popular Luquillo Beach and La Pared Beach. These attractions draw both locals and visitors throughout the year, fostering a dynamic retail and hospitality scene. The town also serves as the gateway to El Yunque National Forest, enhancing its appeal as a destination for nature enthusiasts and beachgoers alike.

This property's location within Luquillo's active retail district benefits from a diverse mix of nearby tenants, including major national and local businesses that create a steady flow of potential customers. The area's easy accessibility from major roads ensures high visibility, making it an optimal location for businesses aiming to capture the energy and demand of Luquillo's thriving community and its appeal as both a residential and tourist destination.

PROPERTY PHOTOS

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



PROPERTY PHOTOS

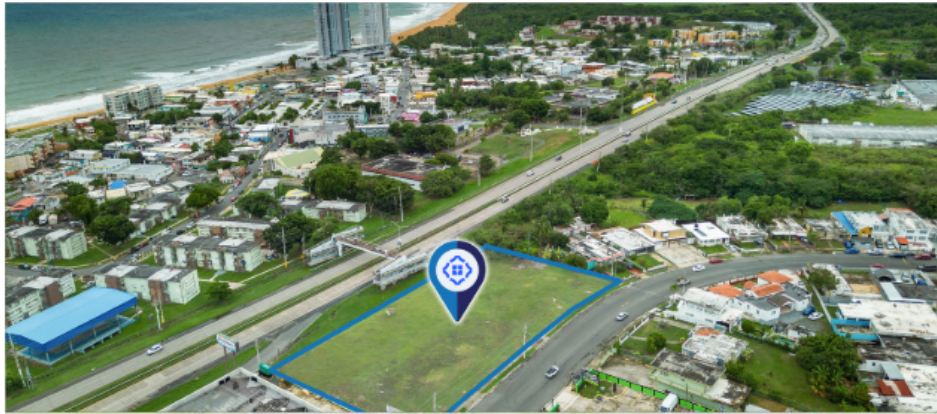
Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



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PROPERTY PHOTOS

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



AERIAL MAP

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



AERIAL MAP

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



ZONING

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



Uses Allowed in C-I (Commercial Intermedio)

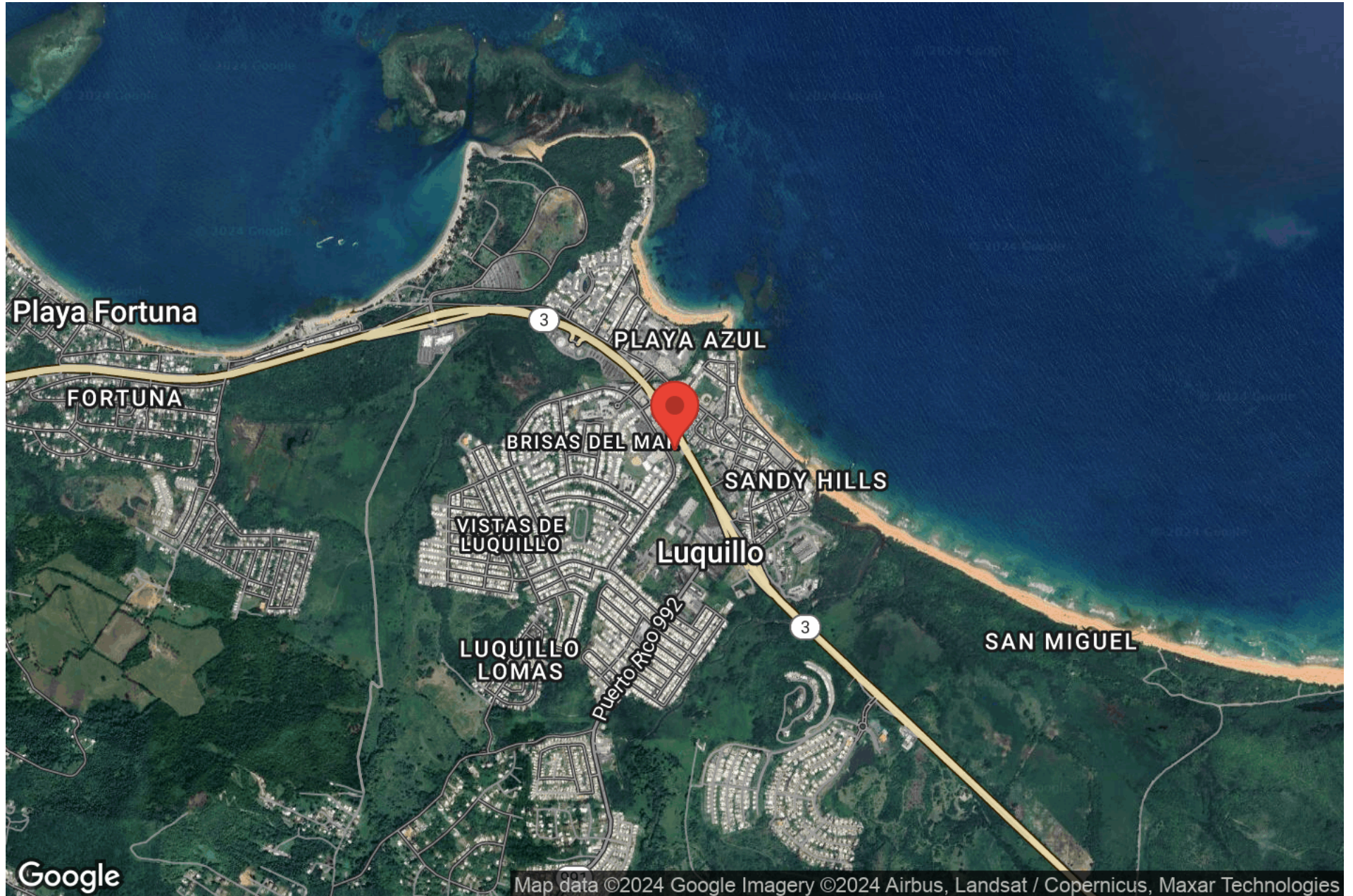
Category	Description
Commercial	Retail and wholesale sales, professional offices, gas stations, pharmacies, theaters, vehicle rental, short-term lodging, etc.
Industrial	Light industries (e.g., laundries, bakeries, small manufacturing shops, indoor repair shops) without harmful emissions.
Other	Museums, cinemas, certain cultural and civic uses.
Food Service	Sale of prepared food, including beverages. Note: Fast food or quick-service restaurants (QSRs) are permitted as part of food service uses.

Setbacks and Area Limits for C-I

Parameter	Requirement
Front Setback	Not required for the first three floors, unless specific site conditions apply.
Rear Setback	Minimum 3 meters or 1/5 of building height, whichever is greater.
Side Setback	Each side yard must be at least 2 meters or 1/5 of building height, whichever is greater.
Lot Occupancy	Interior lots: up to 75%, corner lots: up to 85%, corner-adjacent lots: up to 95%.
Floor Area Ratio	Interior lots: up to 375%, single-corner lots: 425%, multiple-corner lots: 475%, whole-block lots: 500%.

AERIAL MAP

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



DEMOGRAPHIC SUMMARY

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



Population	5-Minute Drive	10-Minute	15-Minute	Income Level	5-Minute Drive	10-Minute	15-Minute
Total Population	10,228	19,739	30,135	Median Income	\$22,955	\$27,430	\$31,805
Male Population	4,325	9,307	13,783	< \$15,000	22.00%	18.90%	15.50%
Female	4,900	10,432	16,352	\$15,000-\$24,999	19.10%	16.70%	13.90%
				\$25,000-\$34,999	9.00%	7.50%	6.10%
				\$35,000-\$49,999	11.70%	10.40%	9.80%
				\$50,000-\$74,999	8.90%	9.70%	8.50%
				\$75,000-\$99,999	6.20%	7.20%	6.70%
				\$100,000-\$149,999	8.50%	9.80%	10.30%
				\$150,000-\$199,999	6.40%	5.90%	4.60%
				> \$200,000	4.20%	3.90%	3.40%

Age	5-Minute Drive	10-Minute	15-Minute
Ages 0-14	1,805	3,424	5,282
Ages 15-24	1,135	2,212	3,340
Ages 25-54	5,656	11,201	16,503
Ages 55-64	1,345	2,862	4,257
Ages 65+	1,785	4,040	6,403

Race	5-Minute Drive	10-Minute	15-Minute
White	3,190	6,293	10,383
Black	1,080	2,453	3,833
American Indian	51	96	150
Asian	15	30	47
Some Other	2,471	5,569	8,587
Two or More	3,985	8,391	12,576

Housing	5-Minute Drive	10-Minute	15-Minute
Total Housing Units	6,255	11,611	17,458
Occupied Units	3,914	7,812	12,204
Vacant Units	2,341	3,799	5,254
Owner Occupied	2,514	4,892	7,712
Renter Occupied	1,400	2,920	4,492

DEMOGRAPHIC SUMMARY

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Total Population	7,729	16,681	30,112	Median Income	\$22,585	\$27,430	\$30,800
Male Population	3,588	7,987	13,818	< \$15,000	23.00%	18.90%	22.20%
Female	4,141	8,694	16,294	\$15,000-\$24,999	8.60%	16.70%	18.30%
				\$25,000-\$34,999	15.00%	7.50%	7.50%
				\$35,000-\$49,999	9.00%	10.40%	13.00%
				\$50,000-\$74,999	6.00%	9.70%	11.20%
				\$75,000-\$99,999	2.40%	7.20%	4.20%
				\$100,000-\$149,999	4.60%	9.80%	8.90%
				\$150,000-\$199,999	2.10%	5.90%	10.10%
				> \$200,000	1.20%	3.90%	9.50%

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,109	2,237	4,305
Ages 15-24	966	2,063	3,995
Ages 25-54	2,264	5,136	13,892
Ages 55-64	1,083	2,261	4,804
Ages 65+	1,756	3,942	4,116

Race	1 Mile	3 Miles	5 Miles
White	1,359	2,870	12,613
Black	943	2,062	2,517
American Indian	44	79	229
Asian	10	28	20
Some Other Race	2,116	4,455	8,471
Two or More	3,254	7,180	6,262

Housing	1 Mile	3 Miles	5 Miles
Total Housing	5,667	10,747	14,319
Occupied Units	3,376	6,869	11,697
Vacant Units	2,314	3,728	2,622
Owner Occupied	2,269	4,634	7,229
Renter Occupied	1,107	2,235	4,468

DEMOGRAPHIC SUMMARY

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



Population	Luquillo
Total	17,716
Male	8,285
Female	9,431

Age	Luquillo
Ages 0-14	2,382
Ages 15-24	2,322
Ages 25-54	8,541
Ages 55-64	2,301
Ages 65+	4,225

Race	Luquillo
White	4,871
Black	1,292
American Indian	0
Asian	48
Some Other	6,409
Two or More	5,096

Housing	Luquillo
Total Housing	10,812
Occupied Units	7,332
Vacant Units	3,480
Owner Occupied	5,487
Renter	1,845

Income	Luquillo
Median Household	\$22,585
< \$10,000	23.00%
\$10,000 - \$14,999	8.60%
\$15,000 - \$24,999	23.40%
\$25,000 - \$34,999	15.00%
\$35,000 - \$49,999	9.00%
\$50,000 - \$74,999	6.00%
\$75,000 - \$99,999	2.40%
\$100,000 - \$149,999	4.60%
\$150,000 - \$199,999	0.20%
> \$200,000	0.90%

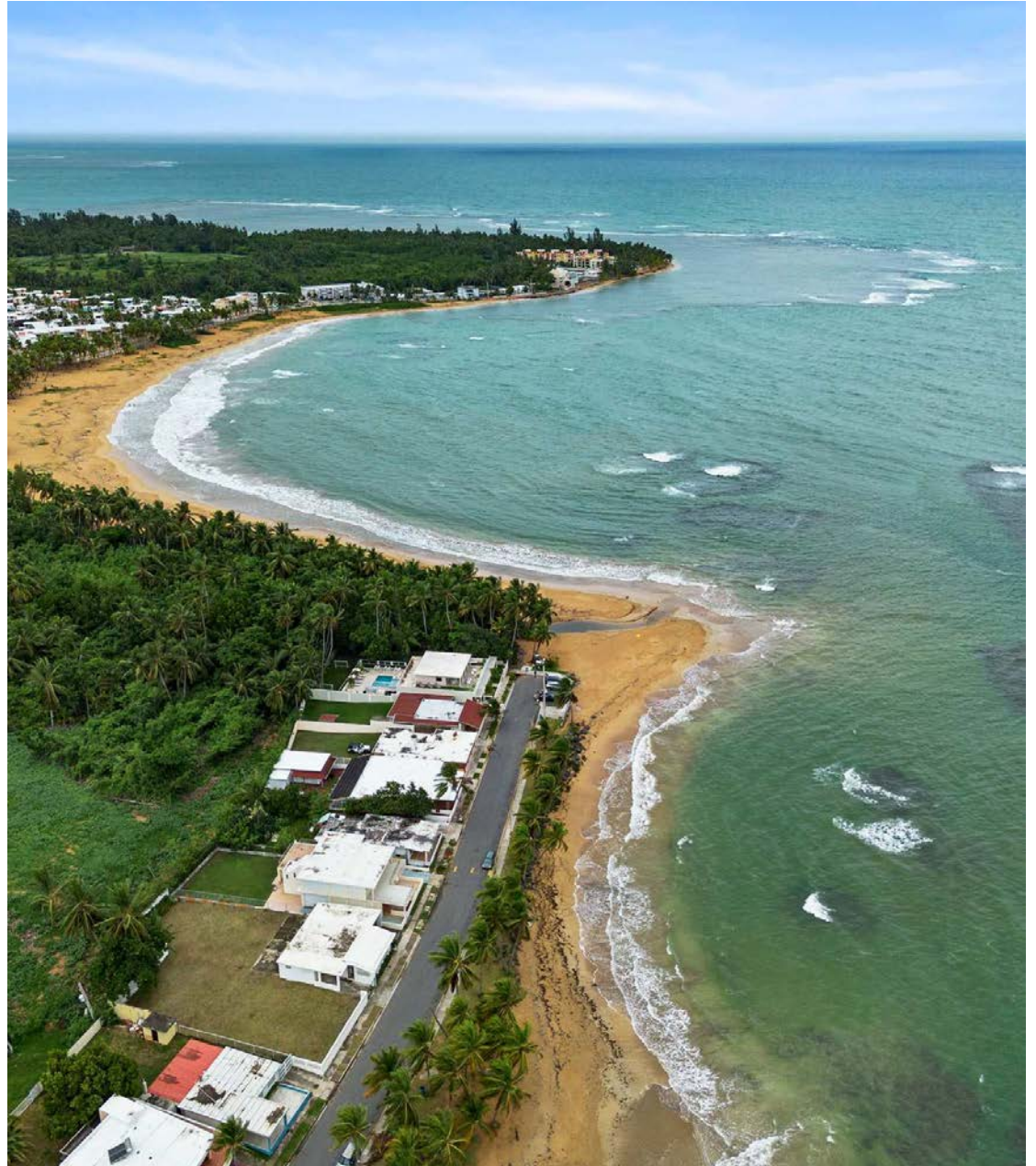


Why Luquillo is a prime location

Luquillo, often referred to as the "Capital of the Sun," combines coastal beauty with vibrant community life, making it an ideal spot for retail and business development. Its beaches, including the famous Luquillo Beach, are major attractions, drawing locals and tourists year-round. Positioned near the El Yunque National Forest, Luquillo is also a gateway for visitors exploring Puerto Rico's only tropical rainforest, enhancing its reputation as a dynamic destination.

Local Attractions and New Developments

Beyond its natural beauty, Luquillo has a thriving commercial environment, supported by both national brands and local businesses. The recent addition of the Fairfield by Marriott Luquillo Beach Hotel further elevates the area's appeal, offering modern accommodations that attract visitors and tourists, adding to the vibrant local economy. This new hotel underscores Luquillo's growth as a prime destination, with businesses benefitting from steady visitor traffic and an expanding hospitality infrastructure.



ABOUT LUQUILLO

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



Kioskos de Luquillo

A local favorite and must-see for visitors, the Kioskos de Luquillo feature over 60 diverse food and souvenir stands lined along Route 3. These kiosks offer everything from authentic Puerto Rican dishes to creative cocktails, artisan crafts, and beachwear, making them a vibrant gathering spot for locals and tourists. The constant foot traffic in this area presents excellent exposure and potential customer flow for surrounding businesses.

Balneario de Luquillo (Luquillo Beach)

Balneario de Luquillo, also known as Luquillo Beach or Balneario La Monserrate, has been designated as a Blue Flag Beach. This prestigious international award signifies that the beach meets high standards for water quality, environmental management, safety, and services. The Blue Flag certification is granted by the Foundation for Environmental Education (FEE) and is recognized globally as a symbol of excellence in beach management. Achieving this status indicates that Luquillo Beach provides a clean, safe, and environmentally friendly environment for visitors.



ABOUT LUQUILLO

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



Playa Azul and Costa Azul

These beaches are popular among locals and tourists alike, offering surfing spots, scenic walks, and a relaxing atmosphere. Playa Azul and Costa Azul are frequented by both residents and short-term visitors, enhancing the appeal of surrounding businesses catering to beachgoers, from surf shops to casual dining.

La Pared

A well-known surf spot, La Pared attracts surfers and beach lovers, especially during the surfing season. Its active beach scene makes it a hub for those seeking excitement, sun, and surf. Retail spaces near La Pared benefit from the steady flow of visitors who frequent the area for surfing competitions and recreational activities.

La Selva

An off-the-beaten-path attraction, La Selva is a lush hiking area near the coastline with trails that appeal to nature enthusiasts. Hikers often seek nearby cafes, shops, and relaxation spots post-adventure, providing businesses in Luquillo with a unique opportunity to cater to this niche.



ABOUT LUQUILLO

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Fairfield by Marriott Luquillo Beach

The newly opened Fairfield by Marriott Luquillo Beach and Casino provides modern accommodations with easy access to all of Luquillo's attractions, further positioning the area as a desirable tourist destination. The hotel is an asset for local businesses, as guests frequently explore nearby restaurants, shops, and service providers. With this new hotel, Luquillo's appeal for tourism is growing, which in turn attracts more traffic and spending to local businesses.

Proximity to El Yunque National Forest

Just a short drive from Luquillo, El Yunque National Forest is a major attraction, drawing thousands of visitors each year. Known for its lush landscape, waterfalls, and biodiversity, El Yunque is Puerto Rico's only tropical rainforest. The proximity to this natural wonder enhances Luquillo's appeal, as visitors traveling to or from the forest often stop in Luquillo for dining, beach activities, or shopping, boosting local business activity.



PROFESSIONAL BIO

Luquillo Retail Land | Calle 2 | Luquillo, PR 00773



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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.

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.

DISCLAIMER

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