



# Eastern Plaza

100% Occupied | High-Yield | Retail Opportunity in Fajardo, Puerto Rico

# DEAL OVERVIEW

JLL Puerto Realty & Co. S en C (“JLL”), a Puerto Rico licensed real estate brokerage firm, has been retained as the exclusive sales representative for the sale of Eastern Plaza (“Property”), a retail center located in Fajardo, Puerto Rico. The property is a 100% occupied, 73,816 SF neighborhood retail center offering investors durable in-place cash flow with embedded long-term upside in a supply-constrained Puerto Rico retail market. The property features a diversified tenant base with a 3.9-year WALT (10.9-year option adjusted WALT), where the majority of tenants have renewal options - providing high income visibility and minimal near-term rollover risk. This structure positions the asset as a stable, bond-like investment, limiting downtime and re-leasing exposure. The opportunity is further enhanced by an attractive basis relative to replacement cost. Puerto Rico’s favorable tax environment may offer additional benefits to eligible investors, further enhancing after-tax yield.

Eastern Plaza	
Building Address	Valero Ave. Fajardo, PR 00738
GPS	<a href="#">18.347272089873737, -65.67338295489313</a>
Parcel Number(s)	121-083-394-01-000, 121-083-394-01-001, 121-083-394-01-003, 121-083-394-01-004
Net Rentable Area	73,816 SF
Land Area	32,258 SM (7.97 Acres)
Parking Spaces	393
# of Tenants	6
Tenants	Pep Boys, West Marine, Rooms To Go, Social Security Agency, Cenote Restaurant, Popeyes

**\$10,000,000**  
Asking Price

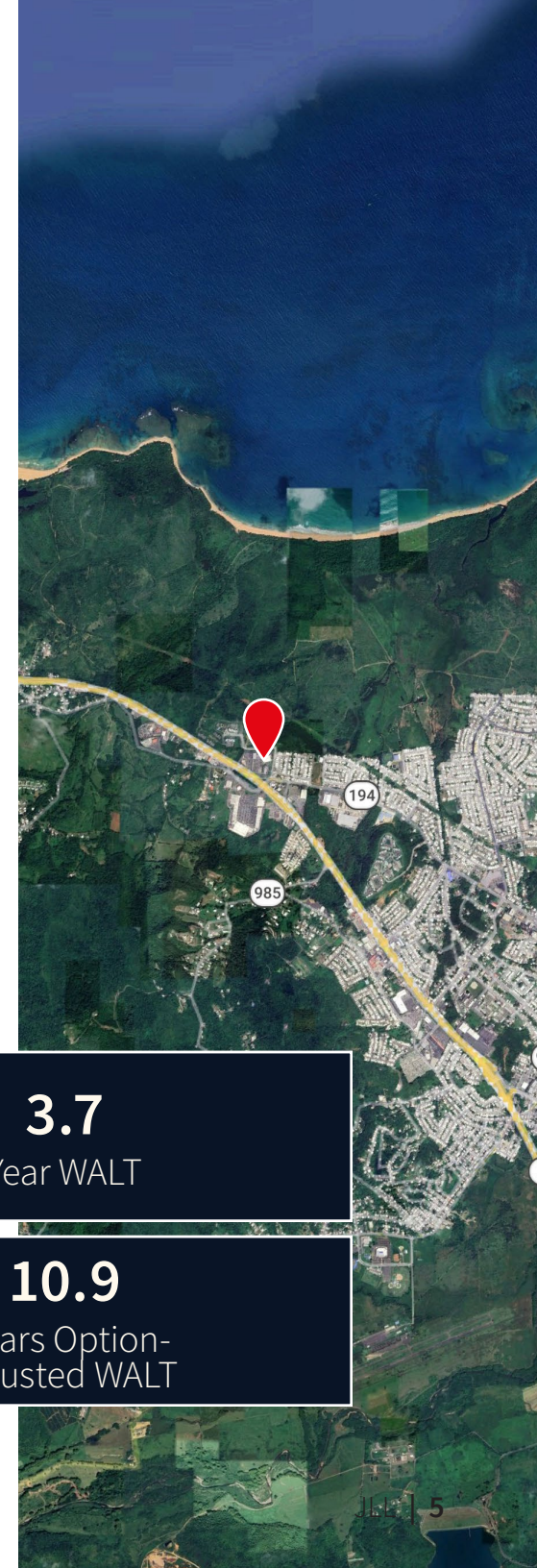
**8.65%**  
Cap Rate

**3.7**  
Year WALT

**\$135/SF**  
Asking Price

**12.67%**  
10-yr Unlevered IRR

**10.9**  
Years Option-  
Adjusted WALT



# INVESTMENT **ADVISORY**

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