



CHRISTIANSEN
COMMERCIAL REAL ESTATE

FOR LEASE



GROUND LEASE OPPORTUNITY 7.10 CUERDAS LOT FOR RETAIL DEVELOPMENT @ PLAZA GUAYNABO

INTERSECTION PR-20 & A STREET, LOS FRAILES GUAYNABO, PR 00969

For More Information

LAURA GARCIA

787.778.7000
laura@christiansencommercial.com

DANIEL PRIETO, MAI, CCIM

787.778.7000
daniel@christiansencommercial.com

MARIA CRISTINA CASTILLO

787.778.7000
mariacristina@christiansencommercial.com

CHRISTIANSENCOMMERCIAL.COM

Rafael Martinez Nadal Expressway

Property Summary



PROPERTY & LOCATION DESCRIPTION

Located at the intersection of PR-20 and A Street in Los Frailes, Guaynabo, this development site presents a strong opportunity for retail or mixed-use development within one of the San Juan metropolitan area's most active commercial corridors. Its prominent location along PR-20 provides excellent visibility, access, and connectivity to PR-22, PR-2, San Juan, Bayamón, and surrounding municipalities.

Adjacent to SuperMax and near Plaza Guaynabo, the property benefits from an established commercial environment with national retailers, restaurants, office users, entertainment venues, and service-oriented businesses that generate consistent daytime and evening traffic. Guaynabo ranks first in Puerto Rico in both median household income and per capita income and is supported by a dense residential population, strong educational attainment, and significant commuter activity, creating a highly attractive trade area for retail, restaurant, drive-thru, and other consumer-oriented development.



HIGHLIGHTS

- Approx. 27,914.15 SM | 6.90 Acres | 7.10 Cuerdas
- Zoned C-2 for commercial development
- Strong retail development potential (highest and best use)
- Over half a million square feet of retail space in the immediate vicinity.
- High visibility and direct access from PR-20
- Full urban utility infrastructure available
- Established commercial and residential surrounding area
- Minutes from PR-22, PR-2, and San Juan CBD
- Strong daily traffic from surrounding commercial nodes
- Flood Zone: X
- Tax Code Number: 114-003-027-11-000
- Coordinates: Lat: 18.37213505, Lon: -66.10979023

For More Information

LAURA GARCIA

787.778.7000
laura@christiansencommercial.com

DANIEL PRIETO, MAI, CCIM

787.778.7000
daniel@christiansencommercial.com

MARIA CRISTINA CASTILLO

787.778.7000
mariacristina@christiansencommercial.com

CHRISTIASENCOMMERCIAL.COM