



CHRISTIENSEN
COMMERCIAL REAL ESTATE

FOR LEASE



GROUND LEASE OPPORTUNITY – 3.22 CUERDAS COMMERCIAL DEVELOPMENT @ BELLAS ARTES

INTERSECTION OF PR-199 & PR-169, LOS FRAILES GUAYNABO, PR 00969

For More Information

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Property Summary



PROPERTY & LOCATION DESCRIPTION

Located at the intersection of PR-199 (Las Cumbres Avenue) and PR-169 in Los Frailes, Guaynabo, this development site is positioned within one of the San Juan metropolitan area's most established and active submarkets. The property benefits from excellent accessibility to San Juan, Bayamón, and Trujillo Alto through the area's primary roadway network, making it well suited for a variety of development and investment opportunities.

The surrounding area is characterized by strong residential density, established commercial activity, and a significant institutional presence that supports consistent daytime and consumer traffic. Nearby amenities and demand drivers include retail centers, medical facilities, municipal services, schools, and entertainment venues, all within a mature and highly accessible urban environment.



PROPERTY HIGHLIGHTS

- 12,659.58 SM | 3.12 Acres | 3.22 Cuerdas corner development site
- Zoning: C-3-T (high-density commercial tourist) and R-5-T (high-density residential tourist)
- Over half a million square feet of retail space in the immediate vicinity.
- Strong visibility and dual frontage on major arterials
- Direct access to PR-20 (Martínez Nadal Expressway)
- Central Guaynabo metro location
- Surrounded by established residential communities
- Near Plaza Guaynabo, Plazaola 169, and Plaza Real
- Close to institutional, medical, and educational uses
- Suitable for commercial, office, residential, or mixed-use development
- Coordinates: Lat: 18.36212417, Lon: -66.11048027

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