



LAND LEASE OPPORTUNITY

PAD for Development in PLAZA LA CEIBA

State Road PR-542, Km. 0.3 Santa Isabel, Puerto Rico, 00757

EXECUTIVE SUMMARY

RODE Commercial is pleased to exclusively offer for lease this strategically located land parcel situated in Santa Isabel, Puerto Rico.

The property consists of approximately 1,965 square meters and presents an exceptional opportunity for a variety of commercial, retail, service, restaurant, medical, or mixed-use applications, subject to applicable permits and approvals. The site benefits from excellent visibility, convenient access, strong traffic counts, and proximity to major residential and commercial developments.

Offering Highlights

- Land Area: 1,965 square meters
- Zoning: AD (Area Desarrollada)
- Prime Visibility and Accessibility
- Utilities Available
- High Traffic Corridor
- Suitable for Build-to-Suit Opportunities

PROPERTY OVERVIEW

Property Information	Details
Property Type	Land Lease
Site Area	1,965 square meters
Zoning	AD
Asking Rent	\$60,000 (Annual)
Lease Term	15 years (initial term)
Ground Lease Structure	NNN
Availability	Immediate



LICENSE E-503



LOCATION

The property is in Plaza La Ceiba, a well-established neighborhood retail center strategically located in the heart of Santa Isabel, Puerto Rico, along PR-542 and across from Plaza Prados del Sur. The center benefits from a strong and diverse tenant mix anchored by Banco Popular de Puerto Rico, which operates from a freestanding building on the property and serves as a major traffic generator for the center and surrounding area. Additional tenants include Rent-A-Center, Wellness Medical Spa, Nova Pharmacy, and C Store Bar & Grill, collectively creating consistent daily customer activity. Rent-A-Center contributes significant consumer traffic, while C Store Bar & Grill serves as a popular local gathering destination that attracts substantial patronage during evenings and weekends. The available pad site offers an exceptional opportunity to capitalize on the established customer base, high visibility, and strong brand recognition associated with Plaza La Ceiba, benefiting from both daytime and after-hours traffic generated by the center's complementary uses.

Plaza Prados del Sur (adjacent to Plaza La Ceiba) is anchored by nationally recognized retailers including Marshalls, Walgreens and a major supermarket, complemented by high-volume traffic generators such as Caribbean Cinemas, Starbucks, and Cold Stone Creamery. These destinations attract a diverse customer base throughout the day and evening, generating substantial regional visitation and reinforcing the area's position as a primary shopping and entertainment node.

This unique combination of national retailers, financial institutions, entertainment venues, dining establishments, and service-oriented businesses creates a synergistic commercial environment that enhances visibility, consumer awareness, and customer traffic. As a result, the available pad site offers a rare opportunity for retailers, restaurants, medical users, and service providers to establish a presence within one of Southern Puerto Rico's most active and recognizable commercial corridors.



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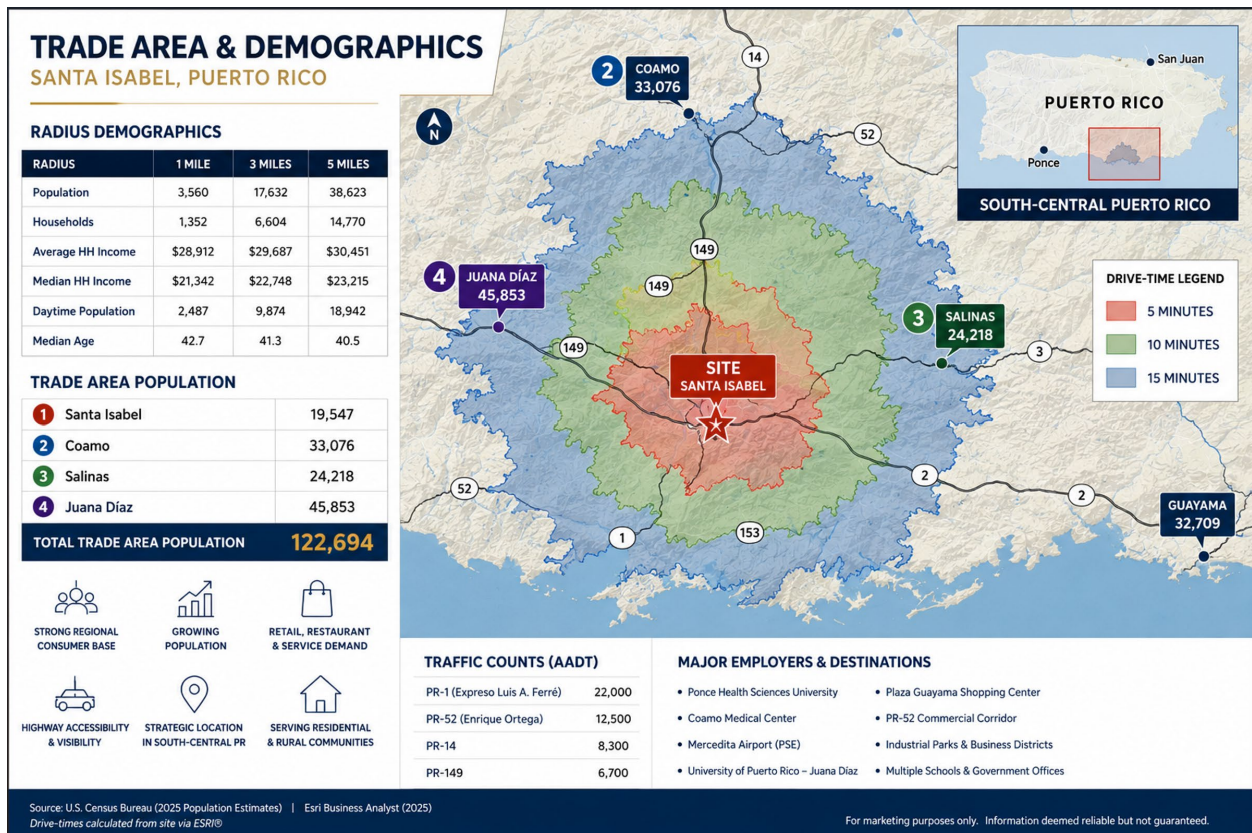


MARKET HIGHLIGHTS

Strong Demographics

The property benefits from its strategic location within the South-Central Puerto Rico market, serving a combined population of approximately 122,700 residents across the municipalities of Santa Isabel, Coamo, Salinas, and Juana Díaz. This regional trade area provides a stable consumer base and supports a variety of retail, restaurant, service, and convenience-oriented commercial uses.

South-Central Puerto Rico Population Summary (2025 Estimates)





Santa Isabel occupies a strategic position within Puerto Rico's South-Central region, benefiting from direct access to PR-52 (Autopista Luis A. Ferré), the island's primary north-south transportation corridor. The municipality serves a regional trade area exceeding 122,000 residents across Santa Isabel, Coamo, Salinas, and Juana Díaz.

The local economy is supported by a diverse mix of agriculture, manufacturing, aerospace, renewable energy, government services, and retail activity. Major employers include Collins Aerospace, one of Puerto Rico's leading aerospace manufacturing operations, as well as numerous agricultural enterprises and industrial employers located within the municipality's industrial parks. The area's growing commercial base, strong highway connectivity, and limited supply of well-located development sites continue to support demand for retail, restaurant, automotive, financial, and service-oriented commercial uses.

Excellent Accessibility

- Direct access to PR-542
- Close to intersection between PR-52 and PR-153

CADASTRAL NO. 392-069-276-87

Growing Trade Area

The surrounding area continues to experience commercial and residential growth, creating strong demand for retail, restaurant, service, and convenience-oriented uses.

POTENTIAL USES

The site may be suitable for:

- Quick Service Restaurants (QSR)
- Coffee Concepts
- Medical Offices
- Convenience Stores
- Drive-Through Facility Concepts



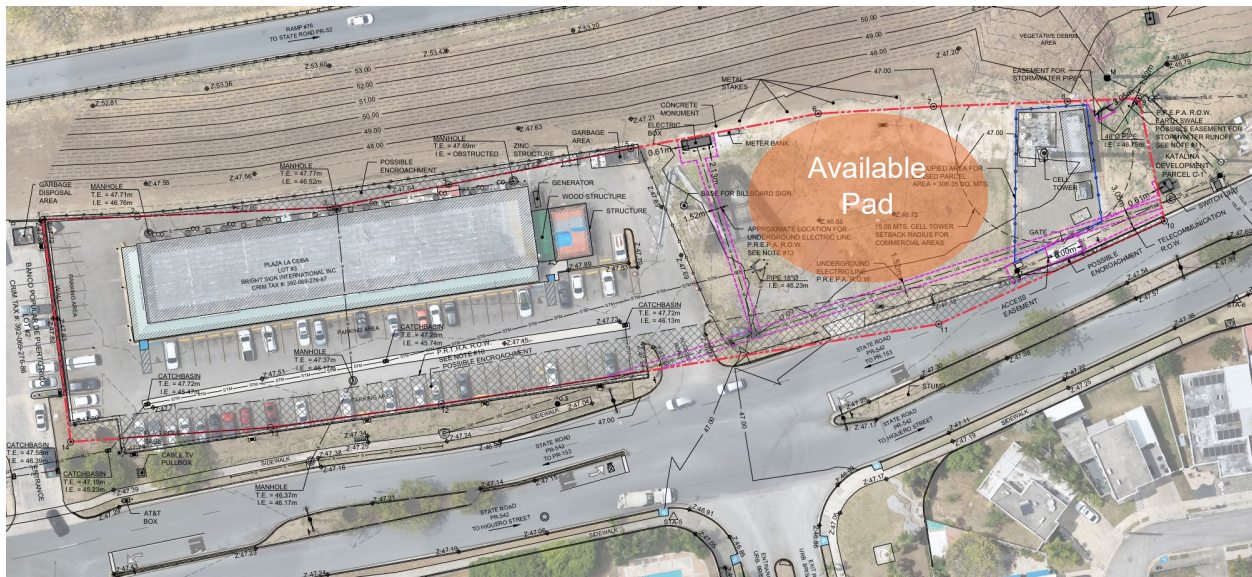
LEASE STRUCTURE

The ownership is seeking a long-term ground lease arrangement.

Preferred Terms

- Initial Lease Term: 15 Years
- Annual Base Rent: \$60,000
- Percentage Rent (Overage): 5%
- Tenant Responsible for Site Development
- Triple Net Structure

SITE PLAN



This representation shows the alternative of a structure of approx. 2,850 ft² with a drive-through facility configuration and 17 parking spaces.



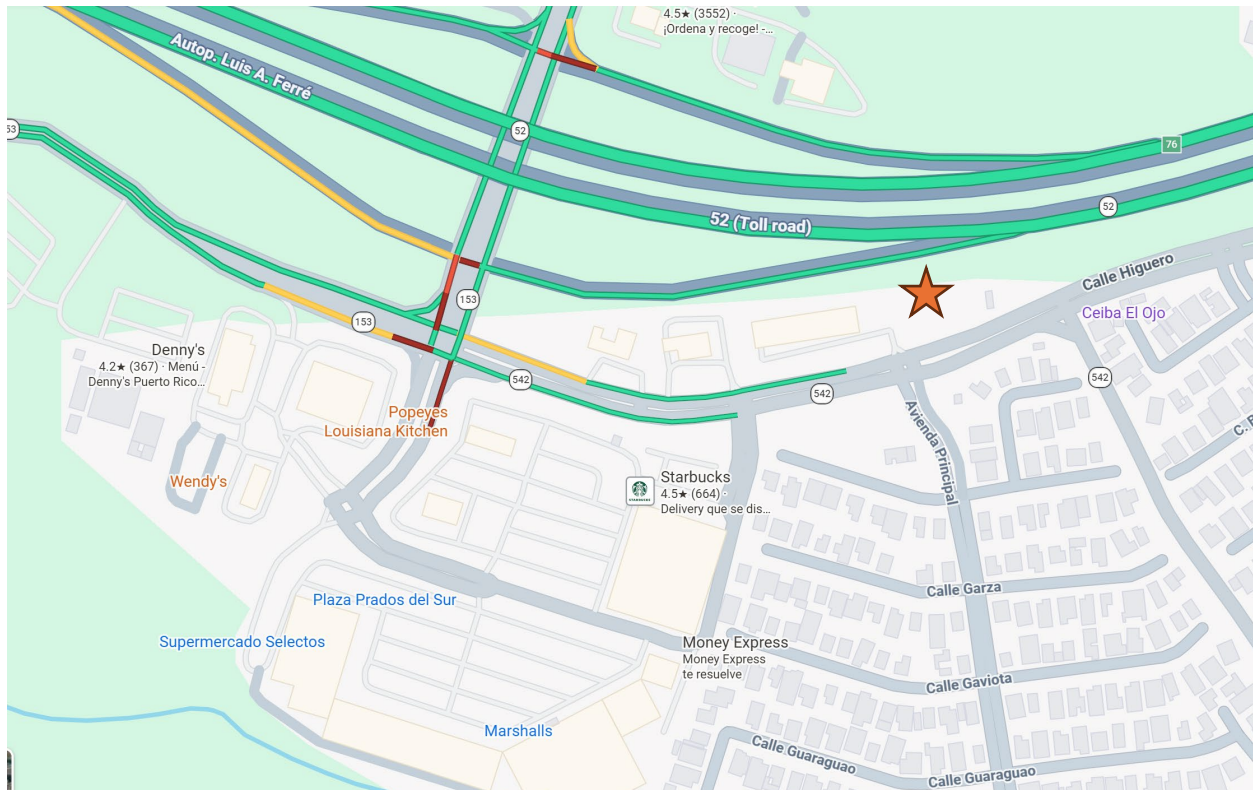
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LOCATION MAP



CONTACT INFORMATION

Carmen Figueroa Collazo, CCIM
Phone: (787) 232-4685
Email: cfigueroa@therodecollection.com

Denise Rexach Gonzalez
Phone: (787) 504-6323
Email: drexach@therodecollection.com

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