



CHRISTIANSEN
COMMERCIAL REAL ESTATE

FOR LEASE



PRIME FREESTANDING RESTAURANT OPPORTUNITY - 9,772 SF @ PLAZA GUAYNABO

LOS FRAILES GUAYNABO, PR 00969

For More Information

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Property Summary



PROPERTY & LOCATION DESCRIPTION

Formerly occupied by Tierra del Fuego, this retail and restaurant space is located within Plaza Guaynabo, Guaynabo's most established retail destination. The property benefits from strong visibility and steady consumer traffic generated by the surrounding mix of retailers, restaurants, entertainment venues, office users, and service-oriented businesses within the PR-20 commercial corridor. Its strategic location provides direct access to PR-20, PR-22, and PR-2, offering convenient connectivity to San Juan, Bayamón, and surrounding municipalities.

The space includes existing restaurant infrastructure and a flexible layout suitable for restaurant, retail, entertainment, or mixed-use concepts. The surrounding trade area is supported by dense residential communities and strong commuter traffic. Guaynabo is Puerto Rico's highest-income municipality and ranks first islandwide in both median household income and per capita income, creating a highly attractive market for restaurant, retail, and consumer-oriented uses.



PROPERTY HIGHLIGHTS

- Former Tierra del Fuego restaurant location at Plaza Guaynabo
- Approx. 9,772.8 SF retail / restaurant space
- Positioned within a high-traffic, established retail destination
- Strong daytime and evening traffic from dining, retail, and entertainment users
- Over half a million square feet of retail space in the immediate vicinity.
- Suitable for restaurant, retail, entertainment, or mixed-use concepts
- Flexible layout supporting dining, retail, and operational buildouts
- Existing restaurant infrastructure in place
- Located in a dense commercial corridor in Guaynabo
- Easy access to PR-20, PR-22, and PR-2 connecting the greater San Juan metro area

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