

Available

Retail Space for Lease

Centro Caparra | PR-2 Km 6.9 | Villa Caparra, Guaynabo PR 00968



2,075 SF INLINE RETAIL | 42,700 AADT - PR 2 | FULL GENERATOR - 250 KW | FULLY SPRINKLERED



Lease Rate \$26.00 SF | NNN

PROPERTY SUMMARY

Retail Space | Centro Caparra Shopping Center | Guaynabo PR



Property Summary

Building Size	2,075 SF
Space Configuration	Open Floor Plan
Condition	Move-In Ready
Zoning	C-I
Frontage	PR-2 - Pylon Sign Available
Parking	Surface lot
Fire Protection	Fire alarm panel
Lease Rate	\$26.00 SF - NNN
Lease Term	Negotiable
CAM	\$4.00 SF
Total Occupancy Cost	~\$30.00 SF YR
Coordinates	18.40246, -66.11817

Property Overview

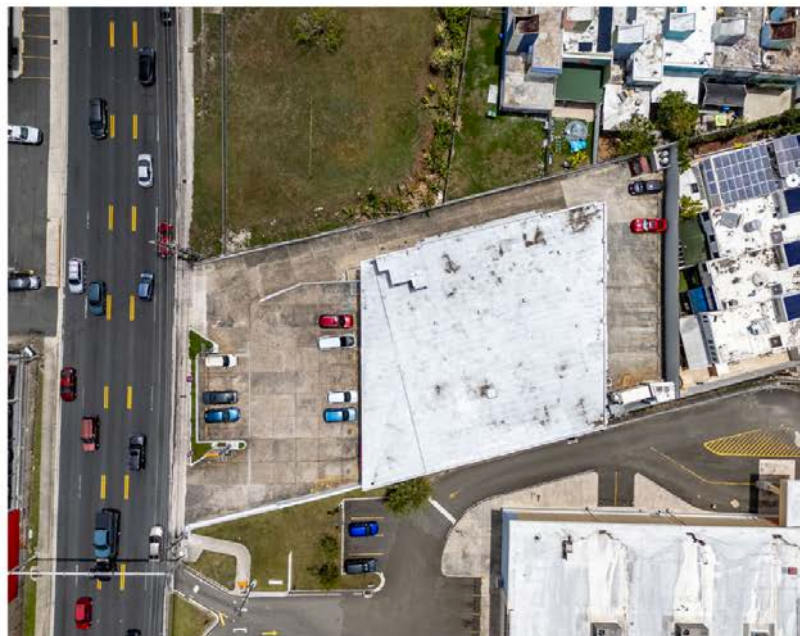
Centro Caparra Shopping Center, Space No. 4 is a 2,075 SF finished inline retail space in a neighborhood service center with direct PR-2 exposure at 42,700 AADT. The space features tile floors, drop ceiling tiles, and an existing partition creating two functional zones , a front reception or display area and a deeper service or operational floor. No demo required. The building is serviced by a 250kW generator covering the entire property, a 5,000-gallon water cistern, 24-hour security camera system, and optical fiber internet connectivity. Offered on a NNN basis with CAM at \$4.00/SF. Pylon signage on PR-2 is available for the incoming tenant.

Location Overview

Centro Caparra Shopping Center is located on Carr. No. 2 at Km. 6.9 in the Villa Caparra Ward of Guaynabo, one of Puerto Rico's high-income municipalities, with a median household income of \$58,472 within one mile of the site. The municipality's residential base reflects high educational attainment and a professional workforce generating consistent demand for retail and neighborhood service operators. The center sits on PR-2 with a confirmed AADT of 42,700 vehicles per day (HPMS 2024). Farmacia Caridad is adjacent. Walgreens is in close proximity. Co-tenants include Mini Almacenes, Papa John's, La Geoda, and Innovation Films. The surrounding Villa Caparra and Garden Hills residential neighborhoods represent a dense, high-income customer base for destination-service retail operators.

PROPERTY PHOTOS

Retail Space | Centro Caparra Shopping Center | Guaynabo PR



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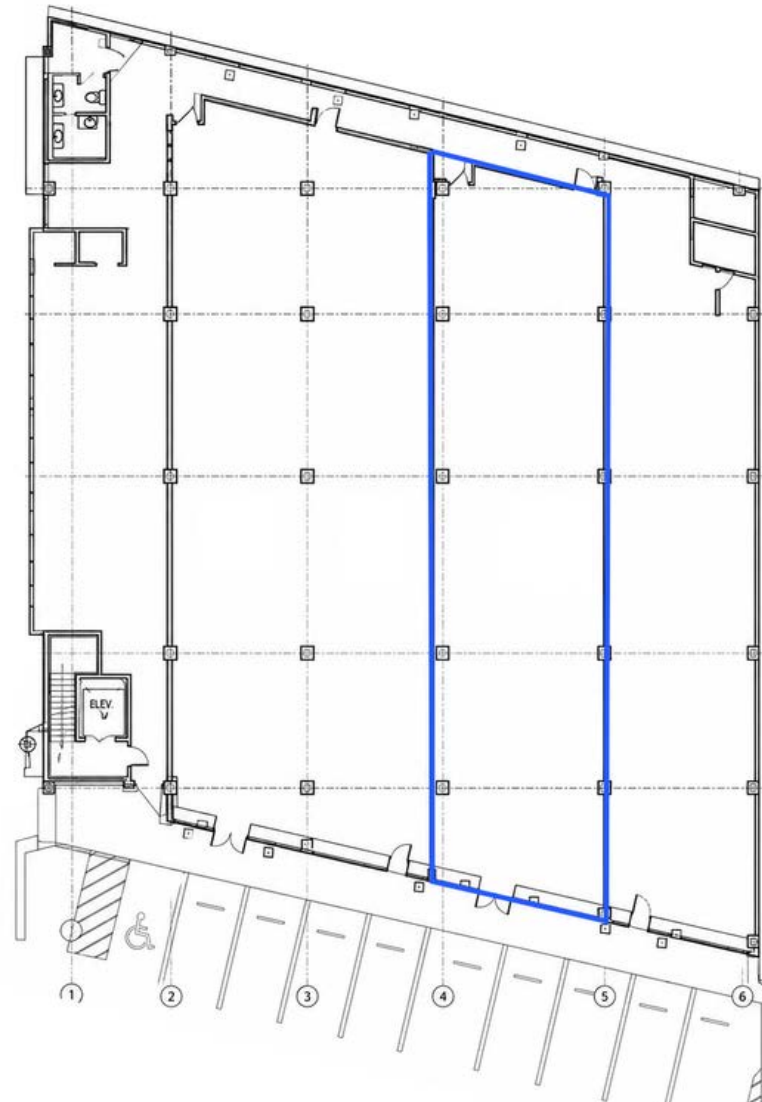
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FLOOR PLAN

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PROPERTY ACCESS

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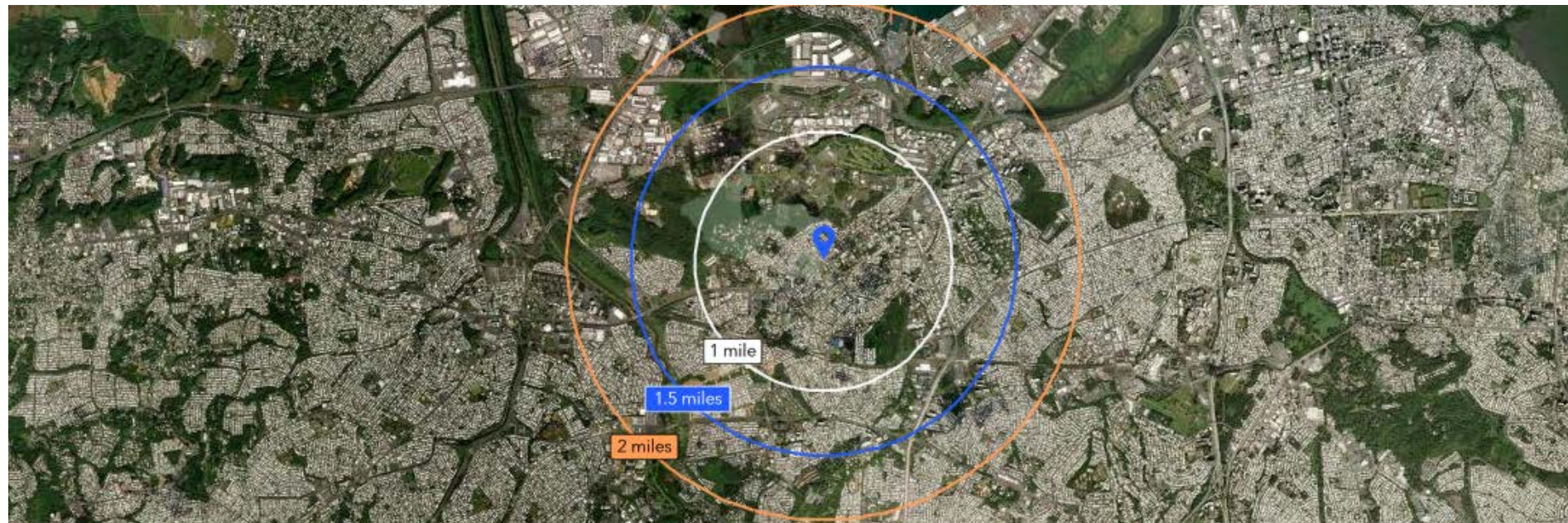
AERIAL MAP

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DEMOGRAPHIC SUMMARY

Retail Space | Centro Caparra Shopping Center | Guaynabo PR



Population	1-Mile	1.5-Mile	2-Mile
Total Population	17,114	37,945	70,720
Male Population	7,649	16,807	31,910
Female Population	9,465	21,138	38,810

Age	1-Mile	1.5-Mile	2-Mile
Ages 0-14	2,358	4,925	8,963
Ages 15-24	1,872	4,340	8,303
Ages 25-54	6,400	14,091	27,079
Ages 55-64	2,200	4,762	9,150
Ages 65+	4,286	9,828	17,224

Race	1-Mile	1.5-Mile	2-Mile
White	4,703	9,972	17,895
Black	625	1,739	4,577
American Indian and Alaska Native	48	94	211
Asian	28	72	73
Some Other Race	3,874	10,257	20,188
Two or More Races	7,836	15,811	27,775

Income Level	1-Mile	1.5-Mile	2-Mile
Median Household	\$58,472	\$46,727	\$39,368
< \$15,000	1,195	3,386	6,931
\$15,000 - \$24,999	793	1,858	4,278
\$25,000 - \$34,999	380	1,197	2,674
\$35,000 - \$49,999	898	2,023	3,899
\$50,000 - \$74,999	885	2,230	4,236
\$75,000 - \$99,999	740	1,569	2,748
\$100,000 - \$149,999	799	1,551	2,366
\$150,000 - \$199,999	715	1,261	1,674
> \$200,000	626	1,132	1,655

Housing	1-Mile	1.5-Mile	2-Mile
Total Housing	8,275	18,668	35,938
Occupied Units	7,031	16,208	30,460
Vacant Units	1,201	2,508	5,450
Owner-Occupied	5,055	10,818	19,174
Renter-Occupied	1,976	5,390	11,286

ZONING

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C-I (INTERMEDIATE COMMERCIAL)

The C-I zoning (Comercial Intermedio) is designed to serve neighborhoods and residential communities while maintaining commercial activity at an intermediate level. The zoning allows for various commercial uses that cater to the needs of the surrounding area without the intense industrial or large-scale commercial activity seen in higher zoning districts. This zoning makes the property ideal for both local businesses and services. Permitted uses under this zoning include retail shops, restaurants, cafes, and offices. It is essential that the use of the property does not harm the health, safety, or well-being of its occupants or neighboring properties. Certain businesses, such as motor vehicle repair shops or heavy hardware stores, are prohibited to maintain the neighborhood's character.



Area & Location Overview

Guaynabo is one of Puerto Rico's high-income municipalities within the San Juan metropolitan area, combining dense, established residential neighborhoods, Villa Caparra, Garden Hills, and Torrimar, with a professional workforce and strong daily commercial activity along its primary arterials. The municipality's residential base is characterized by long-tenure, owner-occupied households with above-average household income and high educational attainment, generating consistent, high-frequency demand for retail and personal service operators serving an established local clientele.

Centro Caparra Shopping Center is located on State Road PR-2 at Km. 6.9 in the Villa Caparra Ward of Guaynabo, with a confirmed daily traffic count of 42,700 vehicles (HPMS 2024). PR-2 is one of Puerto Rico's principal arterial highways, connecting the San Juan metro to the western municipalities and sustaining high daily traffic volumes from both residential commuters and commercial activity throughout the corridor. The center benefits from full access with no median barrier at two driveway points along PR-2, allowing all vehicle movements into and out of the property. Pylon signage on PR-2 is available to the incoming tenant, providing direct highway exposure to 42,700 daily vehicles.

The immediate area serves the Villa Caparra and Garden Hills residential communities through an established neighborhood service tenant mix. Current occupants include food service, specialty retail, and service-oriented operators generating consistent daily visits from the surrounding residential base. The site's PR-2 position and unrestricted access make it well-suited for destination retail and neighborhood service concepts targeting Guaynabo's established residential customer base.





DIEGO SAMPSON, CCIM

REAL ESTATE BROKER | C-18627



Diego Sampson, CCIM, is a commercial real estate broker licensed in Puerto Rico and Florida, specializing in retail leasing and industrial leasing, ground leases, and investment sales. He began his career as a valuation analyst in Puerto Rico, building a foundation in property underwriting, market research, and financial analysis that continues to inform his brokerage practice.

Diego represents landlords, developers, and tenants across retail pad transactions, QSR site selection, shopping center leasing, and investment property sales. His work spans the San Juan metro area, Bayamón, and the Orlando MSA — markets where he has completed transactions ranging from ground lease structuring to multi-tenant retail investment sales.

He holds a Bachelor of Science in Electrical Engineering from the Polytechnic University of Puerto Rico and applies a rigorous analytical framework to every assignment. As a CCIM and Board Member of the Florida Central District CCIM Chapter, Diego is committed to delivering disciplined, data-driven results for his clients.

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