



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Santurce, Puerto Rico

**COMMERCIAL UNITS**  
**FOR SALE**



**DESCRIPTION:**

A combined total of approximately 104,494 square feet divided into individual commercial condominium units and 450 parking stalls located within the heart of Santurce at Cobian's Plaza. The units range from 262 square feet to 4,126 square feet.

**LOCATION:**

Cobian's Plaza, 1607 Ponce de León Avenue, Santurce sector, San Juan, Puerto Rico.

**LOCATION INFLUENCE:**

Excellent presence, accessibility and visibility from Ponce de León Avenue with immediate access to several major traffic arteries in the San Juan Metropolitan Area including Fernández Juncos Avenue, Baldorioty de Castro Boulevard and Muñoz Rivera Expressway.

Close to many commercial, residential, retail, office and hotel components such as restaurants, cafes & cafeterias, supermarkets, gas service stations, various bank branches, bus stops, schools, residential neighborhoods & condominiums, and other related services.

**ZONING:**

CO-1 (Commercial for Office Use)

**AREA:**

Approximately **104,494 square feet** divided into commercial condominium units that range from *262 square feet* to *4,126 square feet*.

**SECURITY FEATURES:**

Smoke detection alarm system, security guard team on-site seven (7) days per week.

**COMMUNICATION SYSTEMS:**

Enjoys all typical telephone, Internet and cable infrastructure including certain independent service providers available for high-speed / fiber-optic data & telephone communications.

**SITE COORDINATES:**

- Longitude: 18°26'39.98"N
- Latitude: 66°03'56.16"W

**PARKING:**

450 Parking stalls available

For more information: [WWW.CHRISTIANSENCOMMERCIAL.COM](http://WWW.CHRISTIANSENCOMMERCIAL.COM)

