



SHOPS AT CAGUAS

400 CALLE BETANCES, CAGUAS, PR 00725



RETHINK. RECREATE. REDEVELOP.



CAGUAS' DESTINATION FOR EVERYDAY SHOPPING

Shops at Caguas is an enclosed regional center with over 100 stores. The property is highly visible with easy access from PR 52 the island's primary north/south expressway. Located just 6 miles south of Montehiedra, the center offers a strong array of national retailers, including Old Navy, G by Guess, Footlocker, Forever 21, Aeropostale, Bath & Body Works, Children's Place, Zumiez, Shoe Carnival and P.F. Changs. There is no material competition to the south with Ponce being ~40 miles away.

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2 Miles

Plaza Centro



Plaza Centro



Las Catalinas



Metro Mall



Los Prados SC



Shops at Caguas

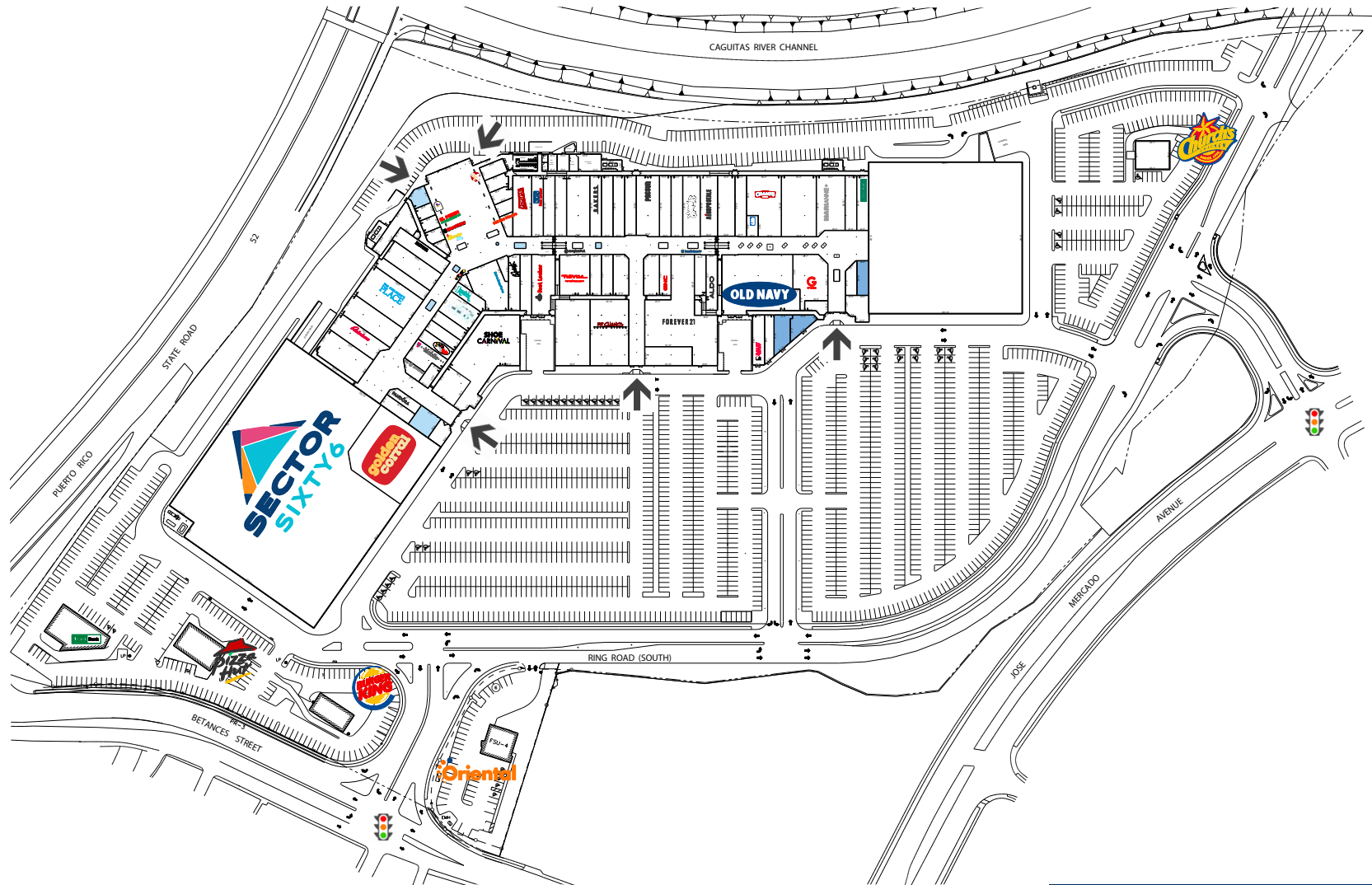


AERIAL



In 2023 Shops at Caguas welcomed an exciting new entertainment concept, Sector Sixty6, featuring in-door karting, arcades, VR robotics, rope courses, drag racing, race car simulators and so much more. Accompanying and adjacent to Sector Sixty6 is a new Golden Corral restaurant. These two concepts together with bring in a new demographic of customers and drive sales for the rest of the property. The property is only 25 minutes from San Juan.

SITE PLAN



HIGHLIGHTS

Parking Spaces	2,293
Total SF	497,508

TENANT ROSTER

TENANTS	SQFT	TENANTS	SQFT	TENANTS	SQFT
1A01 Sector Sixty6	122,893	0340 Beya	2,109	0800 Valija Gitana	2,009
01P130 FirstBank	3,000	0350 Journeys	3,164	0810 La Favorita	1,921
01P140 Pizza Hut	3,100	0360 Aeropostale	3,146	0820 Wetzel's Pretzels	567
01P150 Burger King	3,500	0370 A. Plaza	3,145	830 Bath & Body Works	2,883
01P160 Oriental Bank and Trust	6,000	0380 Kamea Meha	2,1038	0840 Bath & Body Works	1,392
01P170 Church's Chicken	2,800	390 Lids	733	0850 Tutto	337
0025 Available	4,478	0400 Champs	5,594	0860 Exentrix	1,265
0040 Available	3,286	0410 La Nueva Era	3,164	0875 Liberty	2,501
0050 Available	4,186	0420 La Nueva Era	3,186	890 Claire's	1,263
0070 The Children's Place	6,280	0430 Marianne Plus	4,912	900 Zapaventura	1,259
0090 Available	2,056	0440 Humberto Vidal	1,889	0910 Journeys Kidz	1,259
105 Zumiez	2,615	0450 Pearle Vision	1,942	0925 T-Mobile	2,142
106 Puma	5,535	0470 Available	1,172	0940 Bejeweled	734
0110 Flamers	428	475 Andis Nails & Hair Salon	1,665	0950 TV Novedades	798
0120 Chopsticks II	629	0480 Eye Center Boutique	1,035	0966 Shoe Carnival	9,756
0130 El Meson	659	0490 Diamond District	728	0975 Cartoon Cuts	2,369
0140 Taco Bell	679	515 G by Guess	4,578	0990 Shoe Carnival	1,369
0150 Available	931	0560 Old Navy	3,695	1000 Soleil	1,598
0160 KFC	1,022	0570 Available	1,107	1001 O-MRKT	1,068
0170 AJ's Pizza	884	0580 Available	1,400	1020 Pandora	1,092
0180 Ichiban Express	843	0591 Available	1,285	1030 Sector Sixty6	1,309
0190 Casa Mofongo Xpress	679	610A EGO Shoes	2,000	01888 Building Management Office	2,215
0200 The Hot Potato	686	612 Forever 21	13,668	10601 Sally Beauty Supply	1,821
0210 Kokomo/Tibbi	3,414	0631 Auntie Anne's Soft Pretzels	200	10726 Outback Steakhouse	6,914
0220 Kids Foot Locker	2,094	0640 Aldo	1,890	K-1 Claro	80
0230 Claro	2,089	0650 Vitamin World	1,405	K-5A Available	140
0240 Forever Crystals	2,089	0680 GNC	1,391	K-8 Available	160
0256 Windsor	4,218	0690 Available	1,927	K-9 Available	180
0270 Bakers	2,109	0725 P.F. Chang's	7,500	K-10 Sunglass Hut	180
280 Mango	2,109	0740 TOUS	1,916	K-11 Available	100
290 Available	2,109	0750 Lu Fashion	1,422	K-15 Available	180
0300 Claro	2,071	0760 Unitex	1,422	K-18 Claro	160
0310 Pacific Sunwear	4,172	0785 Naturalizer and Novus	3,658	TMP12 Available	160
0330 Hot Topic - Coming Soon	2,109	0790 Almacenes Plaza	3,968		







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