



THE OUTLETS AT MONTEHIEDRA

9410 AVENUE LOS ROMERO, SAN JUAN, PR 00926



RETHINK. RECREATE. REDEVELOP.



SAN JUAN'S DESTINATION FOR EVERYDAY SHOPPING

Montehiedra is an affluent bedroom community with upscale housing diversity. The Outlets at Montehiedra is just 5 miles south of Plaza Las Americas and many customers utilize the convenience and ease of access to make this their primary shopping choice. The center has a strong anchor line up with Marshall's Mega Store (includes HomeGoods) and Home Depot, both of which are in the top 2 for their chain on the island. Caribbean Cinemas is an IMAX 4DX amusement concept with 14 screens and stadium seating. The food offering at the property includes high volume Chili's and Romano's Macaroni Grill, as well as local favorites Cayo Caribe and IHOP. Ralph's Food Warehouse is expected to open in early 2023.

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AERIAL

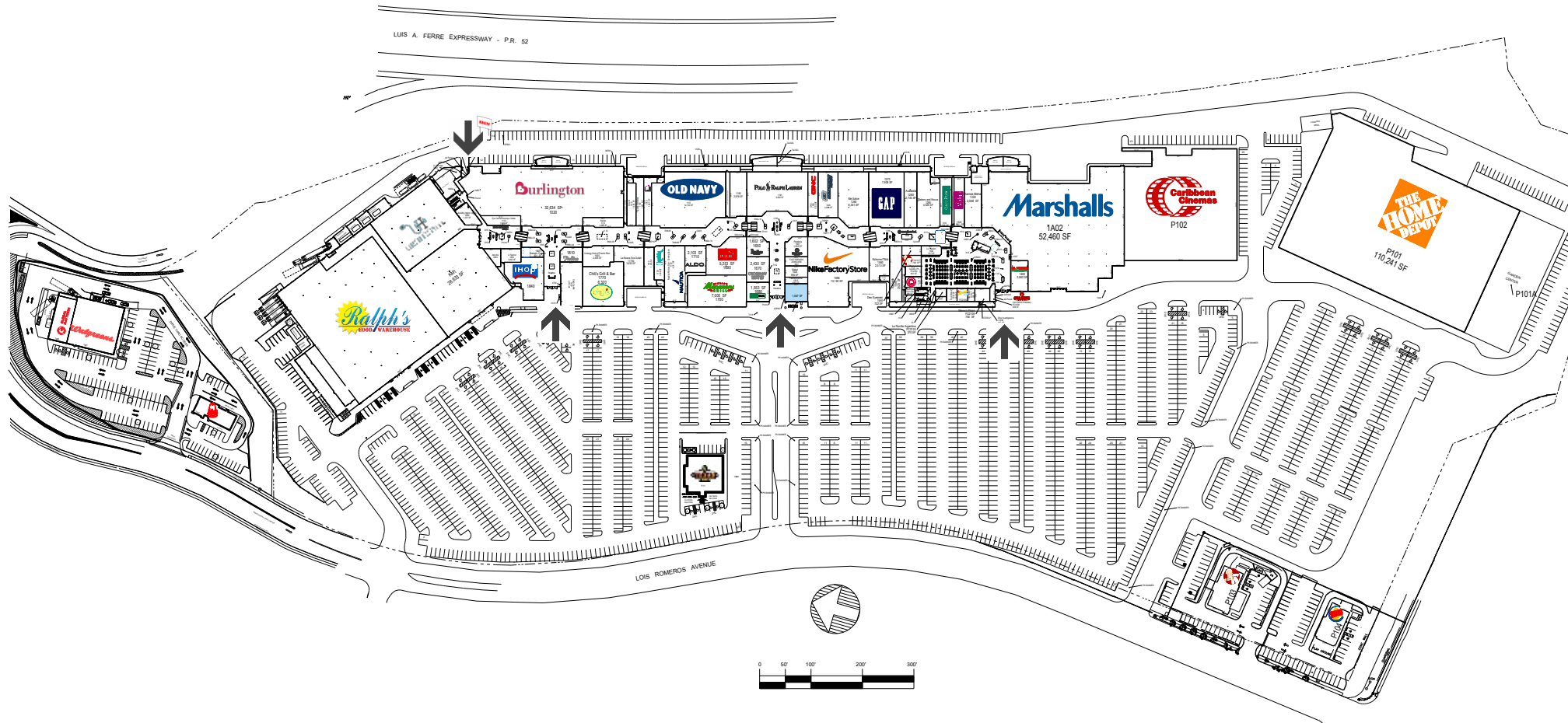


Ralph's is new to the market and will occupy 65,000 SF of the old K-Mart space. In addition, an outerparcel is under construction and will feature Walgreens, Arby's, and Global Mattress. Over 20% of the island's 3.5M residents live within 10 miles and 10% live within 5 miles. The average household income of \$51,100 far exceeds the island average of \$36,000.



The Outlets at Montehiedra is the closest outlet center to San Juan, with Barceloneta being ~30 miles to the west and Canovanas located ~12 miles to the east.

SITE PLAN



HIGHLIGHTS

Parking Spaces	3,050
Total SF	487,046

TENANT ROSTER

TENANTS			TENANTS			TENANTS		
SQFT			SQFT			SQFT		
1A02	Marshalls	52,460	1560	Kokomo/Tibbi	2,513	1900	Global Mattress	3,695
1K08	Available	100	1596	Nike Factory	13,150	1901	Walgreens	10,305
1K09	Sunglass Hut	180	1610	Wingstop	1,567	1902	Arby's	2,819
1K14	AT&T	100	1612	Available	487	11750	La Nueva Era Outlet	3,635
1020	Burlington - Coming Soon	32,908	1615	PalettAmerica	585	FC0101	KFC	768
1112	Eye Center Boutique Outlet	1,500	1620	Loyal Friend	990	FC0102	Country Pit	651
1113	Bambi	1,600	1621	Fast Repairs Jewelers	806	FC0104	La Parrilla Argentina	370
1120	"Le Luar" Cosmetics & Spa	1,554	1631	Pandora	1,635	FC0105	Available	530
1130	Kamea Meha	1,461	1650	Italics	1,602	FC0106	Flamers	461
1140	Sally Beauty Supply	1,561	1670	Crossway Salon	2,430	FC0107	Hot Potato	356
1170	Old Navy	14,744	1680	FirstBank	1,553	FC0108	Marco's Pizza	700
1180	Available	2,978	1690	Puma	5,253	FC0109	Cold Stone Creamery	324
1195	Polo Ralph Lauren	9,820	1700	Romano's Macaroni Grill	7,000	FC0111	Panda Express	651
1230	GNC	1,730	1710	Aldo	2,103	FC0111A	Panda Express	285
1245	Skechers	3,478	1720	Nautica	4,317	K12	Starbucks	467
1260	Available	6,331	1730	Exentrix	1,408	K15	Wetzel's Pretzels	100
1270	Gap Outlet	7,508	1740	Totto	1,573	K16	Available	180
1280	Perry Ellis	2,734	1770	Chili's Grill and Bar	6,370	KM1	TJ Maxx	28,112
1290	Bakers and Novus	4,525	1800	Urology Hub of Puerto Rico	2,458	KM2	Ralph's Food Warehouse	63,371
1310	Pearle Vision	1,905	1810	Preciosa	1,335	KM3	Urology Hub of Puerto Rico	17,996
1320	Valija Gitana	1,961	1820	Cayo Caribe	3,754	P-11	Texas Roadhouse	6,400
1330	Kamea Meha	3,048	1840	IHOP	4,929	P101	The Home Depot	110,241
1400	El Meson	2,082	1850	Li Fashions	1,087	P102	Caribbean Cinemas	50,000
1530	Lu Fashion	757	1860	Wetzel's Pretzels	831	P103	KFC	2,475
1540	Ego Shoes	2,520	1880	Eskultura	678	P104	Burger King	2,120
1550	Available	722	1888	Building Management Office	1,237	S997	LL Storage	635



LEASING VIDEO



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