

SHOPS AT CAGUAS

400 CALLE BETANCES, CAGUAS, PR 00725



PROPERTY HIGHLIGHTS

METRO AREA: Puerto Rico

COUNTY: Caguas

The 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 San Juan, 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. Chang's. The center is also home to Sector Sixty6, an exciting new 134,000 square foot entertainment concept featuring in-door karting, arcades, VR robotics, rope courses, drag racing, race car simulators and other entertainment offerings that has become a destination for residents across the island.

TOTAL SF
353,042

ACRES
42.0

PARKING SPACES
2,293

PARKING RATIO
6.49:1,000 SF

CENTER TYPE
Regional Center (Mall)

LEASING AGENTS

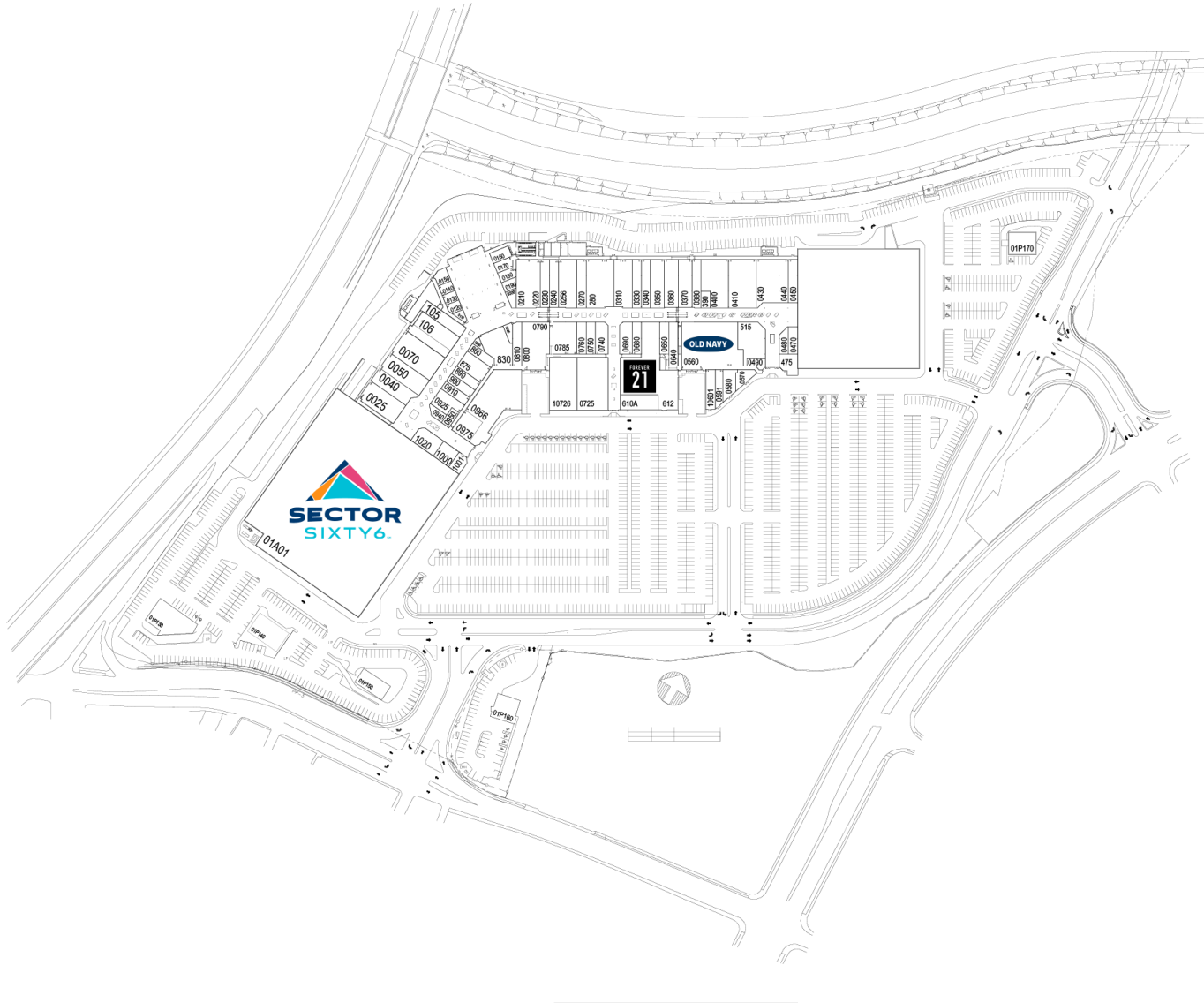
PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

SPECIALTY LEASING

PATRICIA ZAFFERESSE | pzafferese@uedge.com | 201-882-7506

SHOPS AT CAGUAS

400 CALLE BETANCES, CAGUAS, PR 00725



THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

SHOPS AT CAGUAS

400 CALLE BETANCES, CAGUAS, PR 00725



#	TENANTS	SQFT	#	TENANTS	SQFT	#	TENANTS	SQFT
105	Zumiez	2,615	01P130	FirstBank	3,000	0340	Beya	2,109
106	Puma	5,535	01P140	Pizza Hut	3,100	0350	Journey's	3,164
280	Mango	6,304	01P150	Burger King	3,500	0360	Aeropostale	3,146
390	Lids	733	01P160	Oriental Bank and Trust	6,000	0370	A. Plaza	3,145
475	Andis Nails & Hair Salon	1,665	01P170	Church's Chicken	2,800	0380	Kamea Meha	2,108
515	G by Guess	4,578	0025	Foot Locker	12,002	0400	Champs	5,594
610A	EGO Shoes	2,000	0040	Available	3,286	0410	La Nueva Era	3,164
612	Forever 21	13,668	0050	Available	4,186	0420	La Nueva Era	3,186
830	Bath & Body Works	2,883	0070	The Children's Place	6,280	0430	Marianne & Marianne Plus	4,912
890	Claire's	1,263	0110	Flamers	428	0440	Humberto Vidal	1,889
900	Zapaventura	1,259	0120	Chopsticks II	629	0450	Pearle Vision	1,942
1000	Soleil	1,638	0130	El Meson Sandwiches	659	0470	Dream Arts Evolution	1,172
1001	O-MRKT	1,068	0140	Taco Bell	679	0480	Eye Center Boutique	1,035
1020	Pandora	1,092	0150	Available	931	0490	Diamond District	728
1130	Sector Sixty6	1,309	0160	KFC	1,022	0560	Old Navy	12,711
10601	Sally Beauty Supply	1,821	0170	AJ's Pizza	884	0570	Available	1,107
10726	Outback Steakhouse	6,914	0180	Ichiban Express	843	0580	Office Gallery	1,400
K-1	Claro	80	0190	Casa Mofongo Xpress	679	0591	Vitamin World	1,285
K-5A	Ico Rico	140	0200	The Hot Potato	686	0631	Auntie Anne's	200
K-8	Available	160	0210	Kokomo/Tibbi	3,414	0640	Aldo	1,890
K-9	Available	180	0220	Kids Footlocker	2,094	0650	Perfumes 4U	1,405
K-10	Sunglass Hut	180	0230	Claro	2,089	0680	GNC	1,391
K-11	Available	100	0240	Forever Crystals	2,089	0690	Available	1,927
K-15	Auntie Anne's	180	0256	Windsor or Windsor Fashions	4,218	0725	P.F. Chang's	7,500
K-18	Claro	160	0270	Bakers	2,109	0740	TOUS	1,916
TMP12	HOCO	80	0310	Pacific Sunwear	4,172	0750	Lu Fashion	1,422
01A01	Sector Sixty6	122,893	0330	Hot Topic	2,109	0760	Leonisa	1,422

LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

SPECIALTY LEASING

PATRICIA ZAFFERERE | pzafferere@uedge.com | 201-882-7506

SHOPS AT CAGUAS

400 CALLE BETANCES, CAGUAS, PR 00725



#	TENANTS	SQFT
0785	Naturalizer and Novus	3,658
0790	New Tenant - Coming Soon	3,968
0800	Valija Gitana	2,009
0810	La Favorita	1,921
0820	Wetzel's Pretzels	567
0840	Bath & Body Works	1,392
0850	Totto	337
0860	Exentrix	1,265
0875	Liberty	2,501
0910	Journey's Kidz	1,259
0925	T-Mobile	2,142
0940	Bejeweled	734
0950	TV Novedades	798
0966	Shoe Carnival	9,756
0975	Cartoon Cuts	2,369
0990	Shoe Carnival	1,369
01888	Building Management Office	2,215

LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

SPECIALTY LEASING

PATRICIA ZAFFERESE | pzafferese@uedge.com | 201-882-7506