



**\$4,250,000**

- Commercial Sale
- Industrial

## **65 AVENIDA DE INFANTERIA CONCORDIA GARDENS SHOPPING CENTER ANNEX BUILDING, SAN JUAN, PR, US, 00924**

<https://pomahome.com>



Exclusive Investment Opportunity â Concordia Shopping Center  
Positioned along the high-traffic 65th Avenida InfanterÃa and just  
minutes from Luis MuÃ±oz MarÃn International Airport, the  
Concordia Shopping Center offers a rare opportunity to acquire a  
well-located, income-producing commercial asset in one of Puerto  
Ricoâs most active retail corridors. This corner property  
features 11 commercial units, with [...]

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### **Lo esencial**



**Tipo:** Commercial Sale

**Direcciones:** -- From Luis Munoz Marin International Airport Airport Rd, Carolina, 00979 -- Take Marginal Aeropuerto to Airport Rd 2 min (1.0 km) -- Take Puente Teodoro Moscoso to Expreso Manuel Rivera Morales/Expreso Trujillo Alto in R o Piedras, San Juan. Take the Carolina exit from Expreso Manuel Rivera Morales/Expreso Trujillo Alto/PR-181 4 min (5.0 km) -- Take Av. Marginal to Carretera 3 E in Sabana Llana Sur, San Juan, Puerto Rico 1 min (550 m) -- Turn left onto Carretera 3 E 54 sec (270 m) -- Drive to your destination 30 sec (110 m) Concordia Shopping Center 9XVC+W44, Carretera 3, San Juan, 00924

**Ciudad:** SAN JUAN

**Fecha Agregada :** Agregado hace 1 a o

**Categor a:** Industrial

**Crear tour virtual autom tico (S  o No):** true

**Clave del sistema fuente:**  
755800769

**ID MLS:** 755800769

**Marca de tiempo de modificaci n del puente:**  
2025-10-31T15:10:09.608Z

**Fuente del  rea del edificio:** Public Records

** rea total del edificio:** 22540

**Unidades del  rea del edificio:** Square Feet

**Contacto preferido de la oficina de listado:** 787-557-4001

**Comentarios p blicos del agente:** Exclusive Investment Opportunity    Concordia Shopping Center Positioned along the high-traffic 65th Avenida Infanter a and just minutes from Luis Mu oz Mar n International Airport, the Concordia Shopping Center offers a rare opportunity to acquire a well-located, income-producing commercial asset in one of Puerto Rico s most active retail corridors. This corner property features 11 commercial units, with 10 currently leased, delivering stable, recurring rental income from a diversified tenant base. Situated on 1 acre of land and encompassing 22,530 square feet of gross leasable area, the asset is fully operational, meticulously maintained, and compliant with current building and safety codes. Key Investment Highlights:    Prime Visibility & Access    Strategic corner location on one of the island s busiest avenues    Strong Occupancy    91% leased with upside potential in tenant optimization    Stabilized Cash Flow    Immediate income with room for rental growth    Expansion Potential    Site layout supports future redevelopment or footprint expansion    Owner Financing Available    Flexible acquisition terms for qualified buyers This property is ideal for institutional investors, private equity groups, or lenders seeking a high-performing commercial asset with long-term upside and low vacancy risk. Its proximity to major transportation hubs and densely populated neighborhoods further enhances its investment appeal. For offering memorandum, rent roll, or to schedule a confidential tour, please contact us directly.

**Precio de lista calculado por pies cuadrados calculados:** 188.55

**Fecha de cambio de estado del contrato:** 2025-04-09

**Refrigeraci n:** Other

**Refrigeraci n (S  o No):** true

**Coordenadas:** -66.03006789,  
18.39487694

**Pa s:** US

**Condado o parroquia:** San Juan

**D as acumulativos en el mercado:** 205

**D as en el mercado:** 205

**Fuente de listado:** MATRIX

**Tipo de propiedad:** Commercial Sale

**Subtipo de propiedad:** Industrial

