



\$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 [...]

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 10 meses

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

