

# THE OUTLETS AT MONTEHIEDRA

9410 AVENUE LOS ROMERO, SAN JUAN, PR 00926



## PROPERTY HIGHLIGHTS

**METRO AREA:** Puerto Rico

**COUNTY:** San Juan

The Outlets at Montehiedra, located just 6 miles south of San Juan, is a regional outlet shopping center with nearly 100 local and national tenants including Polo Ralph Lauren, Gap Outlet and Nautica, as well as a strong anchor line up including Marshalls Mega Store and Home Depot. Caribbean Cinemas features an IMAX 4DX amusement concept. Ralph's, TJ Maxx, and Urolgoy Hub are expected to open in 2024.

**TOTAL SF**  
533,561

**ACRES**  
55.4

**PARKING SPACES**  
3,050

**PARKING RATIO**  
5.72:1,000 SF

**CENTER TYPE**  
Regional Center (Outlet)

### LEASING AGENTS

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

### SPECIALTY LEASING

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



# THE OUTLETS AT MONTEHIEDRA

9410 AVENUE LOS ROMERO, SAN JUAN, PR 00926



#	TENANTS	SQFT	#	TENANTS	SQFT	#	TENANTS	SQFT
1A02	Marshalls	52,460	1596	Nike Factory Store	13,150	11750	Almacenes Plaza	3,635
1K08	Available	100	1610	Wingstop	1,567	FC0101	KFC	768
1K09	Sunglass Hut	180	1615	PalettAmerica	585	FC0102	Country Pit	651
1K14	Liberty	100	1620	Loyal Friend	990	FC0104	La Parrilla Argentina	370
1020	Burlington	32,908	1621	Fast Repairs Jewelers	806	FC0105	Taco Maker	530
1112	Eye Center Boutique	1,500	1631	Pandora	1,635	FC0106	Flamers	461
1113	Available	1,600	1650	Italics	1,602	FC0107	Hot Potato	356
1120	Le Luar Cosmetics & Spa	1,554	1670	Crossway Salon	2,430	FC0108	Marco's Pizza	700
1130	Figuras Perfectas	1,461	1680	FirstBank	1,553	FC0109	Cold Stone Creamery	324
1140	Sally Beauty Supply	1,561	1690	Puma	5,253	FC0111	Panda Express	651
1170	Old Navy	14,744	1700	Romano's Macaroni Grill	7,000	FC0111A	Panda Express	285
1180	Sola Salons Studios	2,978	1710	Aldo	2,103	K12	Starbucks	467
1195	Polo Ralph Lauren	9,820	1720	Nautica Factory Store	4,372	K15	Wetzels Pretzels	100
1230	GNC	1,730	1730	Exentrix	1,408	K16	Available	180
1245	Skechers	3,478	1740	Totto	1,573	KM1	T.J. Maxx	28,112
1260	La Nueva Era	6,331	1770	Chili's logo	6,370	KM2	Ralph's Food Warehouse	64,499
1270	Gap Outlet	7,508	1800	Urology Hub of Puerto Rico	2,458	KM3	Urology Hub of Puerto Rico	17,996
1280	Perry Ellis	2,734	1810	Preciosa Outlet	1,335	KVM13	Communikart	100
1290	Bakers	4,525	1820	Cayo Caribe	3,754	P101	Home Depot	110,241
1310	Pearle Vision	1,905	1840	IHOP	4,929	P102	Caribbean Cinemas	50,000
1320	Valija Gitana Outlet	1,961	1850	Bambi	1,087	P103	KFC	2,475
1330	Kamea Meha	3,048	1860	Wetzels Pretzels	831	P104	Burger King	2,120
1400	El Meson	2,082	1880	Inventus Power Corp	678			
1530	Lu Fashion	757	1888	Mall Management Office	1,237			
1540	EGO Shoes	2,525	1900	Global Mattress	3,695			
1550	Available	722	1901	Walgreens	10,305			
1560	Kokomo/Tibbi	2,513	1902	Arby's	2,819			

## LEASING AGENTS

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

## SPECIALTY LEASING

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