



BH Properties signs Ross Dress for Less to a 26,000 s/f lease

August 27, 2024 - National News

Caguas, PR BH Properties, a vertically integrated, value-add real estate investment company based in Los Angeles, has signed Ross Dress for Less (Ross) to a 26,000 s/f lease to open a new retail outlet at the Plaza Centro shopping mall. Located on the southern outskirts of the San Juan, Plaza Centro features more than 283,000 s/f of retail and is now more than 96% leased. The addition of Ross helps the mall's diverse shopping experience which is already anchored by Burlington, and neighboring tenants including JC Penney, and Sam' Club. JLL Puerto Rico represented BH Properties in the transaction.

With plans to open its doors to patrons in 2025, Ross will offer shoppers its well-known selection of high-quality department and specialty store brands at bargain prices. The addition of Ross is part of BH Properties' continued revitalization of Plaza Centro by bringing in a diverse mix of top-quality retailers that match the needs and wants of the Caguas community.

"Ross is a fantastic addition to Plaza Centro, continuing our successful strategy of delivering a mix of international brands and local retailers that resonates with the greater San Juan community," said Jim Brooks, president of Los Angeles based BH Properties. "Ross' commitment to providing quality brands at outstanding values aligns with our vision of making Plaza Centro a vibrant and essential hub for shoppers across the economic spectrum."

Ross Dress for Less joins other new tenants at the shopping center, including Beya Accessories, Cosmo Prof, Qdoba Mexican Eats, a new expanded salon and spa, a chiropractor's office, La Nueva Era and CSL Plasma. These additions further diversify the shopping, service, and dining options in the neighborhood, which include Fuddruckers, IHOP, Chilis, Metropol Restaurant, Chuck E. Cheese, Ponderosa Steakhouse, and Wetzel's Pretzels, among others.

In addition to the more than 10 million s/f it owns and operates in the continental US, BH Properties owns and operates more than 650,000 s/f of real estate in Puerto Rico, including the ongoing redevelopment of two former Sears locations: one at Las Catalinas Mall, currently known as the Shoppes at Caguas, in Caguas, PR; and the other at Plaza Carolina in Carolina, PR.

"Since our founding more than thirty years ago, BH Properties has remained dedicated to investing in the communities we serve," said Brooks. "Through the revitalization of key retail spaces and attracting the high-quality tenants that our patrons want and need most, we aim to create dynamic

and thriving environments for residents, visitors, and businesses alike."

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