

INVEST HERE

PLAZA DEL PESCADOR COMMERCIAL UNITS FOR SALE



A THRIVING COMMERCIAL DISTRICT SINCE 2012

**Reduce your investment risk with a
trusted success.**

Plaza del Pescador is a well-positioned property with a strong presence since **2012**.

The prime location is facing the entrances to the Hilton Cabo Azul and Royal Solaris. The tourist corridor totals **1850+ rooms at an average of 72% occupancy**. The vibrant San Jose avenue is the only four lane avenue with a designated bike lane, wide pedestrian crossroads, and well maintained public areas for both locals and tourists to enjoy. Established tenants minimize turnover. **The lease agreements outline pre-defined tenant improvements and maintenance responsibilities.**

The location caters not only to the tourism industry, but also to over 400 nearby residences among the Club la Costa phases I-III, Misiones, Las Mañanitas, and Tortuga Bay housing developments all less than 5 min away. Plaza del Pescador is complemented by multiple attractions including cafes, banks, restaurants, retail, offices, and fitness centers that service a broad range of ages from Gen Z to Boomers.

Invest in a secure, passive income stream and own a piece of a thriving district. This is an ideal purchase for investors seeking a hands-off approach to generating a significant financial advantage with minimal management responsibilities.



PLAZA DEL PESCADOR | INVENTORY



PLAZA DEL PESCADOR INVENTORY						
COMMERCIAL UNIT	BUSINESS	PRICE IN USD	ANNUAL NET INCOME	TOTAL AREA M ²	\$ / M ²	CONTRATO
L1-D	Vacant	\$ 1,100,000.00	\$ 111,772.56	460.7	\$ 2,388	-
O-5	TT Once	\$ 420,000.00	\$ 32,472.00	144.34	\$ 2,910	USD
L-3A	Alarcon Lozano Consultores	\$ 280,000.00	\$ 14,760.00	88.98	\$ 3,147	USD
O-1 O-2	Vacant / Adkol	\$ 320,000.00	\$ 24,253.73	101.44	\$ 3,155	USD
L-2A	InterCam Banco S.A.	\$ 280,000.00	\$ 23,387.97	87	\$ 3,218	MXN
M4	Vacant / Alem Spa	\$ 765,500.00	\$ 65,229.66	221.75	\$ 3,452	USD
M5	Vacant	\$ 697,500.00	\$ 50,430.00	205.01	\$ 3,402	-
B2	Clinica Dermatologia	\$ 217,000.00	\$ 13,029.44	58.67	\$ 3,699	USD
L1	Penca	\$ 1,600,000.00	\$ 118,080.00	460.4	\$ 3,475	USD
L1-A L1-AT	Vacant / Cabo Souvenirs	\$ 850,000.00	\$ 59,040.00	137.63	\$ 6,176	USD
TOTAL		\$ 6,530,000.00	\$ 512,455.36	1965.92		

- Blue represents vacant spaces and income projections

- Black represents spaces with current tenants and active cash flow

- Tenants cover an additional 18% maintenance fee. Commercial properties generate IVA, an added sales tax determined by the notary based on the construction value. This tax is not included in the listed price.



COMMERCIAL UNITS ON MARKET

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ESSENTIAL INFORMATION

LEASE RECORDS | AVAILABLE UPON REQUEST
INCLUDING CONTRACTS, FLOORPLANS, FACTURAS
ETC

MAINTENANCE | EACH TENANT COVERS AN
ADDITIONAL 18% MAINTENANCE CHARGE

LEASE RENEWALS | OWNERS HAVE THE OPTION TO
RENEW LEASE, SECURE NEW TENANTS, OR HOST OWN
BUSINESS VENTURE

APPOINTMENTS | SHOWINGS ARE WELCOMED
WEEKDAYS ON BUSINESS HOURS

IVA | COMMERCIAL REAL ESTATE SALES GENERATE AN
IVA BASED ON THE CONSTRUCTION VALUE THE TAX
IS NOT INCLUDED IN THE LISTING PRICE. BUYERS ARE
ELIGIBLE TO RECLAIM THE IVA

CURRENCY | THE OFFERED PRICE IS IN USD. THE FINAL
PRICE FOR RECORD PURPOSES WILL BE CONVERTED
TO THE OFFICIAL EXCHANGE RATE OF MXN ON THE
DAY THE PAYMENT IS DUE





L-1D

\$1,100,000 USD | 460.4 M²

PRIVATE AREA - 4,955.70 sq ft | 460.4 M²

PROJECTED MONTHLY RENT - \$9,314.38 USD

PROJECTED ANNUAL REVENUE - \$111,772.56 USD

LEASE EXPIRATION - VACANT



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[TO VIEW FLOOR PLAN & LEASE RECORDS](#)

Own the second level of the most coveted corner in a thriving commercial district. A rare commercial space of 460.7 m² exposed to thousands of people on a daily basis via car and foot traffic. This is the only large commercial space of its kind available on the market in San Jose. **The potential use can be office space, restaurant, retail or any versatile business.**

It is currently vacant for the new owner to lease to new tenants and secure cashflow or pursue own business venture.



TENANTS COVER ADDITIONAL 18% MAINTAINANCE CHARGE



O-5

\$420,000 USD

|

144.34 M²

PRIVATE AREA - 1,553.66 sq ft | 144.34 M²

MONTHLY RENT - \$2,706.00 USD

ANNUAL REVENUE - \$32,472.00 USD

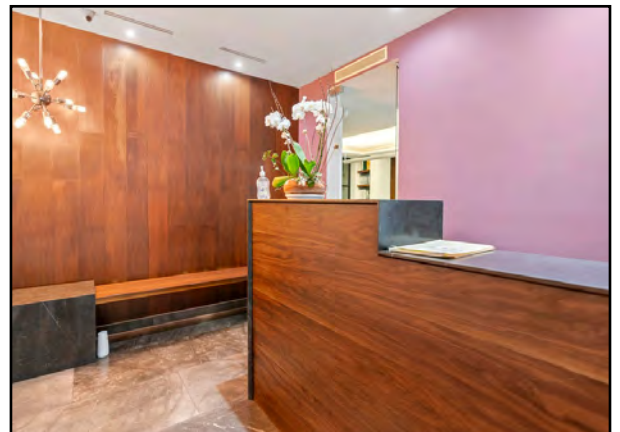
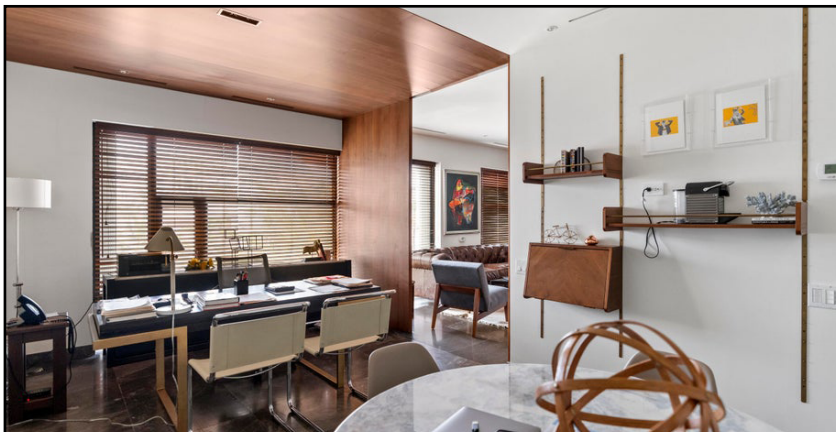
LEASE EXPIRATION - 01/03/27

The versatile layout features an open workspace with cubicle stations, a formal conference room, and three private offices. Two executive suites, each with ample natural light, are connected by a welcoming lounge area, perfect for collaboration or informal meetings. This flexible space is **ideal for a variety of office configurations.**

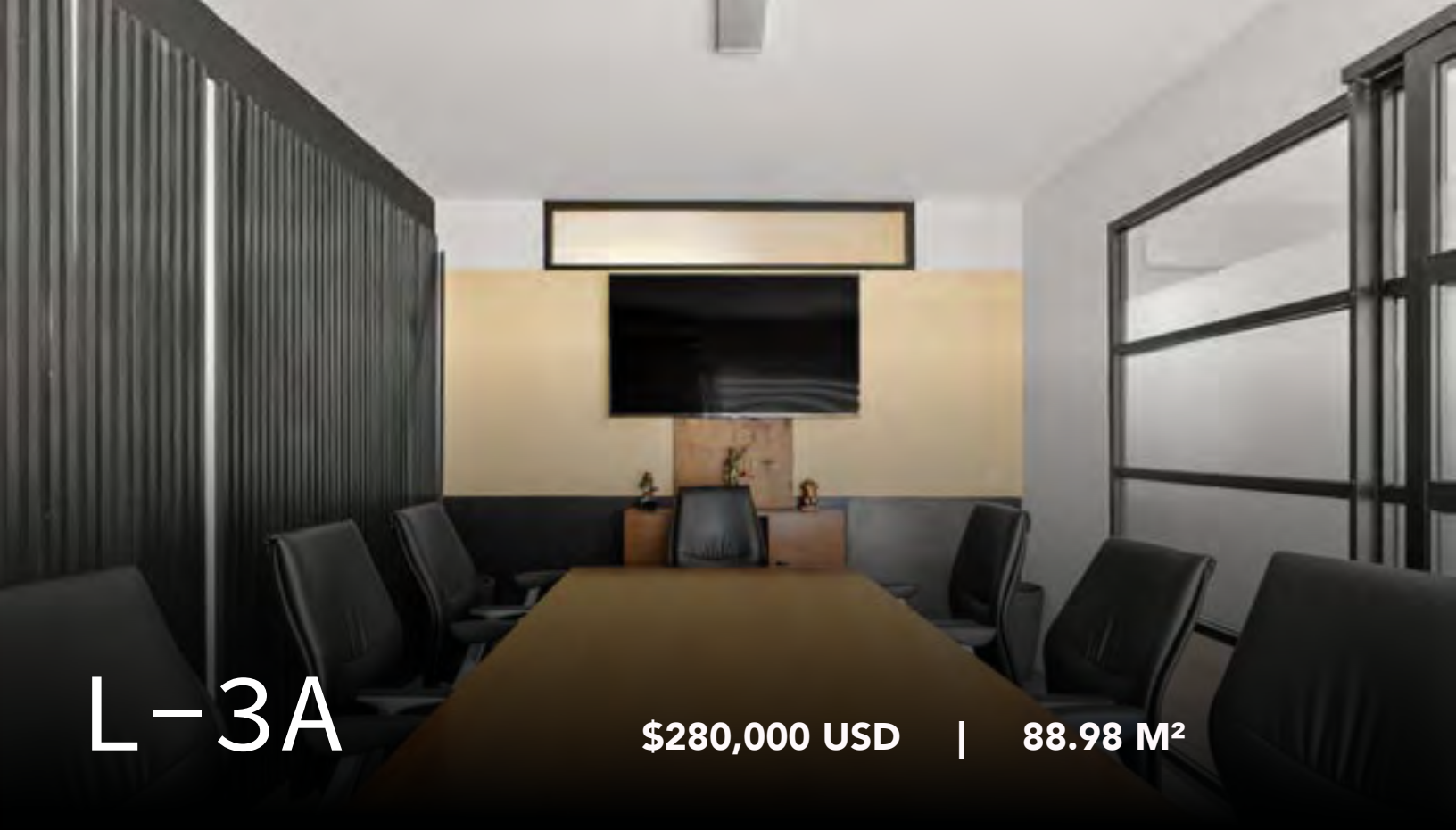


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TENANTS COVER ADDITIONAL 18% MAINTAINANCE CHARGE



L-3A

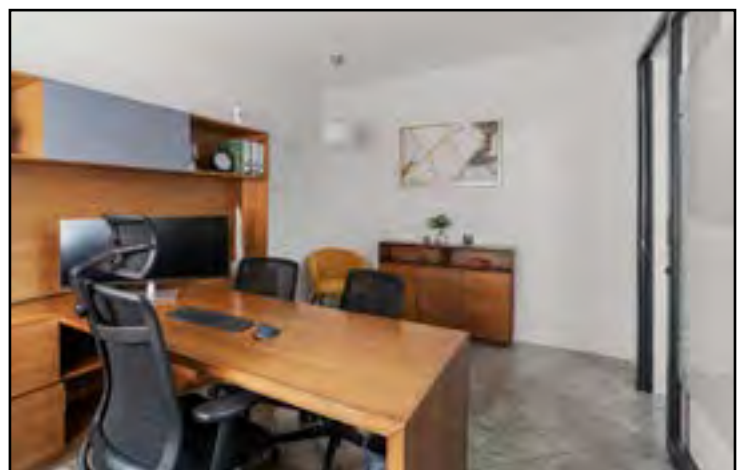
\$280,000 USD | 88.98 M²

PRIVATE AREA - 957.77 sq ft | 88.98 M²

MONTHLY RENT - \$1,230.00 USD

ANNUAL REVENUE - \$14,760.00 USD

The interior features a versatile industrial design with a thoughtfully planned layout. A spacious reception area welcomes guests upon entry, with a private office located to the right and a conference room to the left. Toward the rear of the space is an open work area currently configured with cubicles and a kitchenette break room, while two executive suites are positioned at either end.



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TENANTS COVER ADDITIONAL 18% MAINTENANCE CHARGE



O-1 | O-2

\$320,000 USD

| 101.44 M²

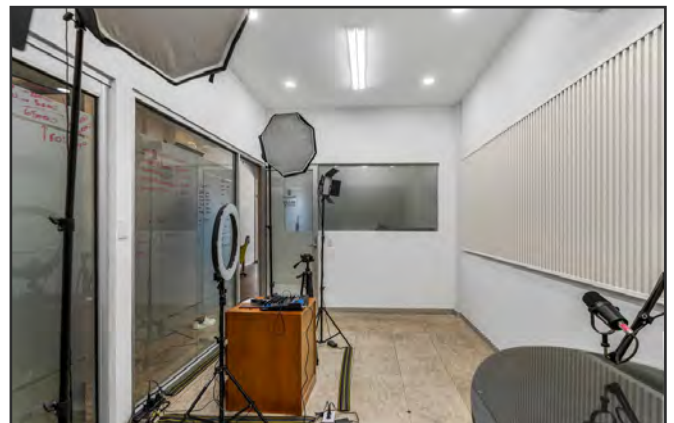
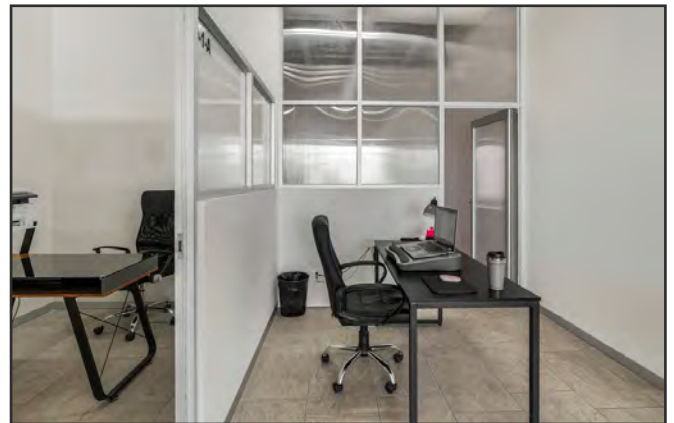
PRIVATE AREA - 1,091.89 sq ft | 101.44 M²

MONTHLY RENT - \$2,021.14 USD

ANNUAL REVENUE - \$24,253.73 USD

LEASE EXPIRATION - O-1 01/11/26 | O-2 01/04/27

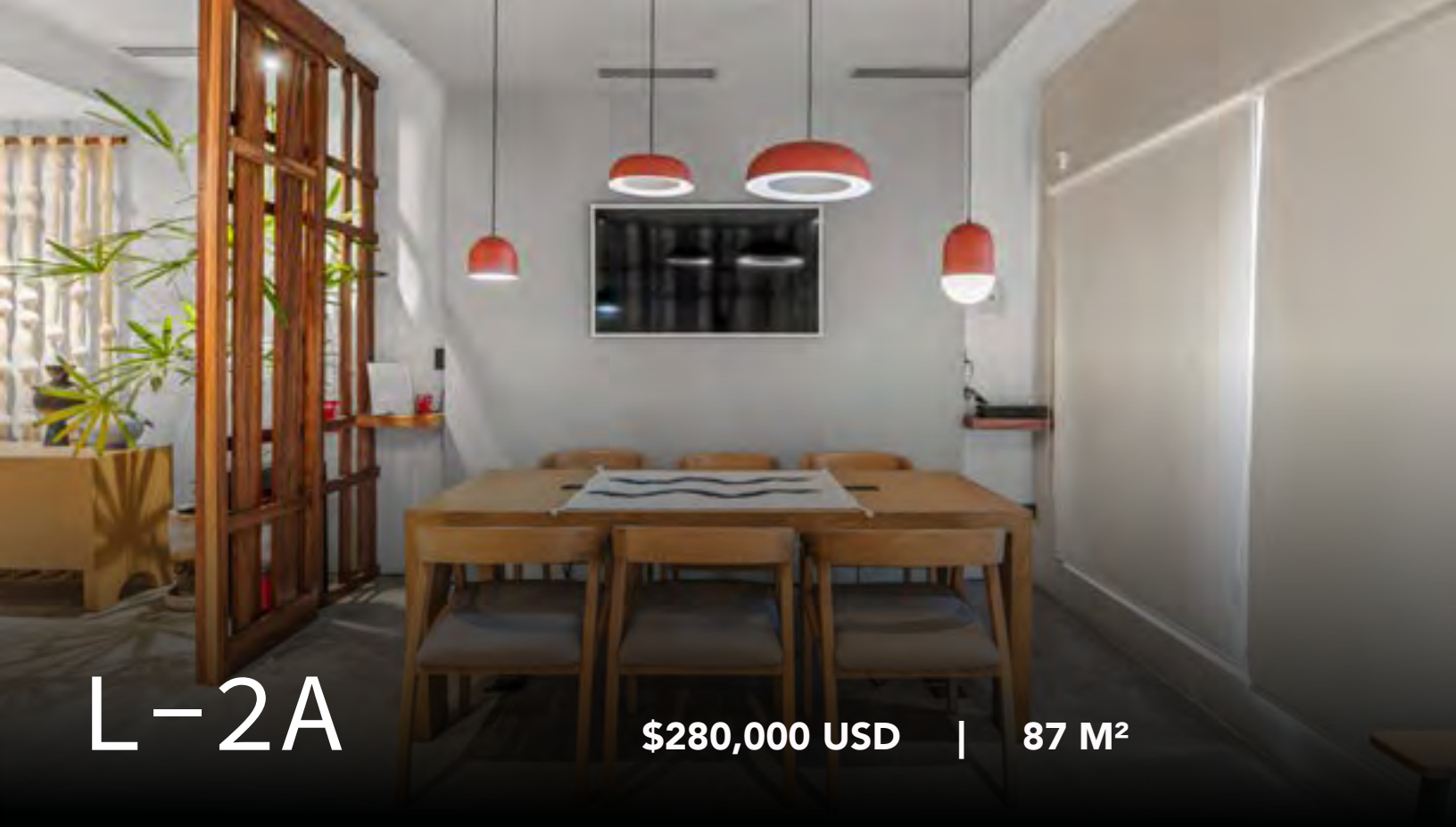
The commercial spaces are located on the third floor reached via elevator or stairs. Both spaces are currently used as professional offices. These layouts provide space for a lobby, private offices, a larger conference room and a break room/storage area. **Tenants appreciate the location because of its parking convenience, vicinity to many food options, and formality.**



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TENANTS COVER ADDITIONAL 18% MAINTAINANCE CHARGE



L-2A

\$280,000 USD | 87 M²

PRIVATE AREA - 936.46 sq ft | 87 M²

MONTHLY RENT - \$1,812.00 USD

ANNUAL REVENUE - \$21,750.00 USD

Located on the west end of Plaza del Pescador — a well-established mixed-use center in San José del Cabo — this second-floor unit offers 87 m² of thoughtfully designed space, accessible via a private stairwell from the main level. The modern layout promotes open collaboration while maintaining functional separation, featuring a meeting area, coffee station, and waiting lounge upon entry, followed by two private offices, a spacious work area, a break room, and a dedicated storage room.



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TENANTS COVER ADDITIONAL 18% MAINTENANCE CHARGE



L-1

\$1,600,000 USD

|

460.4 M²

PRIVATE AREA - 4,955.7 sq ft | 460.4 M²

MONTHLY RENT - \$9,840.00 USD

ANNUAL REVENUE - \$118,080.00 USD

LEASE EXPIRATION - 01/08/32

The space is cornered on the left end when facing the strip mall. The **front is 16.93 linear meters** along the extra wide pedestrian walkway. The industrious design is completed with floor to ceiling clear windows, and quality flooring that withstands high volume traffic and heavy furniture. The **double terrace, three restroom stalls, service entrance, storage area, bar, and closed off kitchen** makes it desirable to fulfill the current tenants needs and versatile for future ones.



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TENANTS COVER ADDITIONAL 18% MAINTAINANCE CHARGE



L1-A | L1-AT

\$850,000 USD

|

137.63 M²

PRIVATE AREA - 1,481.44 sq ft | 137.63 M²

PROJECTED MONTHLY RENT - \$4,920.00 USD

PROJECTED ANNUAL REVENUE - \$59,040.00 USD

LEASE EXPIRATION - L1-A 01/10/24 | L1-AT VACANT

INCLUDED IN LISTING PRICE -

BAR FRAME, STORAGE, WC WITHOUT FINISHES

Own the most coveted corner in a thriving commercial district. Outdoor L1-AT is ideal for a bar. Indoor L1A has a current retail tenant. Renders and floorplan for the bar are available. Listing price includes bar frame, storage, and w/c without finishes for the new owner to customize.



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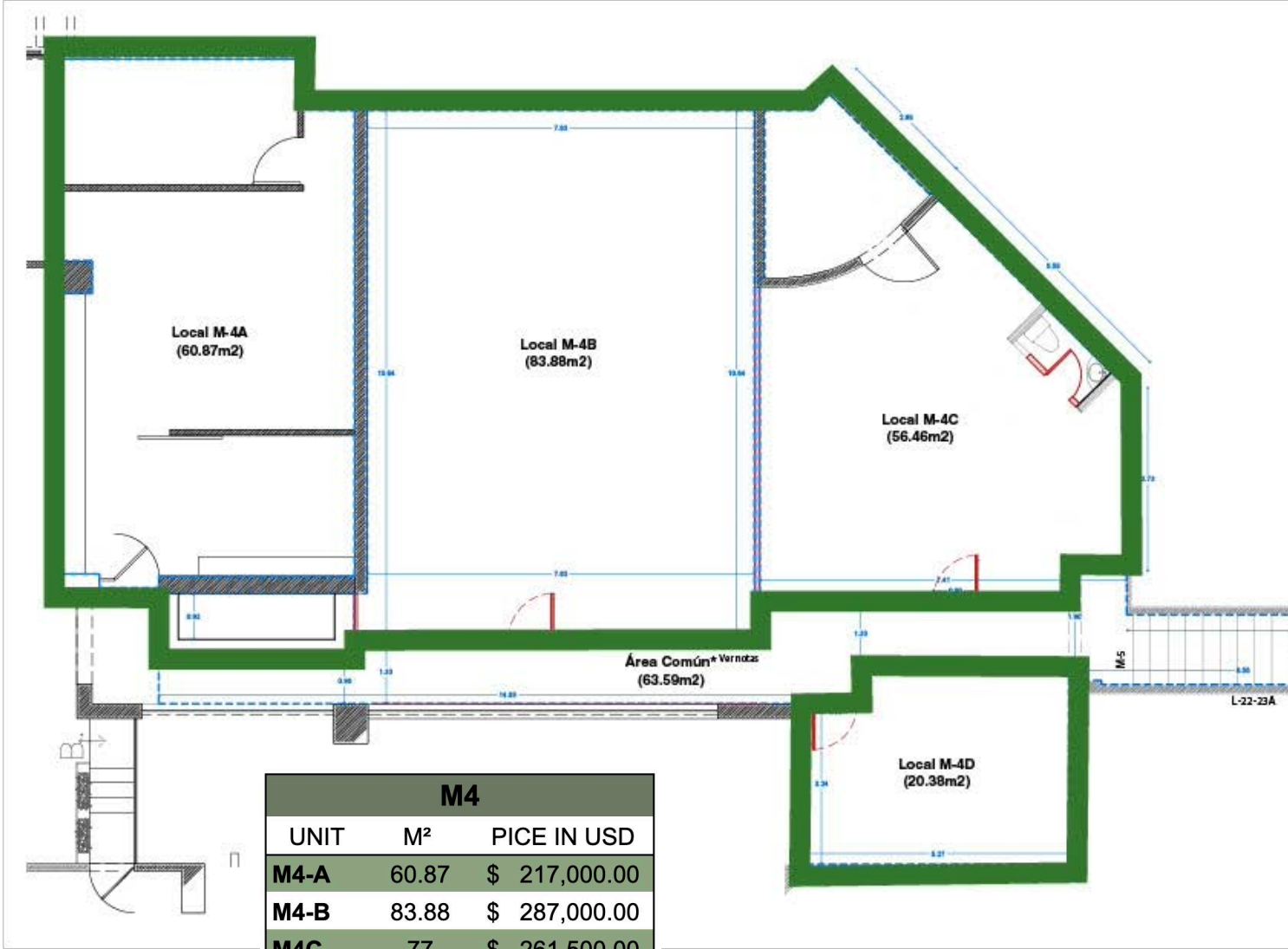
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TENANTS COVER ADDITIONAL 18% MAINTAINANCE CHARGE



M-4A | M-4B | M-4C \$765,500 USD | 221.75 M²



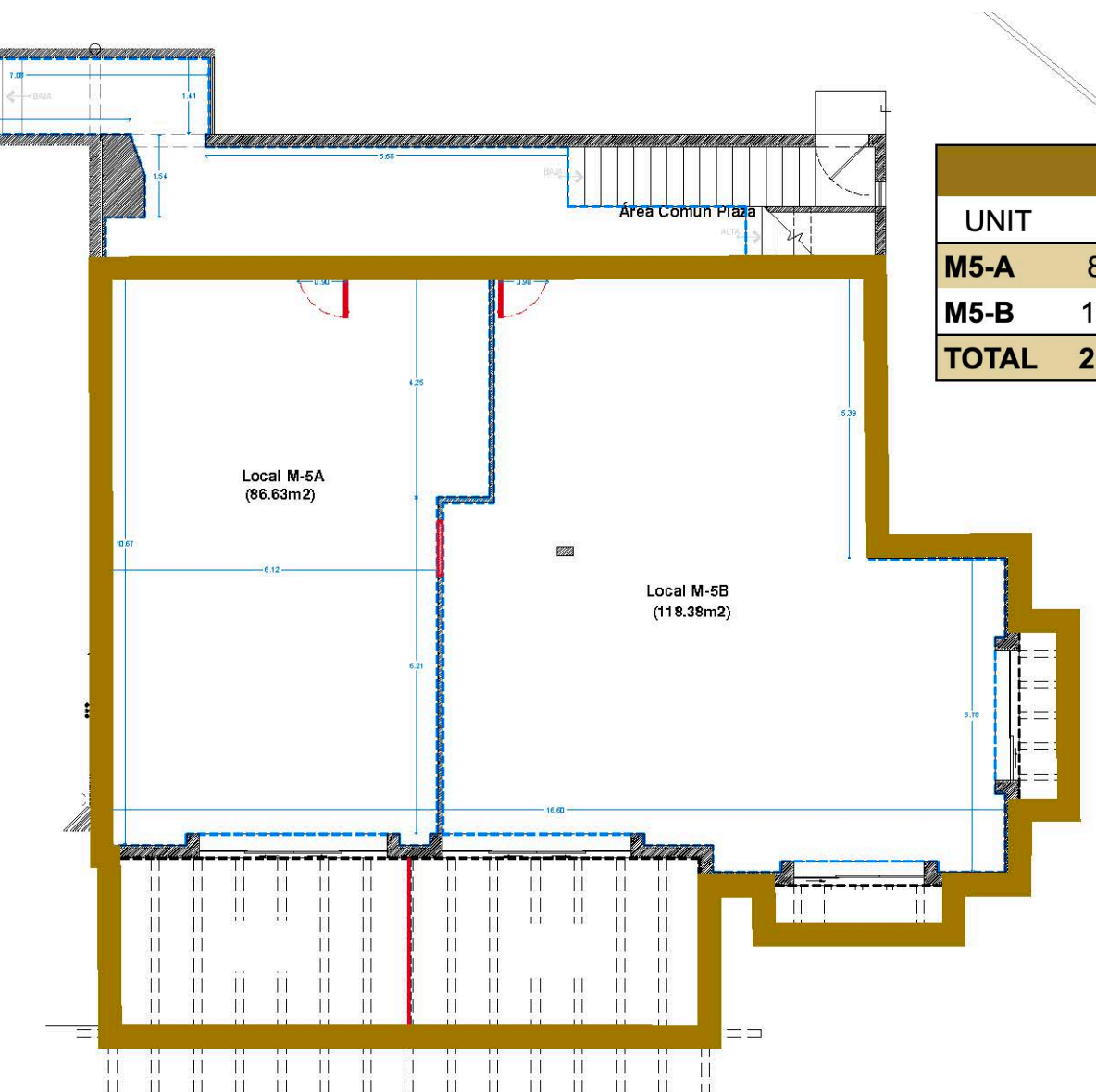
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TENANTS COVER ADDITIONAL 18% MAINTAINANCE CHARGE



M-5A | M-5B

\$697,500 USD | 205.01 M²



M5		
UNIT	M²	PICE IN USD
M5-A	86.63	\$ 295,000.00
M5-B	118.38	\$ 402,500.00
TOTAL	205.01	\$ 697,500.00



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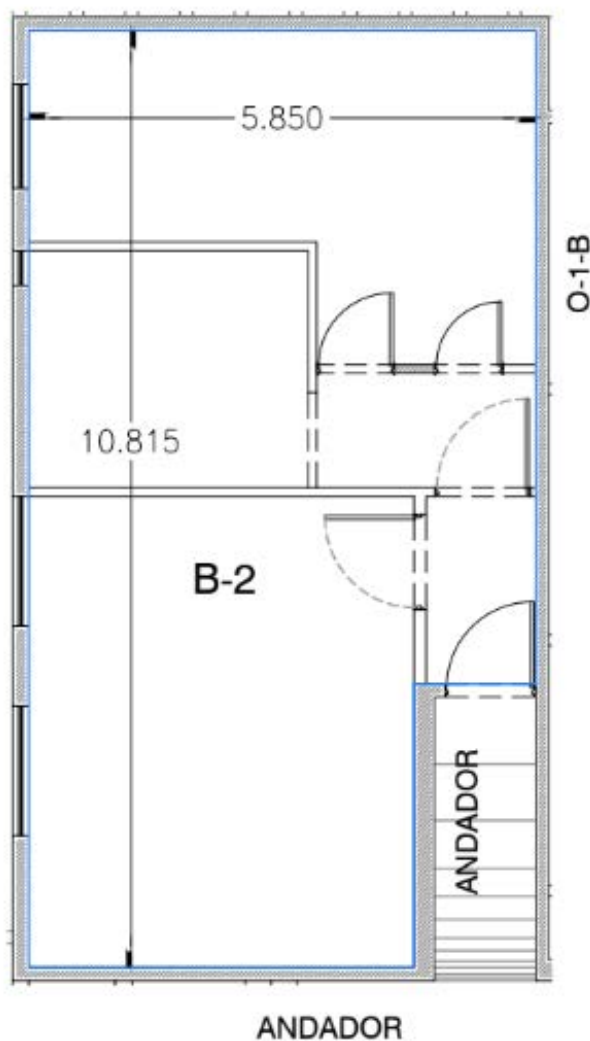
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TENANTS COVER ADDITIONAL 18% MAINTAINANCE CHARGE



B2

\$217,000 USD | 58.67 M²



PRIVATE AREA - 631.51 sq ft | 58.67 M²

MONTHLY NET INCOME - \$1,085.79 USD

ANNUAL REVENUE - \$13,029.44 USD

LEASE EXPIRATION - 01/03/23 - 01/03/26

Diversify in an up and coming industry in Cabo. Health and wellness. Commercial unit B2 hosts a dermatologist tenant. The space is ideal to guarantee their service success because of its renowned location. Which ever service opens at Plaza PEscador is met with immediate professional recognition.

Having a parking structure, the comfort of elevadors and vicinity to different businesses allow for a steady revenue with low turn over.

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TENANTS COVER ADDITIONAL 18% MAINTAINANCE CHARGE