



Prime Commercial Spaces In Castillejos, Zambales

CONTACT US

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About The Space

We are excited to announce the transformation of RM Mall, Zambales into **Castillejos Commons**, opening in 2025! Located in a prime, high-traffic area, Castillejos Commons is set to become the community’s go-to destination for dining, shopping, and entertainment. Stay tuned for more updates as we bring this hub to life!



Castillejos Commons – Ongoing Renovation

Overview

 <p>Location: Castillejos, Zambales</p>	 <p>Property Type: Commercial Building</p>
 <p>Total Lot Area: 6,916.0 sqm</p>	 <p>Total Leasable Area: 2,380.93 sqm</p>

About The Space

UNITS FOR LEASE	<ul style="list-style-type: none"> 35 Retail Stores 18 Kiosks 5 Food Trucks
MAIN MALL STORES AREA RANGE	23 – 396 SQM
KIOSKS AREA RANGE	4 – 10 SQM

Lease Rates & Terms



Ground Floor Front: PHP 700/sqm/month
Ground Floor Back: PHP 500/sqm/month
Second Floor: PHP 400/sqm/month
Kiosks: PHP 12,000/month (varies by size)



5-Year Guaranteed Lease Contract
 5% Annual Lease Escalation Rate
 4 Months' Security Deposit and 1 Month's Advance



Castillejos Commons

Retail Center Profile

Castillejos Commons offers prime location, a diverse customer base, and exciting opportunities for tenants to thrive in a growing market.



Customer Profile

- ▶ **Primary Audience:** Families, students, and value-conscious shoppers. They prioritize convenience and affordability without sacrificing quality for their everyday needs.
- ▶ **Secondary Audience:** Tourists visiting Zambales' beaches and attractions, looking for a convenient shopping and dining pit stop.
- ▶ **Key Segments:** Grocery shoppers, family diners and affordable fashion buyers.
- ▶ **Shopping Habits:** Frequent visits 3+ times per month, with spikes during payday and weekends.

Mall Profile (cont.)

Tenants & Activities

- ▶ **Existing Tenants:** BDO, M Lhuiller, MR D.I.Y., and ARCC. Observed steady daily foot traffic, often with lines outside BDO. Active negotiations are ongoing with other brands.
- ▶ **Planned Tenant Mix:** Quick-service restaurants, affordable fashion retail, and essential goods providers to meet community needs.
- ▶ **Planned Activities:** Community-focused events such as bazaars, back-to-school fairs, Zumba sessions, family days, and the like to drive consistent foot traffic.

Existing Tenants

BDO
National
Leading Bank

MLhuillier
Financial
Services

MR D.I.Y.
General
Merchandise

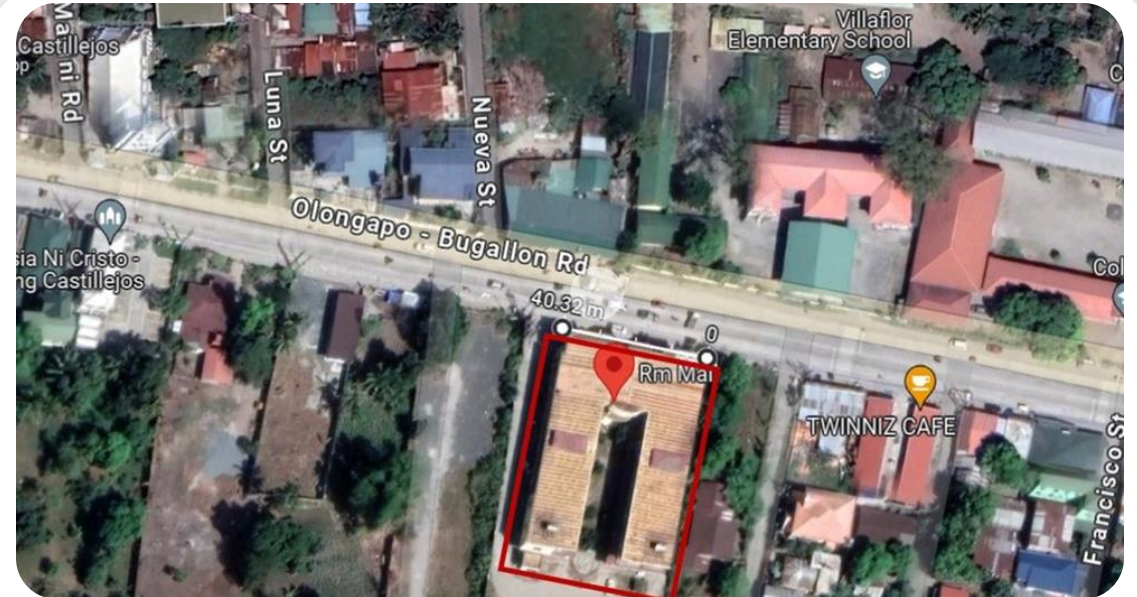
ARCC
Dialysis Center

Why Lease With Us

As the only major retail center in Castillejos, it is set to become the go-to destination for dining, shopping, and entertainment in the area.



40.3m Frontage Along Olongapo-Bugallon Road



Olongapo-Bugallon Road

Why Lease With Us

Demographics and Population



Population
67,889



Households in Area
13,578

Businesses benefit from **lower lease rates** than nearby cities, offering value to an **underserved and growing market** of 67.8K people.

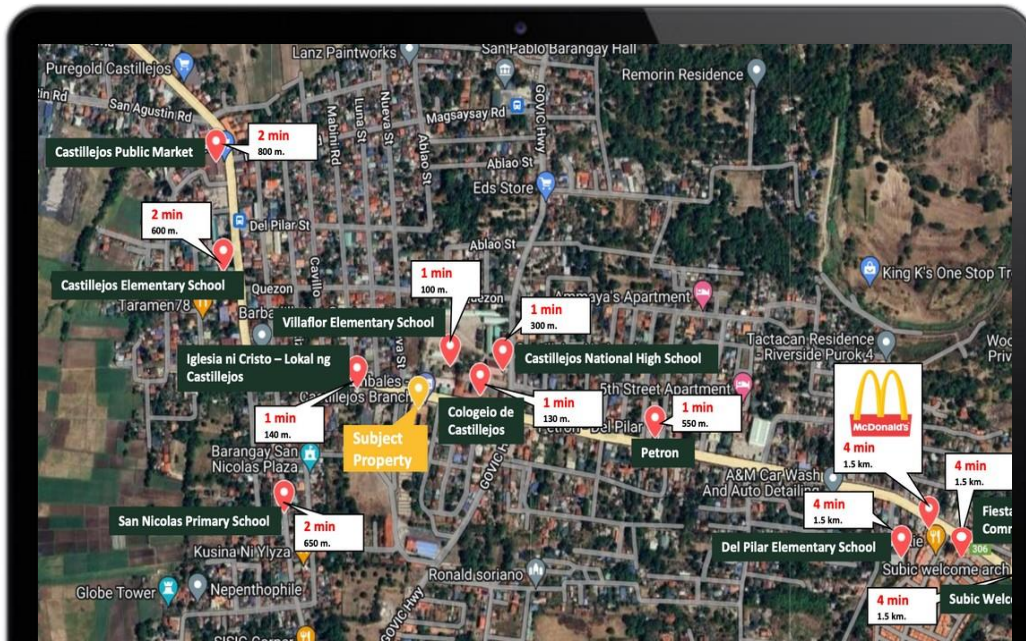


Transport Links
Victory Liner bus line
traversing the Highway



Schools Within 1km
7

Prime access to major transportation and nearby schools ensures **steady foot traffic** and a diverse customer base.



Why Lease With Us

Be part of the exciting new center for community life in Castillejos, Zambales!



Prime Location

- ▶ Positioned along the four-lane Olongapo-Bugallon Highway in the heart of Castillejos.
- ▶ All tourists heading to popular spots in Zambales must pass this road, maximizing overall visibility.



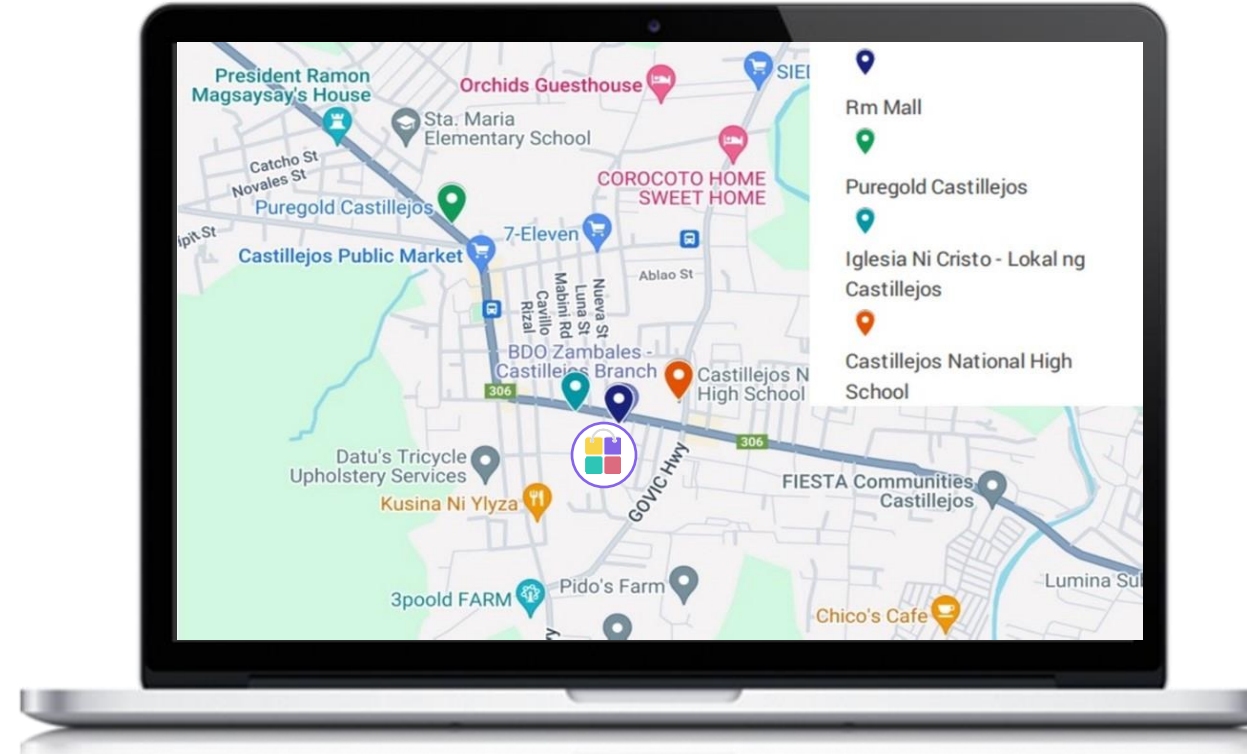
Competitive Advantage

- ▶ The only major retail hub within a 6 km radius, positioned to strategically fulfill local retail demand and establish itself as the go-to retail hub in the area.



Community Hub

- ▶ Situated near a public market, schools, and essential services.
- ▶ Designed to be a vibrant space for community engagement by hosting local events, fairs, and more.



Castillejos Commons – Surrounding Area

WHY LEASE WITH US

Collaborating for Growth and Success

At Castillejos Commons, we aim to build partnerships that support your success. Here are a few ways we plan to attract more customers to your store:

Community Events

- ▶ Hosting regular events designed to bring in crowds and create consistent foot traffic within the mall.

Exclusive Offers

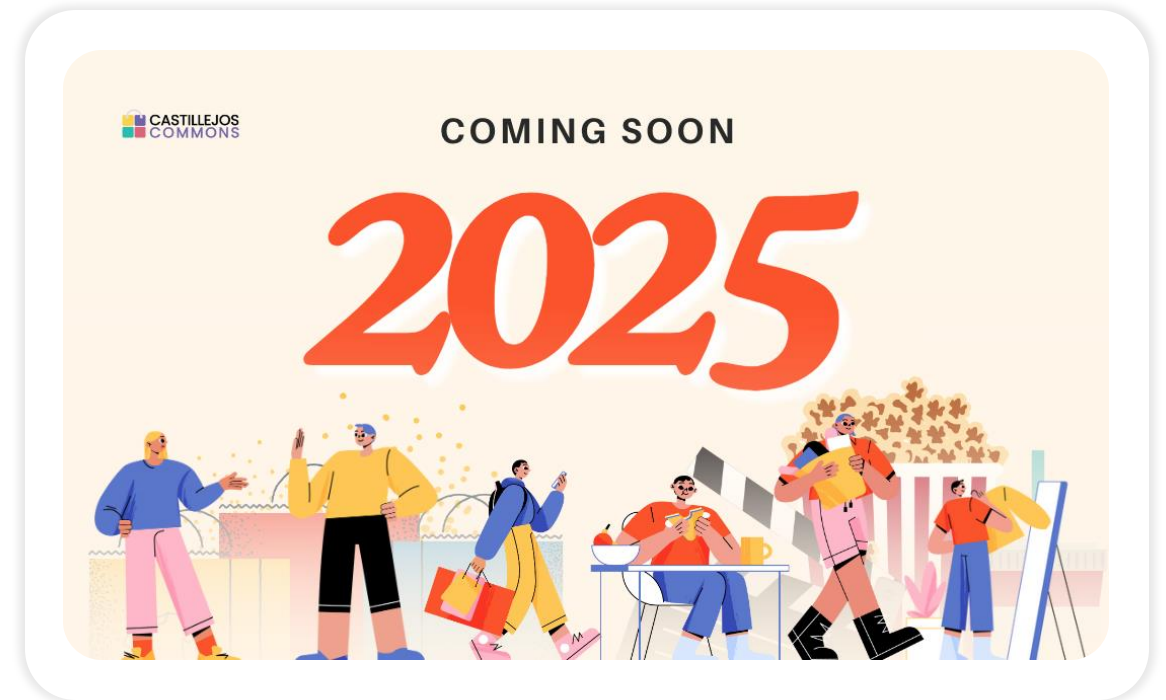
- ▶ Initiating mall-wide promotions that reward customers for shopping with us, driving traffic directly to your store.

Collaborative Marketing

- ▶ Partnering on social media or local campaigns to boost your brand's visibility.

Loyalty Programs

- ▶ Creating perks that encourage repeat visits and increase customer spending.



Property Renovation Plans

Existing

Renders

Façade



Entry Hall
(Interior)



Property Renovation Plans

Existing

Renders

Side
Parking



Landscape



Property Renovation Plans

Existing

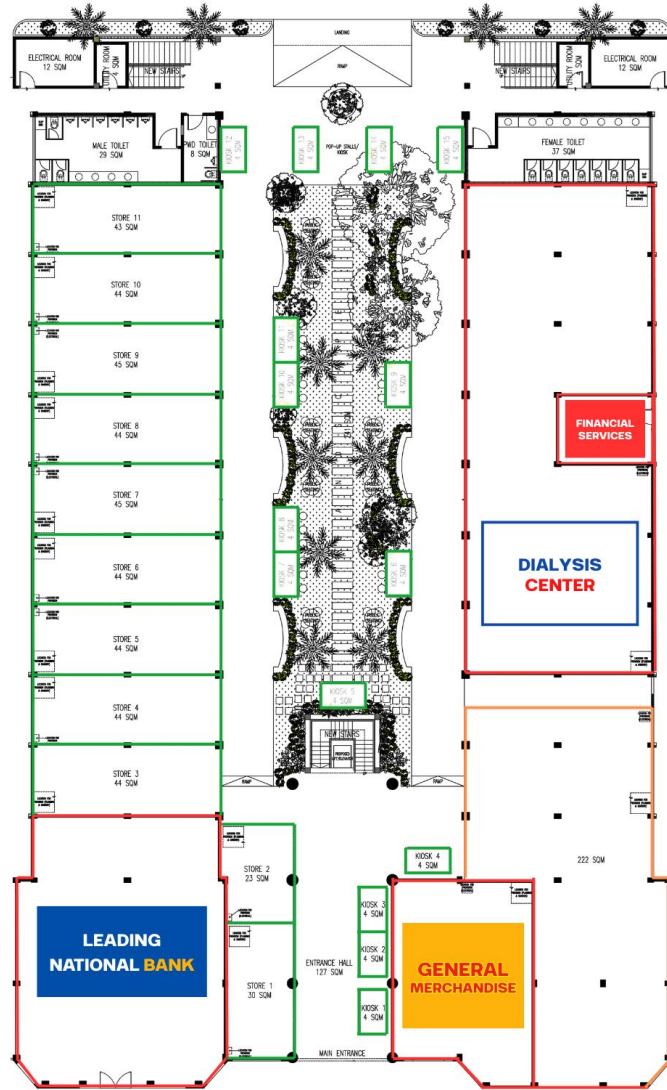
Renders

Second
Floor
Hallway



Second
Floor
Space



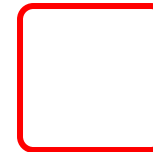


Sample Floor Plans

Ground Floor



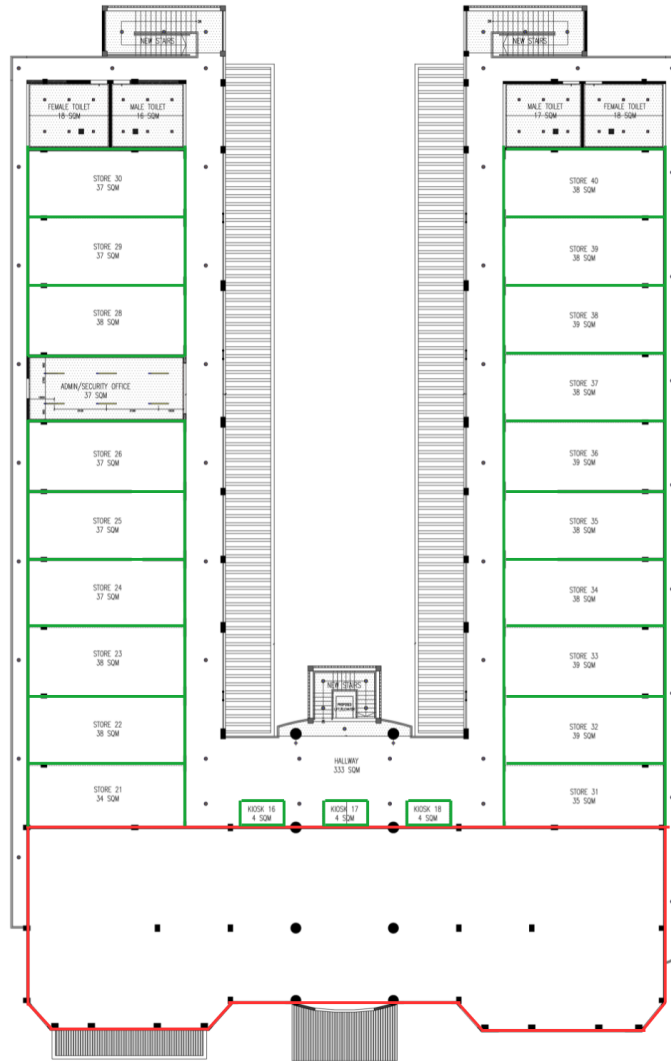
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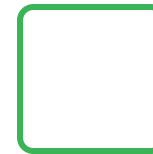


In Talks (For Confirmation)

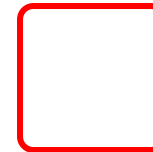


Sample Floor Plans

Second Floor



Available



Not Available

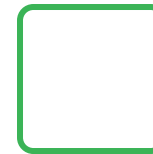


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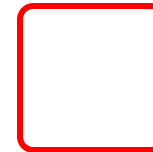


Sample Floor Plans

Parking & Food Court



Available



Not Available



In Talks (For Confirmation)

Contact Us

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