

**KIVA** | Inversión  
Inmobiliaria  
Integral

**Ubika**  
Centro Comercial  
TECHNOLOGY PARK

2025

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TAN  
GRANDE  
COMO TU  
LEGADO

**kiva.mx**

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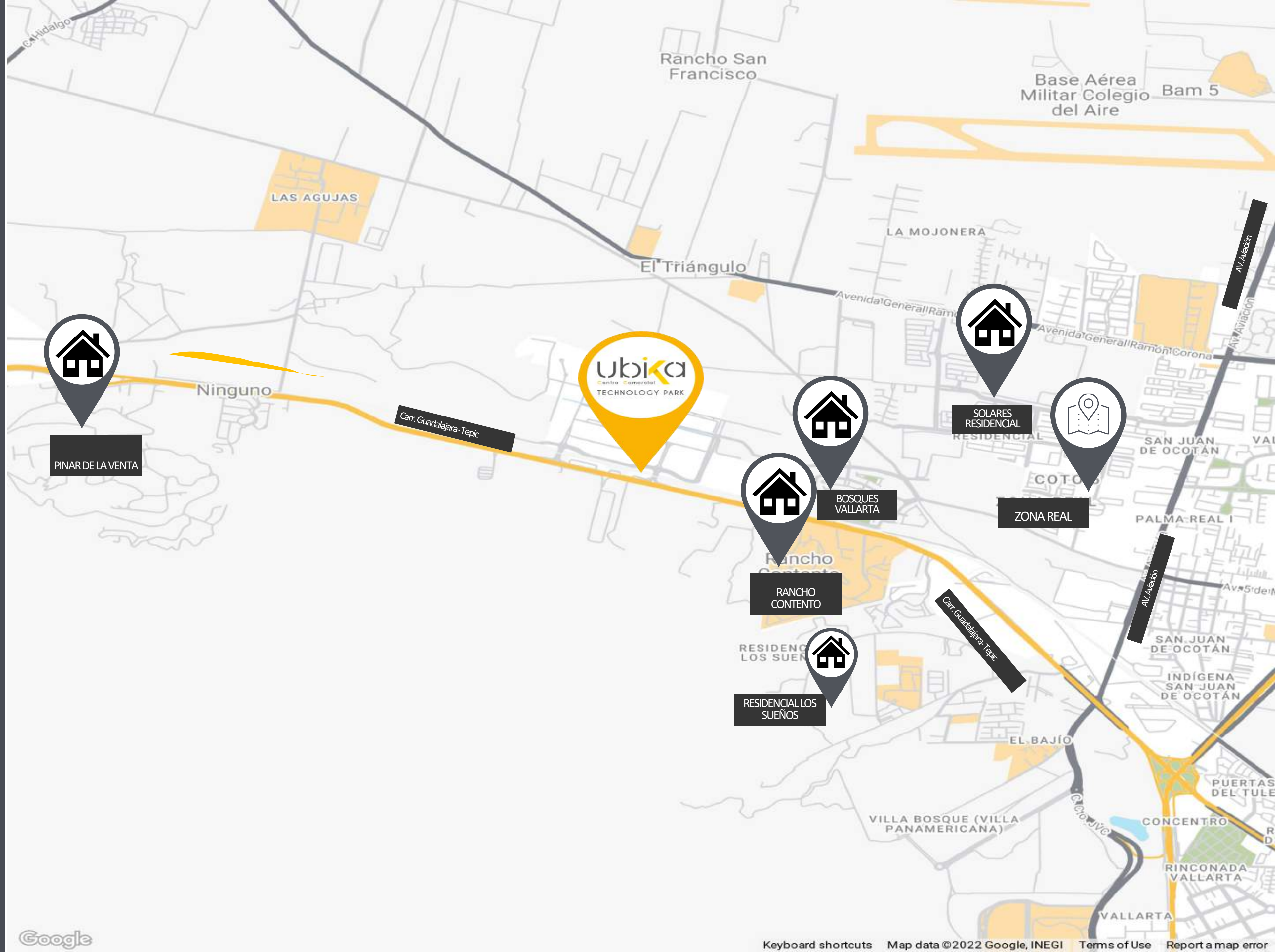
# UBICACIÓN

# Salida principal de Guadalajara a Vallarta- Tepic-Mazatlán

# Flujo vehicular permanente

## Desarrollo Industrial considerado en ese corredor

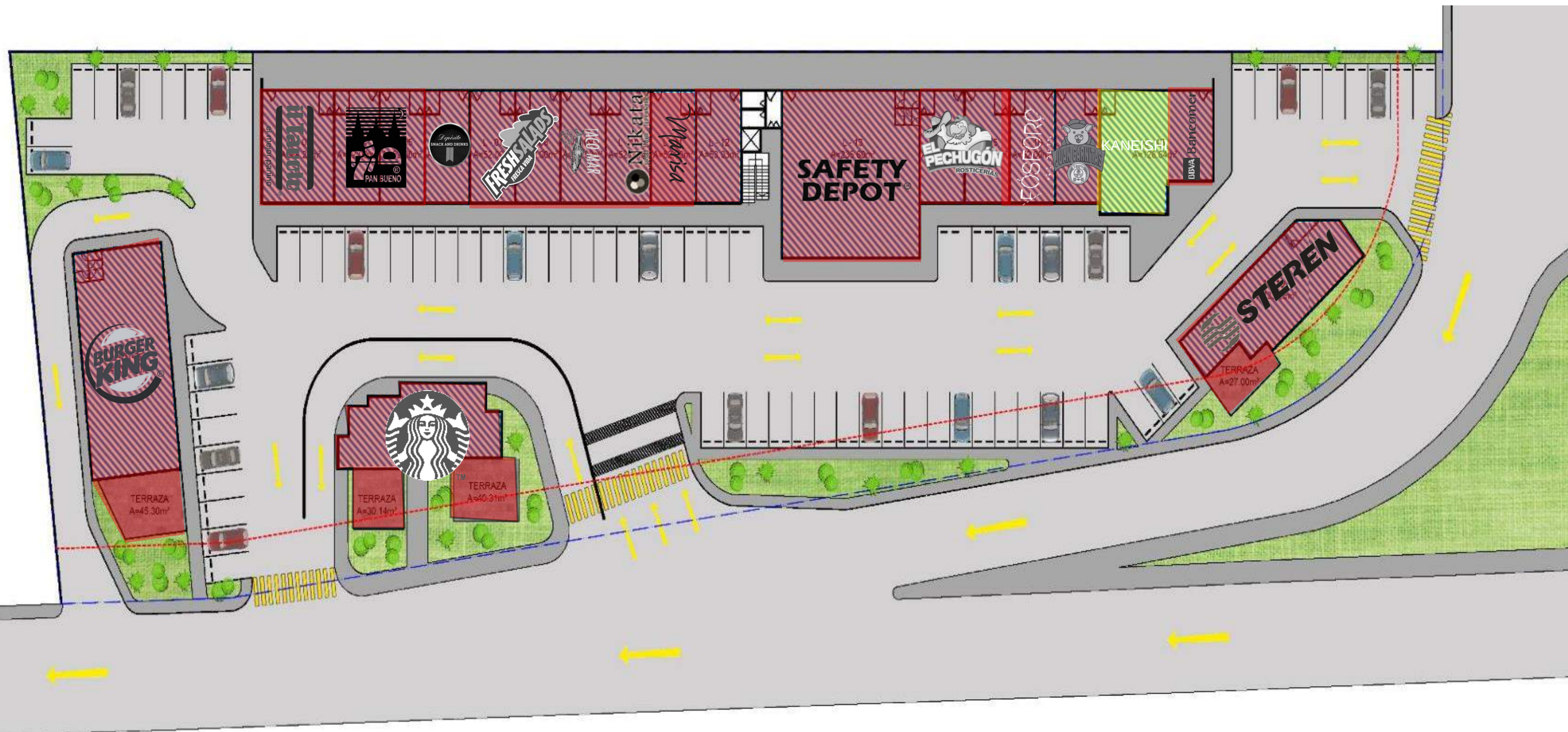
# Desarrollo habitacional en proceso de consolidación con mercado A,B y C+



# MARCAS QUE NOS ACOMPAÑAN



# PLANTA BAJA

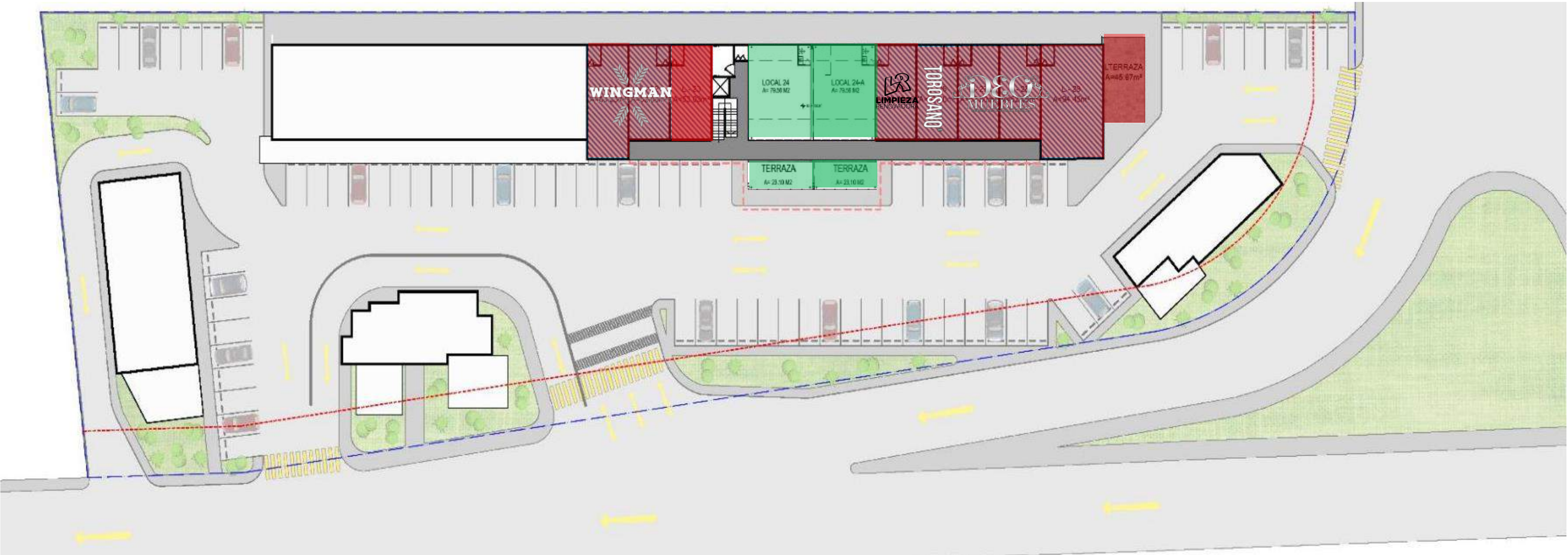


Disponible

Rentado

Carta intención

# PLANTA ALTA



- Disponible
- Rentado
- Carta intención

# RENT ROLL

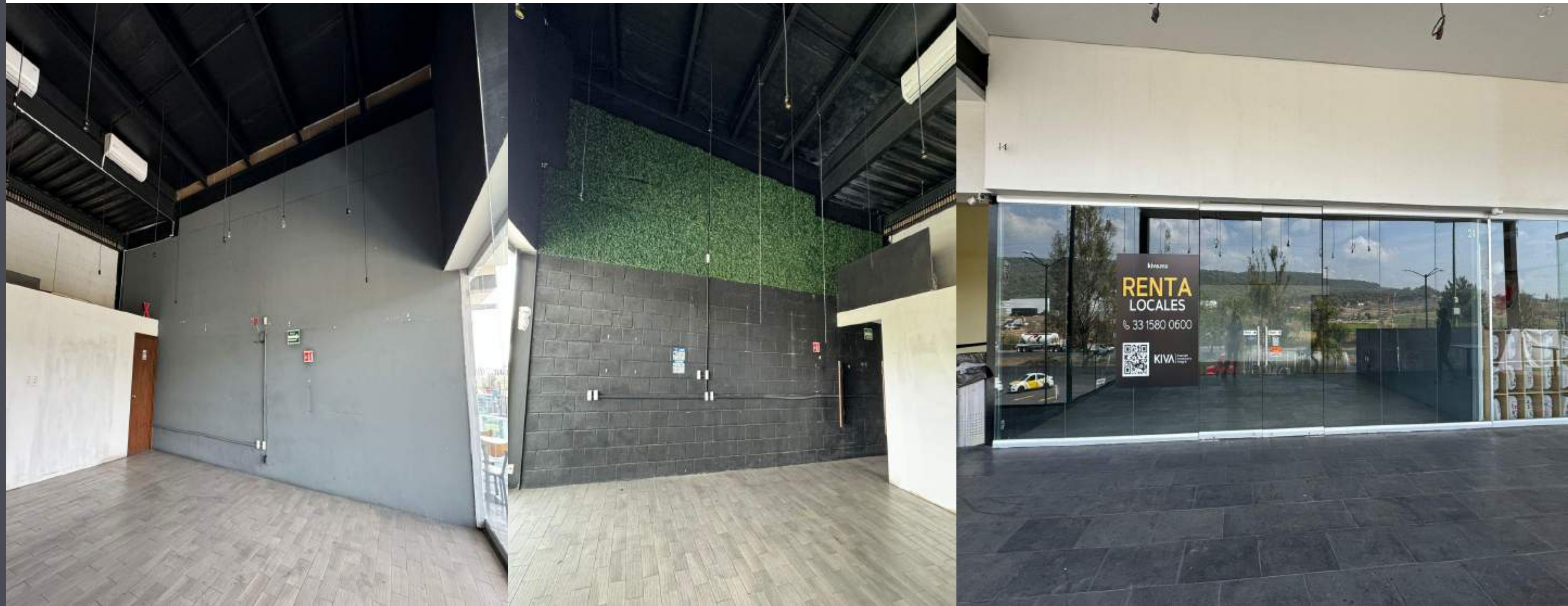
## PLANTA BAJA

| LOCAL | Marca             | m2 Locales | m2 Terraza | m2 Totales | Giro                                     | Precio / m2 | Renta / Mes  | Status          |
|-------|-------------------|------------|------------|------------|------------------------------------------|-------------|--------------|-----------------|
| 1,2   | BURGUER KING      | 208.00     | 45.30      | 253.30     | Hamburguesas                             |             |              | FIRMADO         |
| 3     | IL TAVOLO         | 84.23      | 0.00       | 84.23      | Restaurante de Paninis                   |             |              | FIRMADO         |
| 4     | PAN BUENO         | 52.00      | 0.00       | 52.00      | Panaderia                                |             |              | FIRMADO         |
| 5     | PAN BUENO         | 50.00      | 0.00       | 50.00      | Panaderia                                |             |              | FIRMADO         |
| 6     | SNACKS AND DRINKS | 52.00      | 0.00       | 52.00      | Mini super y venta de bebidas cerradas   |             |              | FIRMADO         |
| 7     | FRESH SALADS      | 50.00      | 0.00       | 50.00      | Restaurante Ensaladas                    |             |              | FIRMADO         |
| 8     | FRESH SALADS      | 50.00      | 0.00       | 50.00      | Restaurante Ensaladas                    |             |              | FIRMADO         |
| 9     | TACO MAR          | 52.00      | 0.00       | 52.00      | Restaurante Mariscos                     |             |              | FIRMADO         |
| 10    | NIKATA            | 52.00      | 0.00       | 52.00      | Comida Japonesa                          |             |              | FIRMADO         |
| 11    | MARISA            | 52.00      | 0.00       | 52.00      | Pasteleria                               |             |              | FIRMADO         |
| 12    | MARISA            | 53.03      | 0.00       | 53.03      | Pasteleria                               |             |              | FIRMADO         |
| 13    | SAFATY DEPOT      | 235.60     | 0.00       | 235.60     | Vta de Equipo Industrial de seguridad    |             |              | FIRMADO         |
| 14    | THE KING OF PASTA | 52.00      | 0.00       | 52.00      | Fast food de pastas                      |             |              | FIRMADO         |
| 15    | EL PECHUGON       | 52.00      | 0.00       | 52.00      | Pollo Asado                              |             |              | FIRMADO         |
| 16    | FOSFORO GOURMET   | 52.00      | 0.00       | 52.00      | Sistemas alimentación y comida preparada |             |              | FIRMADO         |
| 17    | JUAN CARNITAS     | 52.00      | 0.00       | 52.00      | Restaurante de Carnitas                  |             |              | FIRMADO         |
| 18    | RESTAURANT        | 85.00      | 0.00       | 85.00      | Antojitos Mexicanos                      | \$ 308.00   | \$ 26,180.00 | CARTA INTENCION |
| 18A   | BBVA BANCOMER     | 42.83      | 0.00       | 42.83      | Cajeros automaticos                      |             |              | FIRMADO         |
| 19    | STEREN            | 131.69     | 27.00      | 158.69     | Articulos electronicos                   |             |              | FIRMADO         |
| 20    | STARBUCKS         | 121.24     | 70.00      | 191.24     | Restaurante Café Bar                     |             |              | FIRMADO         |

## PLANTA ALTA

| LOCAL | Marca          | m2 Rentable |       |        | Precio / m2                                  | Renta / Mes | Status            |
|-------|----------------|-------------|-------|--------|----------------------------------------------|-------------|-------------------|
| 21    | WIGMAN         | 63.23       | 0.00  | 63.23  | Bar Alitas                                   |             | FIRMADO           |
| 22    | WIGMAN         | 52.00       | 0.00  | 52.00  | Bar Alitas                                   |             | FIRMADO           |
| 23    | ELEMENT RH     | 53.03       | 0.00  | 53.03  | Oficinas administrativas de recursos humanos |             | FIRMADO           |
| 24    | DISPONIBLE     | 79.56       | 23.10 | 102.66 |                                              | \$ 198.00   | \$ 20,326.68<br>0 |
| 24A   | DISPONIBLE     | 79.56       | 23.10 | 102.00 |                                              | \$ 198.00   | \$ 20,196.00<br>0 |
| 25    | LR LIMPIEZA    | 52.00       | 0.00  | 52.00  | Oficinas                                     |             | FIRMADO           |
| 26    | TOROSECO CARNE | 52.00       | 0.00  | 52.00  | Venta de carne seca                          |             | FIRMADO           |
| 27    | DEO MUEBLES    | 52.00       | 0.00  | 52.00  | Muebleria                                    |             | FIRMADO           |
| 28    | DEO MUEBLES    | 52.00       | 0.00  | 52.00  | Muebleria                                    |             | FIRMADO           |
| 29    | DEO MUEBLES    | 94.45       | 45.55 | 140.00 | Muebleria                                    |             | FIRMADO           |

# FOTOS LOCAL 24



# POLÍTICA COMERCIAL

- Precios de renta estimados más IVA
- Precios de mantenimiento por m2

Planta baja: \$56.71 + IVA

Planta alta: \$43.21 + IVA

## **CUOTA 2025 PENDIENTE**

- Se respetará exclusividad de Giro.
- Las remodelaciones e imagen de fachada de los locatarios deberán ser autorizadas por la administración de la plaza.
- Se deberá respetar el manual de adecuaciones.
- Pago de depósito en garantía durante periodo de adecuaciones:

\$15,000 para locales menores de 100 m2

\$30,000 para locales mayores de 100 m2

The background of the image is a grayscale photograph of a modern high-rise building at night. The building features a grid of windows and a prominent external staircase on its left side, which is illuminated by small lights. On the upper right portion of the building, the word "KIVA" is displayed in large, glowing white letters. In the foreground, the dark, leafy tops of trees are visible. Overlaid on the image is the KIVA logo in orange, followed by the text "Inversión Inmobiliaria Integral" in white, and the website "kiva.mx" in orange.

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