

8814 VETERANS

METAIRIE, LA 70003



OFFERING MEMORANDUM

8814 VETERANS RETAIL CENTER

8814 VETERANS MEMORIAL
BOULEVARD, METAIRIE, LA
70003

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8814 VETERANS MEMORIAL BOULEVARD, METAIRIE, LA 70003

The McEnery Company is pleased to offer for sale: 8814 Veterans Memorial Boulevard, a 33,069-square-foot retail opportunity in Metairie, Louisiana. The retail center is located along Veterans Memorial Boulevard, the premiere retail corridor in the region, boasting immediately proximate national retailers Wal-Mart, Home Depot, Academy Sports + Outdoors, and many more. The property is being offered at a 6% capitalization rate. There is immediate value-add potential through lease up of three (3) current vacancies, improved operational efficiencies, and renegotiation of gross leases, yielding a potential 9% unlevered return.

LOCATION	8814 VETERANS MEMORIAL BLVD
PRICE	\$6,900,000
SITE SIZE	1.79 ACRES
GLA	33,069 SF
ZONING	BC-1 BUSINESS CORE

PROPERTY OVERVIEW



RENT ROLL



Tenant	SF	Monthly	Annual	Base PSF	Structure	Expiration	Renewals
01-02 National Vision	3,150	\$7,134.75	\$85,617.00	\$27.18	NNN	08/31/2027	One (1) Two (2) yr. option
3 UPS Store	1,400	\$1,466.50	\$30,600.00	\$16.00	NNN	02/28/2030	One (1) Five (5) yr. option
4 Fuji Sushi Bar	1,400	\$3,296.00	\$39,552.00	\$28.25	NNN	07/31/2028	Two (2) Five (5) yr. option
05-07 Elite Fashions	4,200	\$5,334.00	\$64,008.00	\$15.24	NNN	05/31/2027	Two (2) Five (5) yr. option
8 Vacant	1,500	\$0.00	\$0.00	\$0.00	-	-	N/A
09-10 Casa Garcia	6,354	\$10,972.50	\$131,670.00	\$20.72	Gross	06/30/2026	None
11-12 Vacant	3,025	\$0.00	\$0.00	\$0.00	-	-	N/A
14 Advance America	1,800	\$3,244.50	\$38,934.00	\$21.63	NNN	02/28/2026	One (1) Three (3) yr. option
15 Li Massage	1,200	\$2,300.00	\$27,600.00	\$23.00	Gross	04/01/2029	None
16 Pho Bang	1,440	\$3,000.00	\$36,000.00	\$25.00	NNN	09/30/2028	Two (2) Three (3) yr. options
17 Window World	1,600	\$3,333.33	\$39,999.96	\$25.00	NNN	09/01/2026	One (1) Three (3) yr. option
18 Bella Brazilian Wax	1,200	\$1,550.00	\$18,600.00	\$15.50	Gross	05/31/2027	None
19-20 Orchid Nail Salon	2,400	\$2,750.00	\$33,000.00	\$13.75	Gross	10/31/2028	Two (2) Three (3) yr. options
21-22 Vacant	2,400	\$0.00	\$0.00	-	-	-	N/A
	33,069	\$44,381.58	\$532,578.96				

FINANCIAL SUMMARY



GROSS RENT COLLECTION	\$532,578
GROSS OPERATING INCOME	\$676,398
5% VACANCY & CREDIT ALLOWANCE	\$37,132
RESERVES \$0.15 P.S.F	\$4,960
COMMON AREA MAINTENANCE	\$69,919
TAXES	\$98,675
INSURANCE	\$69,585
MANAGEMENT	\$32,100
NET OPERATING INCOME (CURRENT)	\$422,968
ASKING CAP	6.13%
NET OPERATING INCOME (STABILIZED)	\$611,235

PROPERTY OVERVIEW



AERIAL



AERIAL



AERIAL



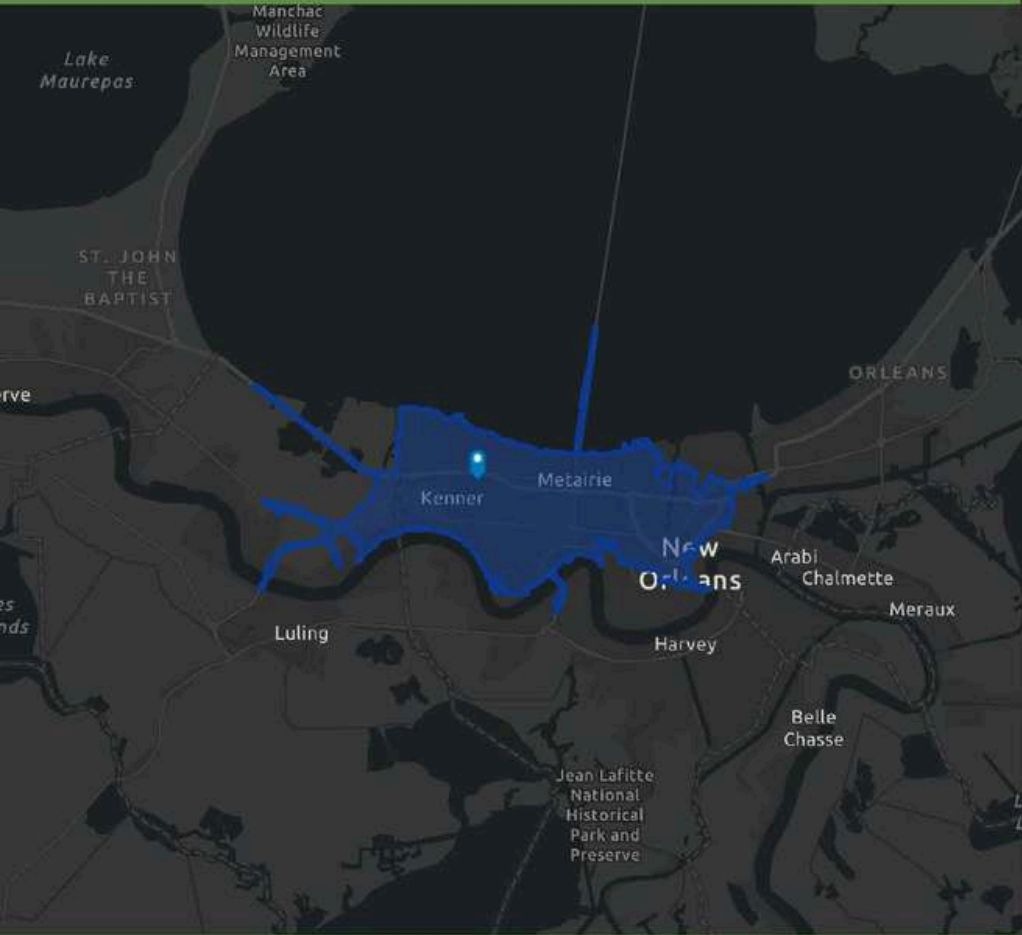
AERIAL



DEMOGRAPHIC PROFILE

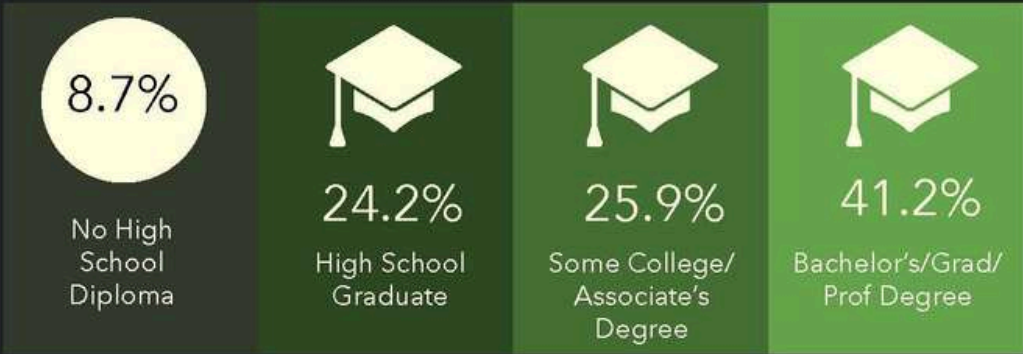
8814 Veterans Memorial Blvd, Metairie, Louisiana, 70003

Drive time of 15 minutes



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EDUCATION



EMPLOYMENT

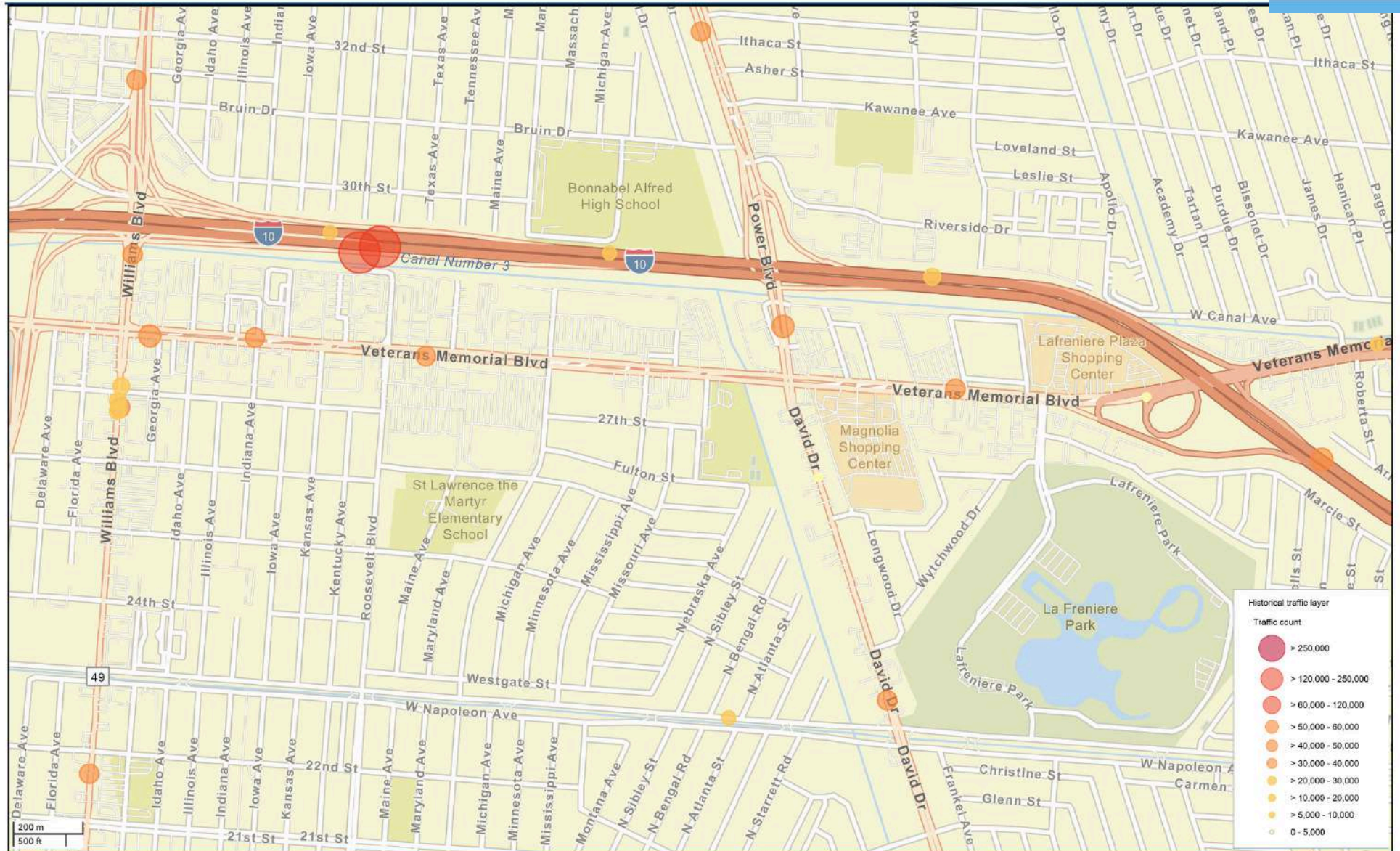


KEY FACTS



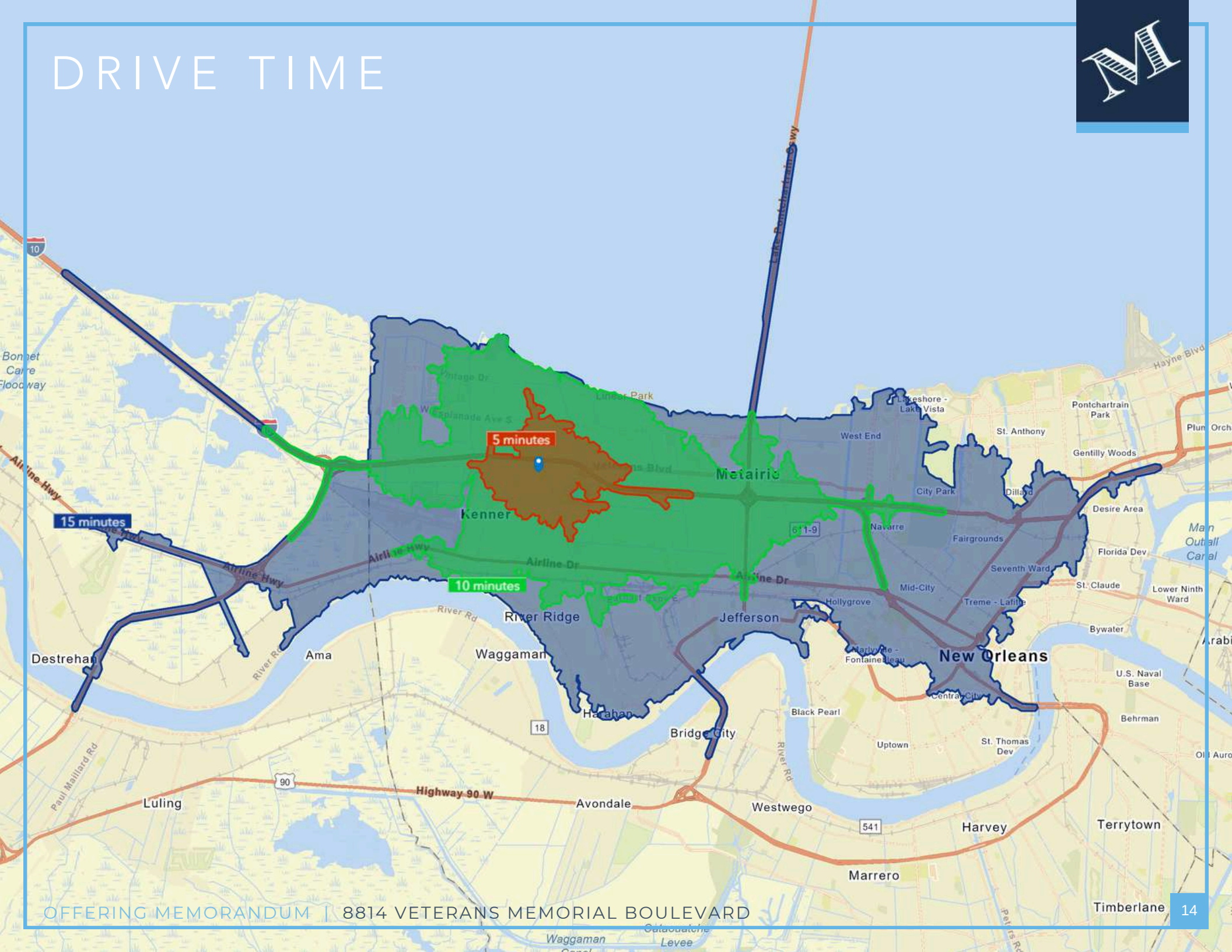
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TRAFFIC COUNTS



January 13, 2025

DRIVE TIME



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