

UNIVERSITY PLAZA SHOPPING CENTER

EXECUTIVE SUMMARY



TCP REALTY SERVICES, LLC

Commercial Real Estate Investments and Services

RETAIL PROPERTY FOR LEASE // 4040 – 4082 RYAN STREET // LAKE CHARLES, LA 70605



OFFERING SUMMARY

Available SqFt: ±950 to 9,800 SqFt

Base Lease Rate: Negotiable

Lot Size: ±15.65 Acres

Building Size: ± 214,315 SqFt

PROPERTY OVERVIEW

University Plaza offers a prime location just steps from McNeese State University, the LNG Center for Excellence, and the SWLA Economic Alliance, making it a central hub for both local residents and the nearby student population.

PROPERTY HIGHLIGHTS

The property features a dynamic mix of national and local tenants, including Albertsons, Planet Fitness, Urban Air, Francis Fitzgerald Antiques, and the St. Nicholas Center. Eggs Up Grill is slated to open next year, further enhancing the center's appeal and foot traffic.

Multiple suite sizes and configurations are available to accommodate a wide range of tenant needs.



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9720 Cypresswood Drive, Suite 150 Houston, TX 77070

713.243.6800 ☎

[https://tcprealty.com/](http://tcprealty.com/) 🌐

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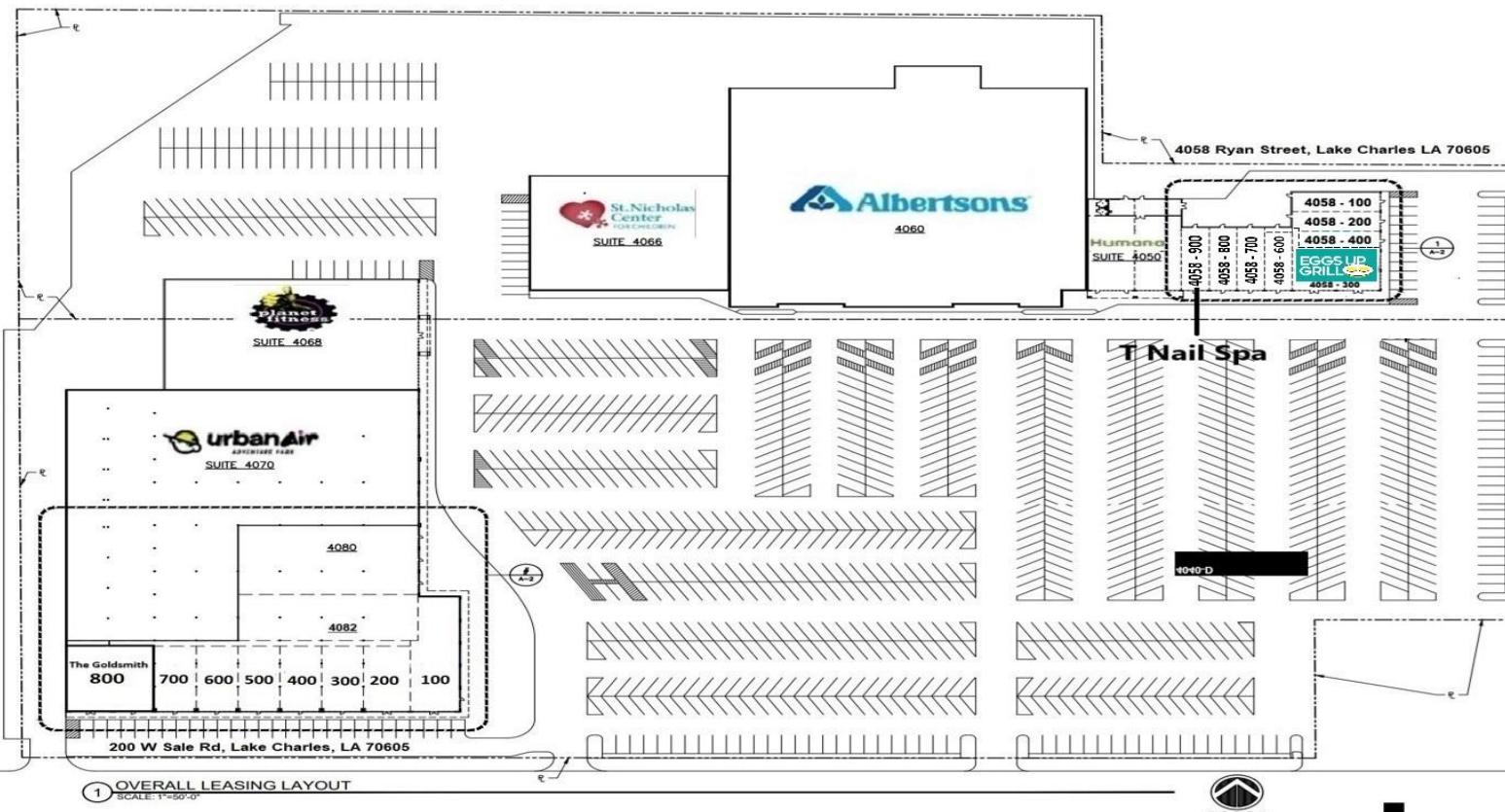
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AVAILABLE SPACES



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LEASE TYPE | NNN **TOTAL SPACE | ±950 – 9,800 SF** **LEASE TERM | Negotiable** **LEASE RATE | Negotiable**



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| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|--------------|---------------|------------------|-------------------|-------------------|
| 200-100 | Available | 4,150 SF | NNN | Negotiable |
| 200-200 | Available | 2,450 SF | NNN | Negotiable |
| 200-300 | Available | 2,200 SF | NNN | Negotiable |
| 200-400 | Available | 2,200 SF | NNN | Negotiable |
| 200-500 | Available | 2,200 SF | NNN | Negotiable |
| 200-600 | Available | 2,200 SF | NNN | Negotiable |
| 200-700 | Available | 2,200 SF | NNN | Negotiable |
| 4058-100 | Available | 1,350 SF | NNN | Negotiable |
| 4058-200 | Available | 1,400 SF | NNN | Negotiable |
| 4058-400 | Available | 950 SF | NNN | Negotiable |
| 4058-600 | Available | 1,400 SF | NNN | Negotiable |
| 4058-700 | Available | 1,400 SF | NNN | Negotiable |
| 4058-800 | Available | 1,055 SF | NNN | Negotiable |
| 4080 | Available | 9,800 SF | NNN | Negotiable |
| 4082 | Available | 6,600 SF | NNN | Negotiable |



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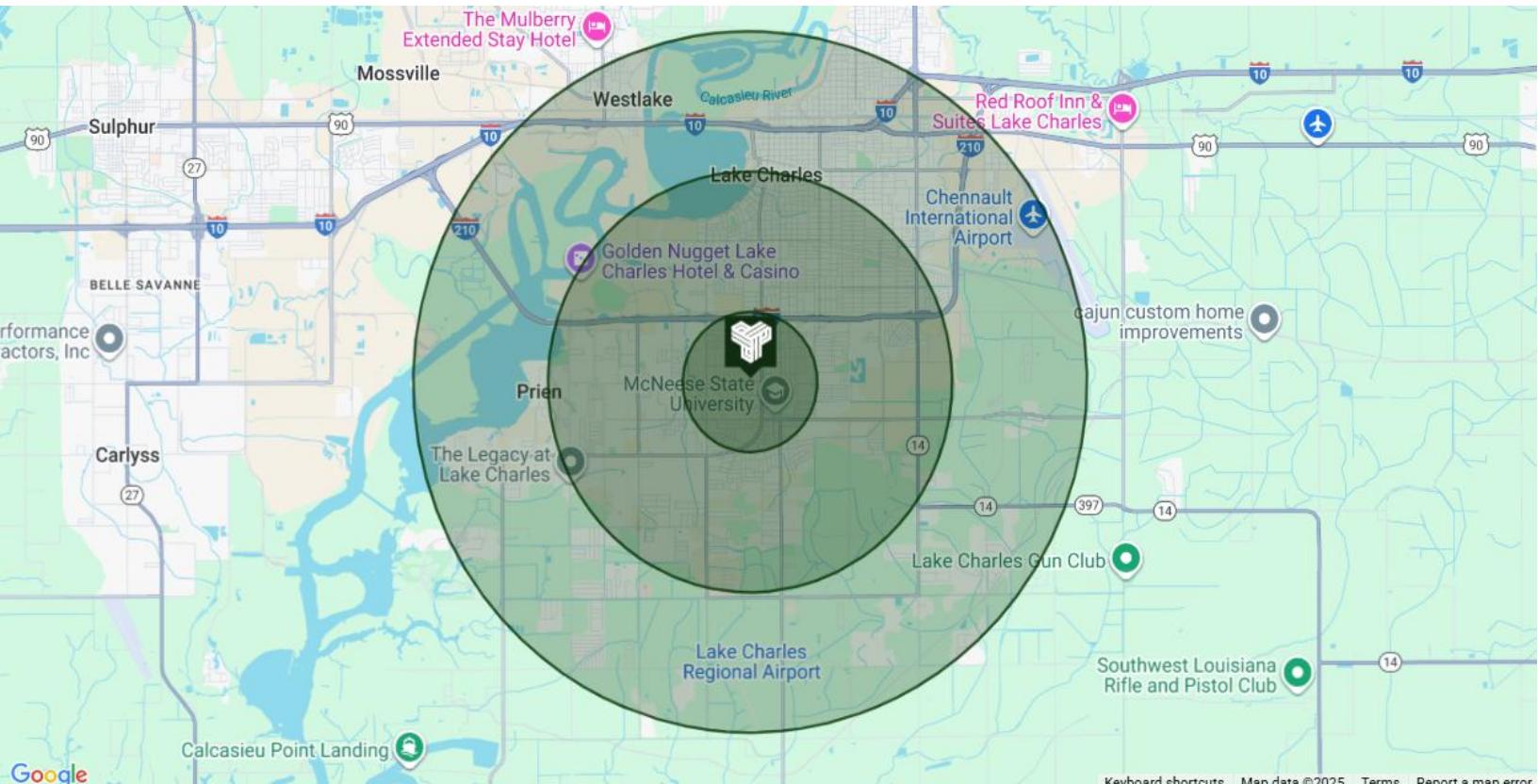
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DEMOGRAPHICS MAP & REPORT



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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population | 2,975 | 26,760 | 74,360 |
| Median age | 35 | 35 | 35.8 |
| Median age (Female) | 35 | 39 | 38 |
| Median age (Male) | 38 | 37 | 37.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 15,699 | 10,330 | 28,680 |
| # of persons per HH | 2.6 | 2.6 | 2.5 |
| Average HH income | \$88,337 | \$89,000 | \$88,000 |
| Average house value | \$293,800 | \$294,000 | \$294,426 |

* Demographic data derived from ACS 2023 5-year data - US Census



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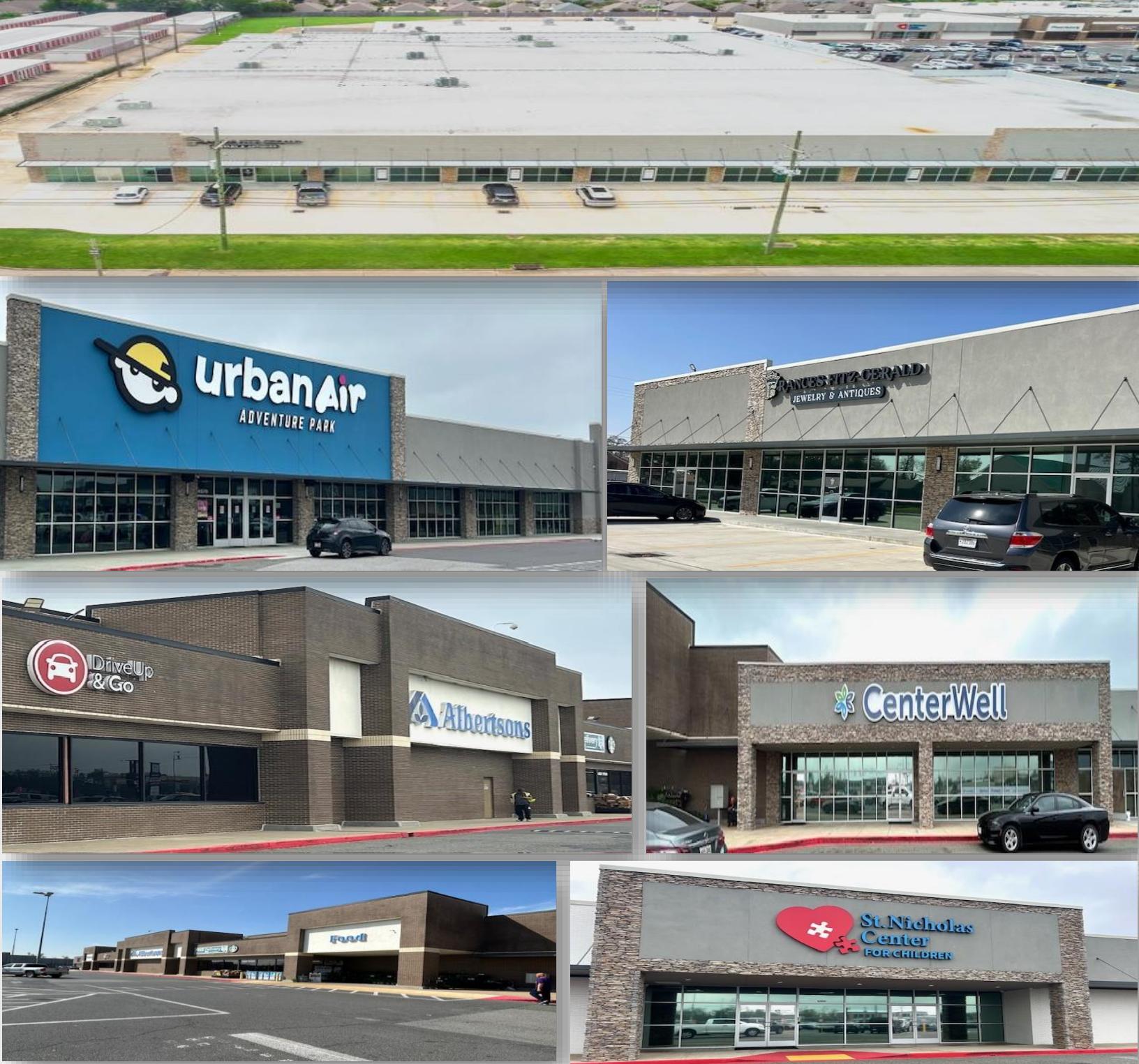
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PROPERTY PHOTOS



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DISCLOSURE AND CONSENT TO DUAL AGENT REPRESENTATION AGREEMENT



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING.

The undersigned designated agent(s)

TCP REALTY SERVICES, LLC

(Insert name(s) of licensee(s) undertaking dual representation)

and any subsequent designated agent(s) may undertake a dual representation representing both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as **UNIVERSITY PLAZA**
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

TCP RYAN STREET, LLC

Buyer or Lessee

4/14/25

Date

Seller or Lessor

Date

TCP RYAN STREET, LLC

Buyer or Lessee

4/14/25

Date

Seller or Lessor

Date

TCP REALTY SERVICES, LLC

Licensee

4/14/25

Date

Licensee

Date

ODA 198



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