

# 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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713.243.6800  
<https://tcprealty.com/>

**RUBIN KREMLING, CCIM, CPM**  
Vice President  
713.805.8030  
713.243.6800  
[rkremling@tcprealty.com](mailto:rkremling@tcprealty.com)

**SHERI CHRISTMANN, CCIM, CPM**  
Leasing and Property Manager  
832.526.1023  
713.243.6800  
[schristmann@tcprealty.com](mailto:schristmann@tcprealty.com)

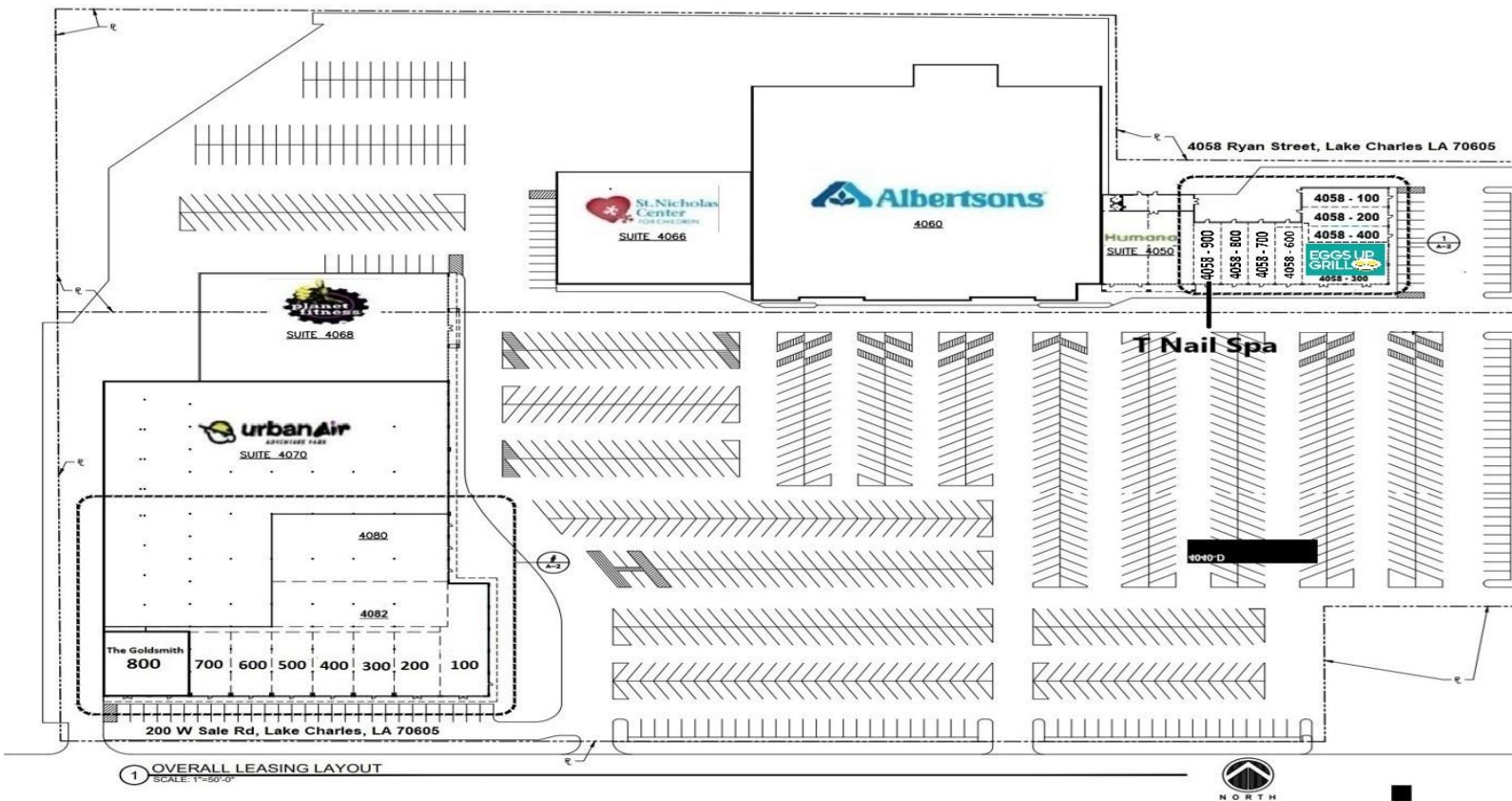
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## AVAILABLE SPACES



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

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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DEMOGRAPHICS MAP & REPORT



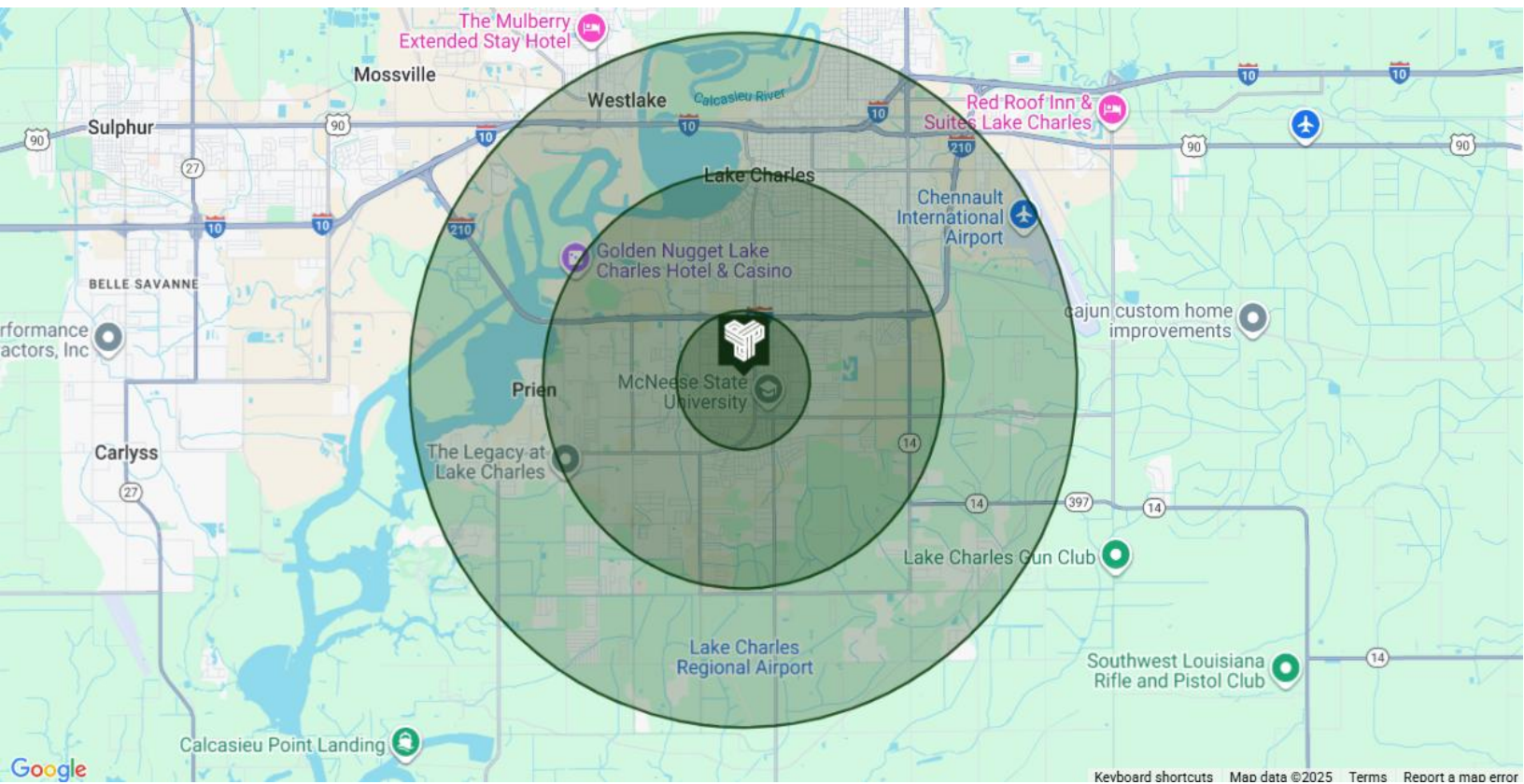
RETAIL PROPERTY FOR LEASE

//

4040 – 4082 RYAN STREET

//

LAKE CHARLES, LA 70605



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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# UNIVERSITY PLAZA SHOPPING CENTER

## PROPERTY PHOTOS



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# AGENCY DISCLOSURE FORM

This document describes the various types of agency relationships that can exist in real estate transactions.

An Agency relationship exists when a real estate licensee represents a client in an immovable property transaction. A client is anyone who engages a licensee for professional advice and service as their agent. Agency relationships can be formed with Buyer/Lessees or Sellers/Lessors or both.

Designated Agency results from a contractual relationship between a broker and a client when a licensee affiliated with a broker is designated by the broker to represent the client. The licensee appointed by the broker to represent the client is called a Designated Agent. There is a presumption that the licensee with whom a client works is his or her Designated Agent, unless there is a written agreement to the contrary. Other licensees employed by the broker do not work for the client, so the client should confine his or her discussions to their Designated Agent. Designated Agents must (1) obey all lawful requests of the client, (2) promote the client's best interest, (3) exercise reasonable care and skill in representing the client, (4) maintain the confidentiality of all information that could materially harm the client's negotiation position, (5) present all offers in a timely manner, (6) seek a transaction at the price and on terms acceptable to the client, and (7) account for all money and property received from the client in a timely manner. A Designated Agent may show alternate properties to buyers, show properties the client is interested in to other buyer clients or receive compensation based on a percentage of the sale price without breaching the duty he or she owes to a client.

Dual Agency exists when a licensee is working with both the buyer and seller or both the landlord and tenant in the same transaction. For example, if your Designated Agent is also the listing agent, dual agency exists. Dual agency is allowed only with the informed consent of all clients. Informed consent is presumed if a client signs the separate Dual Agency Disclosure form prescribed by the Louisiana Real Estate Commission. Dual Agents owe the following duties to both the buyer/seller and the lessor/lessee: (1) treat all clients honestly, (2) provide information about the property to buyers/tenants, (3) disclose all latent material defects in the property known to the licensee, (4) disclose financial qualifications of buyers/tenants to sellers/landlords, (5) explain real estate terms, (6) help buyers/tenants arrange for property inspections, (7) explain closing costs and procedures, (8) help buyers compare financing options, and (9) provide information about comparable properties that have been sold so both clients can make educated buying/selling decisions. Dual Agents are not permitted to disclose (1) confidential information of one client to the other, (2) the price the seller/landlord will take other than the listing price without the permission of the seller/landlord, or (3) the price the buyer/tenant is willing to pay without the permission of the buyer/tenant.

Confidential information is information that could materially harm the position of a client if disclosed. Confidential information does not include material information about the physical condition of property. Thus, a licensee may disclose material information about the condition of property and in fact has a duty to disclose known material defects regarding the condition of property. It is permissible for confidential information to be disclosed by a Designated Agent to his or her broker for the purpose of seeking advice or assistance for the benefit of the client. Information that would otherwise be confidential will no longer be confidential if (1) the client permits disclosure of such information by word or conduct, (2) disclosure of such information is required by law or would reveal serious defect, or (3) the information becomes public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Seller/Lessor:

TCP RYAN STREET, LLC

Buyer/Lessee:

By:

TCP REALTY SERVICES, LLC

By:

Title:

MANAGING AGENT

Title:

Date:

4/14/25

Date:

Licensee:

TCP REALTY SERVICES, LLC

Licensee:

Date:

4/14/25

Date:

Agency Form 12/22



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## DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



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 with 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

TCP RYAN STREET, LLC

Buyer or Lessee

4/14/25

Date

TCP REALTY SERVICES, LLC

Licensee

4/14/25

Date

DDA 198

Seller or Lessor

Date

Seller or Lessor

Date

Licensee

Date



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