

SOUTHGATE

SHOPPING CENTER



ANCHORED BY LEADING REGIONAL GROCER
IN THRIVING RETAIL MARKET

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edge

SOUTHGATE

SHOPPING CENTER

2704-2950 Ryan Street | Lake Charles, LA 70601



CONTACTS

EDGE CAPITAL MARKETS

KEVIN W. HOLLAND
Principal
+1 713 417 1835
kholland@edge-cm.com

BRITTON J. HOLLAND
Vice President
+1 713 501 2060
bholland@edge-cm.com

MAESTRI MURRELL

JONATHAN WALKER
Senior Commercial Sales Executive
225.276.6380
jwalker@mmcre.com



THE OFFERING

Edge Capital Markets has been exclusively retained to present the opportunity to acquire Southgate Shopping Center (“Property”), a 90% leased, 171,318 square foot center in Lake Charles, Louisiana, anchored for nearly 40 years by Market Basket, a leading regional grocer in the Texas and Louisiana region. The Property is located at a highly coveted and commanding position in the heart of Lake Charles’s retail corridor, surrounded by economic drivers ranging from petrochemical refining, gambling, tourism, healthcare, and education.

The Property has tremendously benefited, both aesthetically and structurally, from the extensive renovation, creating a more modern feel, ranging from new roofs, new facades, windows, and HVAC to lighting in 2022, greatly enhanced the curb appeal while minimizing the need for capital expenditures for the foreseeable future. As part of the renovation, Market Basket agreed to expand and exercise two renewal options early, solidifying them as the lead generator of consumer traffic for the future benefit of the Property.

Southgate Shopping Center has consistently maintained a long and successful history due to its broad tenant mix of national and regional tenant lineups focused on consumer experiences and services and its strategic location that is supported by high consumer traffic along Ryan Street, one of the area’s primary north-south arterials that connect Interstate 210 to I-10, and benefits from two signalized intersections as well as exceptional access and visibility.

Southgate Shopping Center allows an investor to acquire a proven, turn-key asset anchored by the region’s premier grocer in a thriving retail market. The property has a proven, stable income stream and additional near-term upside through the lease-up of the existing vacancies. In addition, the Property can be acquired on a favorable cost basis, creating an economic moat that offers significant protection against existing centers and future developments poaching tenants while limiting downside risk from future construction.

INVESTMENT SUMMARY



ADDRESS
**2704-2950 Ryan Street
Lake Charles, LA 70601**



YEAR 1 NOI
\$1,739,782



BUILDING AREA/GLA
**171,318 SF /
162,818 SF**



LEASED
90%



PARKING
**±702 spots
(4.05 spaces/1,000 SF)**



YEAR(S) BUILT
**1958 & 1992
Remodel - 2021 &
2022**



ACCESS POINTS
**Six via Ryan Street,
Six via Eddy Street,
Two via W 18th Street,
Two via Ernest Street,
One via W Hale Street**



PRICE
**Market
to Determine**

INVESTMENT HIGHLIGHTS



ESTABLISHED GROCERY-ANCHORED OPPORTUNITY

Southgate has been anchored by Market Basket, the state's dominant regional grocer with 32 locations in Texas and Louisiana, for nearly 40 years, demonstrating the grocer's long-term success at the Property by catering to a loyal consumer base in the greater Lake Charles market. In April 2021, Market Basket exercised two five-year options, including an expansion memorializing their financial success by serving the daily needs of a trade area and creating surplus cross traffic.



INVESTMENT HIGHLIGHTS



INSTITUTIONAL QUALITY CONSTRUCTION AND CURB APPEAL

Based on the extensive renovations in 2022, the Property has tremendously benefited, both aesthetically and structurally, with the new modern appearance. The well-thought-out layout of the Property and lack of outparcels maximizes visibility and accessibility, further maximizing sales and strengthening the leasing regarding potential uses and future rent levels. In addition, the expansive renovations will mitigate the need for capital expenditures for the immediate and long-term timeframe.



SEASONED TENANCY CREATING ECONOMIC SECURITY

Southgate's underlying value is bolstered by tenants who have operated at the Property for a significant time, becoming a staple within the surrounding residential community. The tenants have occupied Southgate on average for more than 17 years, a testament to the Property's exceptional location and long-standing success, providing a distinct advantage when competing for future retailers.



CONSUMER-CENTRIC ECOSYSTEM

Southgate's tenant line-up comprises a diverse collection of retailers that complement each other and fully serve the daily needs of the surrounding trade area by providing E-commerce-resistant experiences and services. The Property is a daily one-stop family shopping destination featuring groceries, fast-casual restaurants, insurance, cellular, finance, literature, and cosmetics. This established tenant collection promotes a cross-shopping ecosystem, creating a steady consumer draw.



DOMINANT MARKET POSITION

Southgate dominates a highly coveted and commanding position in the heart of Lake Charles's retail corridor based on the surrounding economic drivers. This major retail corridor along Ryan Street serves as the retail center for a large population extending throughout Lake Charles. The Property's prime location has been critical for generating strong sales, maintaining high occupancy, and attracting new retailers to the shopping center.



STRATEGIC SIGNALIZED INTERSECTION

The Property is at two signaled intersections on Ryan Street, enjoying premium visibility from multiple view corridors. Ryan Street, one of Lake Charles' main arterials, is a 4-lane highway with heavy traffic that serves as a primary neighborhood thoroughfare for residents of Lake Charles. The abundance of ingress/egress points governs the ease of traffic flow in and around the Property. Consumers can access the Property via fifteen (15) entrances: six (6) on Ryan Street, six (6) on Eddy Street, two (2) along W 18th Street and one (1) on West Hale Street.



THRIVING RETAIL MARKET

The overall fundamentals for the Lake Charles retail market have continued to fair extremely well, with a 2.5% overall vacancy rate and a 1.6% vacancy rate for general retail buildings that should continue to retreat based on lack of new retail construction taking place in the Lake Charles market. A further sign of the strength of the market is rents have increased 16.1% over the past three years, higher than the national average of 11.7%.

PROPERTY DETAILS



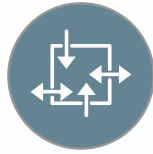
ADDRESS

**2704-2950 Ryan Street
Lake Charles, LA 70601**



YEAR BUILT/RENOVATED

**1958 & 1992 /
2021 & 2022**



ACCESS

**Six via Ryan Street,
Six via Eddy Street,
Two via W 18th Street,
Two via Ernest Street,
One via W Hale Street**



BUILDING AREA/GLA

**171,318 SF /
162,818 SF**



OF BUILDINGS

3



LEASED

90%



LAND AREA

±13.89 Acres



PARKING

**±702
(4.05 per 1,000 SF)**



ANNUAL VISITORS

**1,300,000 Visits
(Per Placer.ai)**



FLOOD ZONE

Not in a Flood Zone

Parcel # (APN)

00452432

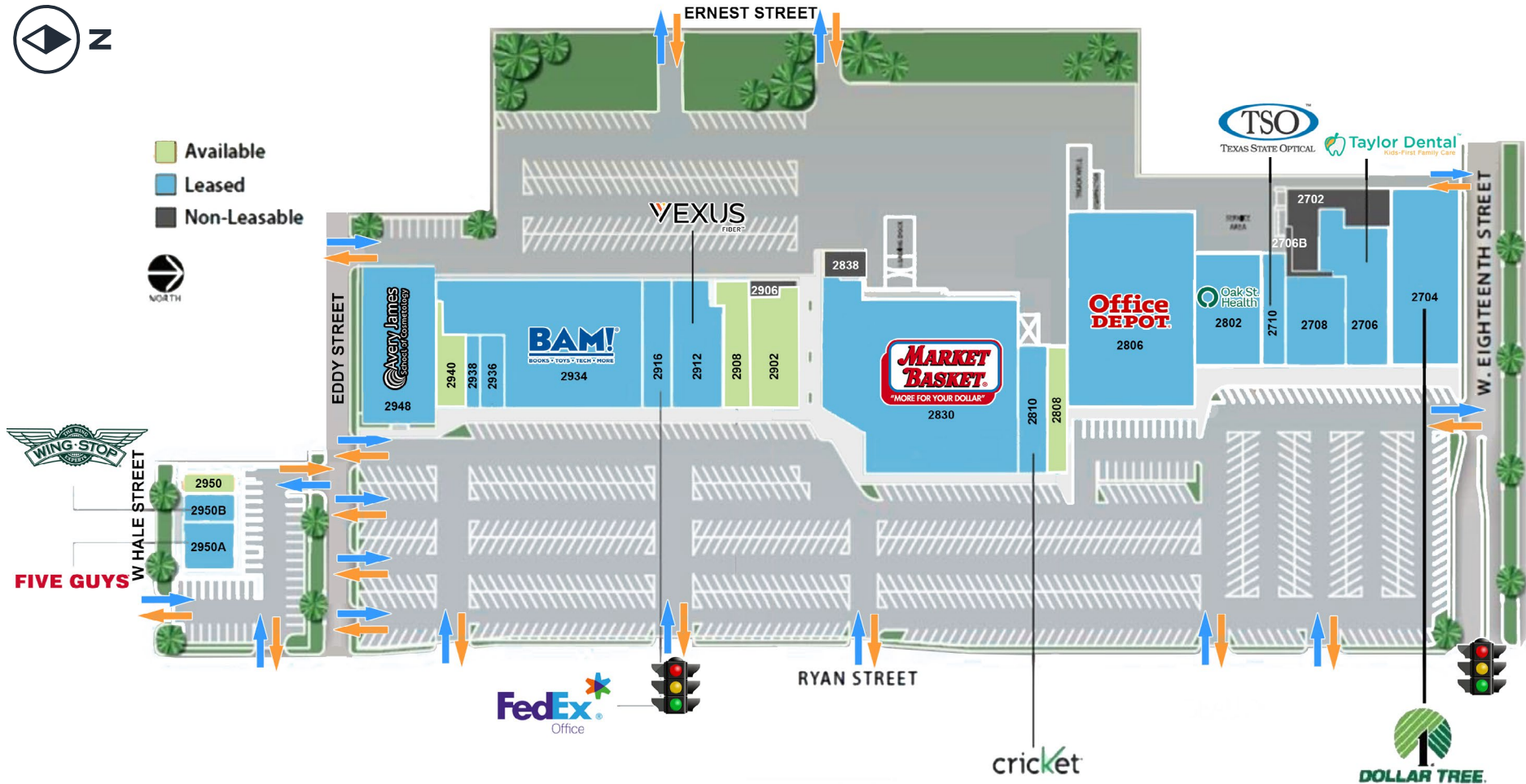
Legal Description

071008-0049-16 000302 0000 071008-0049-16 000401 0000 BEG AT 1/2 INCH PIPE AT NE COR LOT 3
BLK 16 BARBE ADDPROCEEDING DUE S

THE PROPERTY SITE PLAN



- Available
 - Leased
 - Non-Leasable
- NORTH



SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
2702	Unleasable Space	7,179	2806	Office Depot	24,985	2908	Vacant	3,500	2948	Avery James	11,308
2704	Dollar Tree	10,221	2808	Vacant	2,490	2912	Vexus Fiber	6,400	2950A	Five Guys	2,500
2706	Taylor Dental	6,000	2810	Cricket Wireless	3,750	2916	FedEx Kinko's	3,750	2950B	Wing Stop	1,500
2706A	Unleasable Space	160	2830	Market Basket	37,442	2934	Books-A-Million	21,310	2950C	Vacant	1,000
2708	U.S. Armed Forces	5,100	2838	Unleasable Space	1,100	2936	Mariner Finance	1,900		Total	171,318
2710	Texas State Optical	2,750	2902	Vacant	6,240	2938	Go Auto Insurance	1,072			
2802	Oak Street Health MSO	7,300	2906	Unleasable Space	86	2940	Vacant	2,300			

TRADE AREA AERIAL



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