

OFFERING MEMORANDUM
DECEMBER 2025

COLISEUM CENTER

670 ONEAL LN
BATON ROUGE, LA

stirling



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PROPERTY INFORMATION

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AVAILABLE SPACE SUMMARY

Three available suites are being offered at a NNN rental rate of \$18.25 per square foot annually, a competitive rate positioned within the market range for comparable retail space in the O'Neal corridor. Modified Gross lease structure provides tenants with predictable occupancy costs. The availability of two adjacent 1,118 SF suites presents an opportunity for contiguous space, offering flexibility in configuration and potentially accommodating build-out requirements for service, retail, or professional office users. Lease terms, tenant improvement allowances, and rental escalations are negotiable based on tenant creditworthiness, lease duration, and specific space requirements. Landlord requires a minimum three (3) year Lease term. This is an attractive opportunity for those seeking a well-located, meticulously maintained retail space in one of Baton Rouge's most desirable commercial corridors with excellent visibility, access, and demographic support.

OFFERING SUMMARY

Lease Rate:	\$18.25 SF/yr NNN
CAM Charge (2025):	\$3.76 SF/yr
Bay Depth:	+/-55.0'
Available Suites:	B, E and F
Available SF:	1,118 SF - 2,236 SF
Lot Size:	0.64 Acre
Building Size:	9,000 SF
Zoning:	LC-2
Traffic Counts:	20,135 AADT (2024)
Available:	January 1, 2026



PROPERTY DESCRIPTION

Coliseum Center, located at 670 O'Neal Lane in Baton Rouge, Louisiana, represents a well-maintained, modern retail facility constructed in 2018. The subject property comprises 9,000 square feet of gross leasable area situated on 0.92 acres (40,075 SF) with LC-2 zoning, yielding a building FAR of 0.22. The property features a multi-tenant configuration with three (3) available suites of 1,118 square feet each, with two suites being adjacent and capable of combination for a total of 2,236 square feet to accommodate larger tenant requirements. The building exhibits contemporary construction standards consistent with Class B+ retail space in the Florida/Airline submarket. Current tenant mix includes established businesses such as London's Accessories Boutique, Top Tier Consulting, Crepas Y Mas, Luxe Salon & Suites, The Bayou Affect Creole Restaurant and Partner's Sneauxballs, all with occupancy commencing January 2021, demonstrating stable tenancy and property performance.

LOCATION DESCRIPTION

The Center benefits from a strategic position in the highly trafficked O'Neal Lane corridor, one of Baton Rouge's premier retail and commercial arteries. Traffic counts in the immediate vicinity reflect robust vehicular exposure, with 20,135 vehicles per day on O'Neal Lane (2024 counts), providing significant visibility and accessibility for retail tenants. The property is situated within the Florida/Airline submarket of East Baton Rouge Parish, an established commercial district serving affluent residential neighborhoods to the south and east. The immediate trade area demographics reflect strong household income levels and population density characteristic of the O'Neal corridor, which has historically outperformed citywide metrics. Within a one-mile radius, the area serves an affluent residential base with above-average household incomes. The three-mile ring captures significant population density with median household incomes substantially exceeding the Baton Rouge MSA median of \$49,944, while the five-mile radius encompasses over 140,000 residents with diverse retail spending patterns and strong daytime employment population.



Suite B



Suite F



Suite E



Suite B



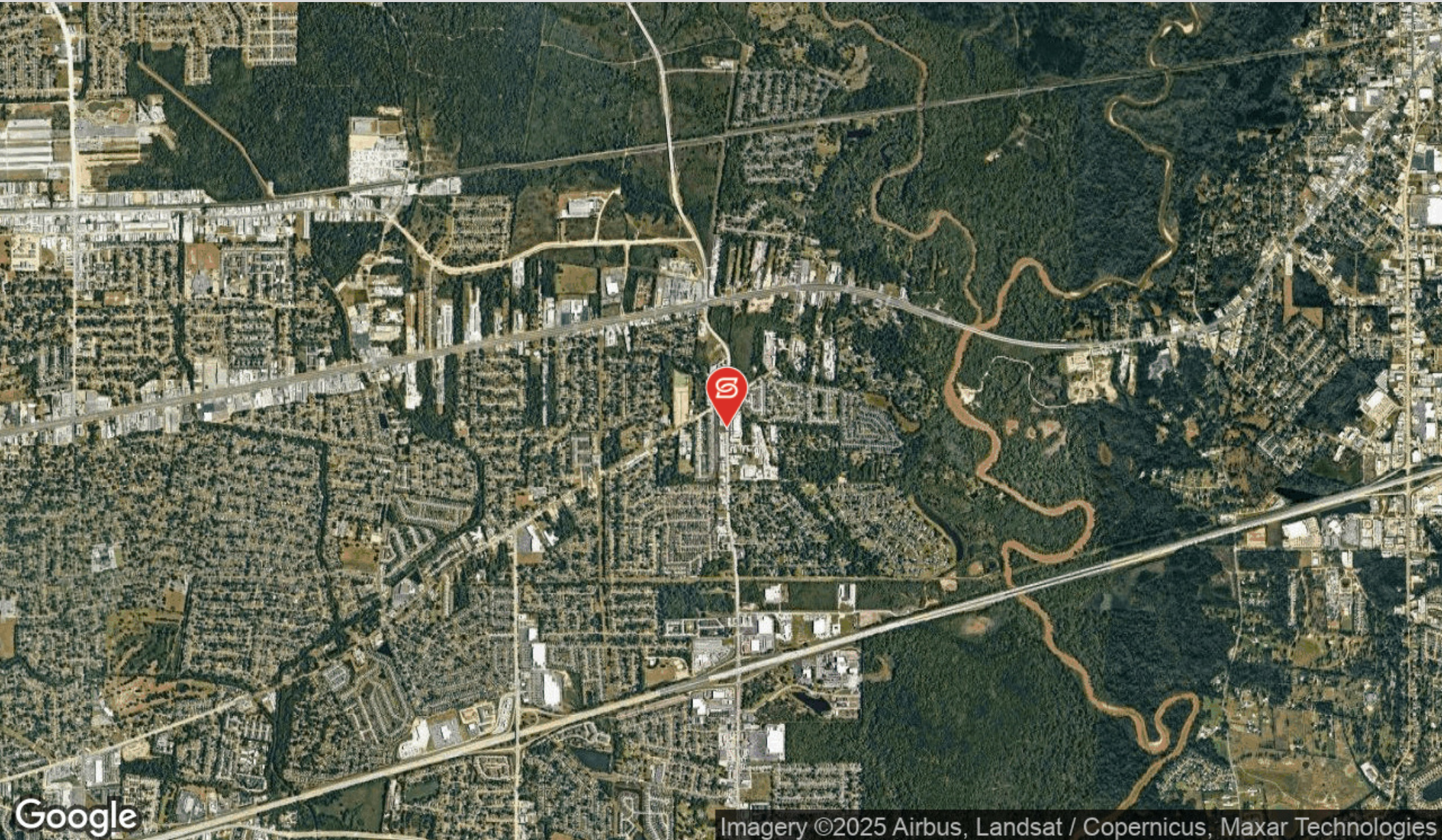
Suite E

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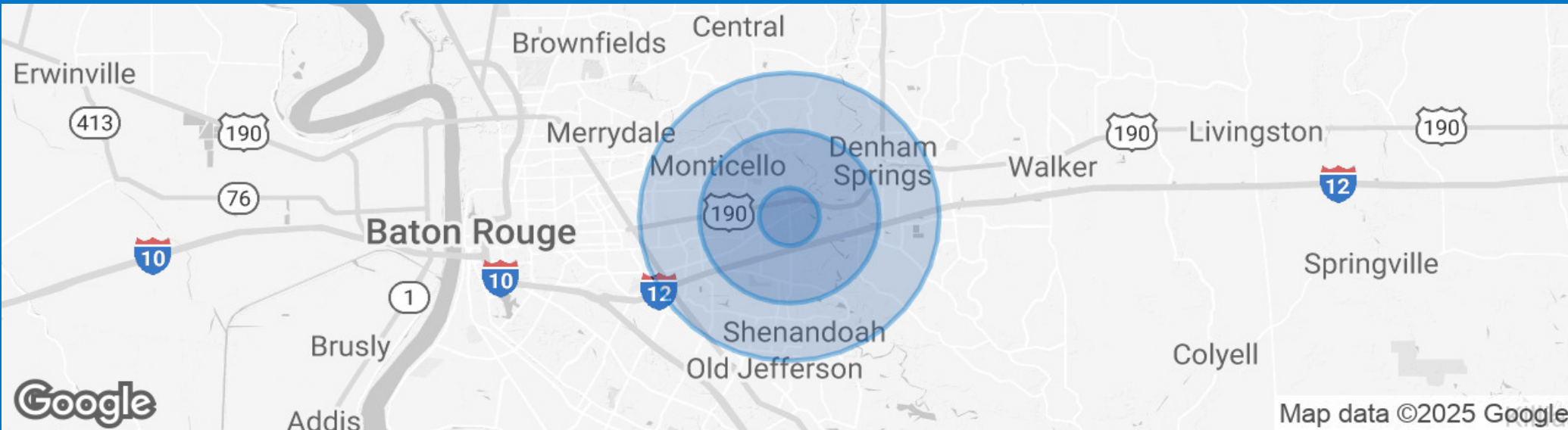
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,000	46,181	145,545
Average Age	38	37	39
Average Age (Male)	37	36	38
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,594	17,369	57,559
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$75,989	\$84,032	\$93,526
Average House Value	\$240,784	\$253,824	\$268,320

Demographics data derived from AlphaMap

