



1490 4TH ST WESTWEGO, LA 70094

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED



JONATHAN LASALA
VP of Leasing
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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Jonathan LaSala


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 5857 Fisher Rd., East
Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

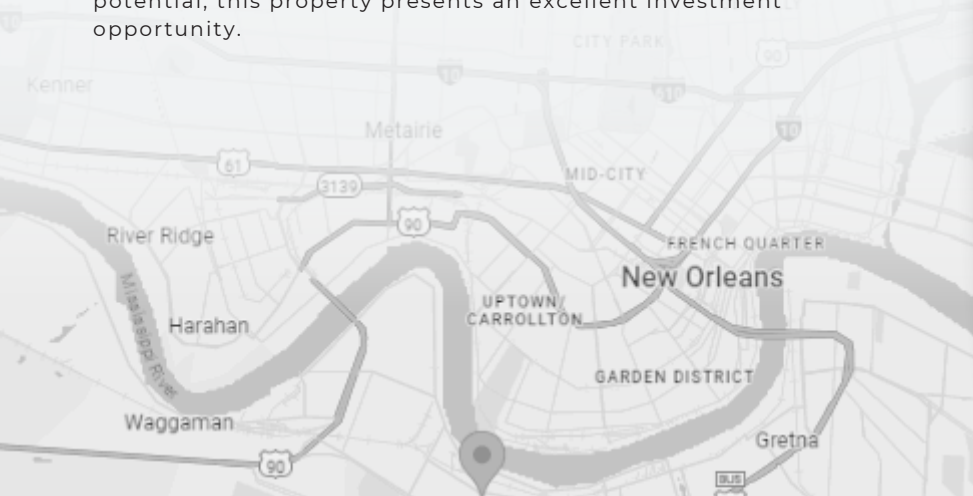
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About New Orleans, LA
Demographics
Amenities Map

EXECUTIVE SUMMARY

This commercial property offers a prime location in Westwego, LA, with easy access to major highways and proximity to New Orleans and the Port of New Orleans. The 20,000 sq. ft. building on a 1 acre lot is suitable for a variety of commercial uses, including retail, office, or industrial. With a growing local economy and strong development potential, this property presents an excellent investment opportunity.



THE OFFERING

Offering Price	\$1,500,000
Building SF	20,000 SF
Year Built	1990
Lot Size (Acres)	1
Parcel ID	440000473
Clear Height	25'
Drive Ins	5

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INVESTMENT HIGHLIGHTS



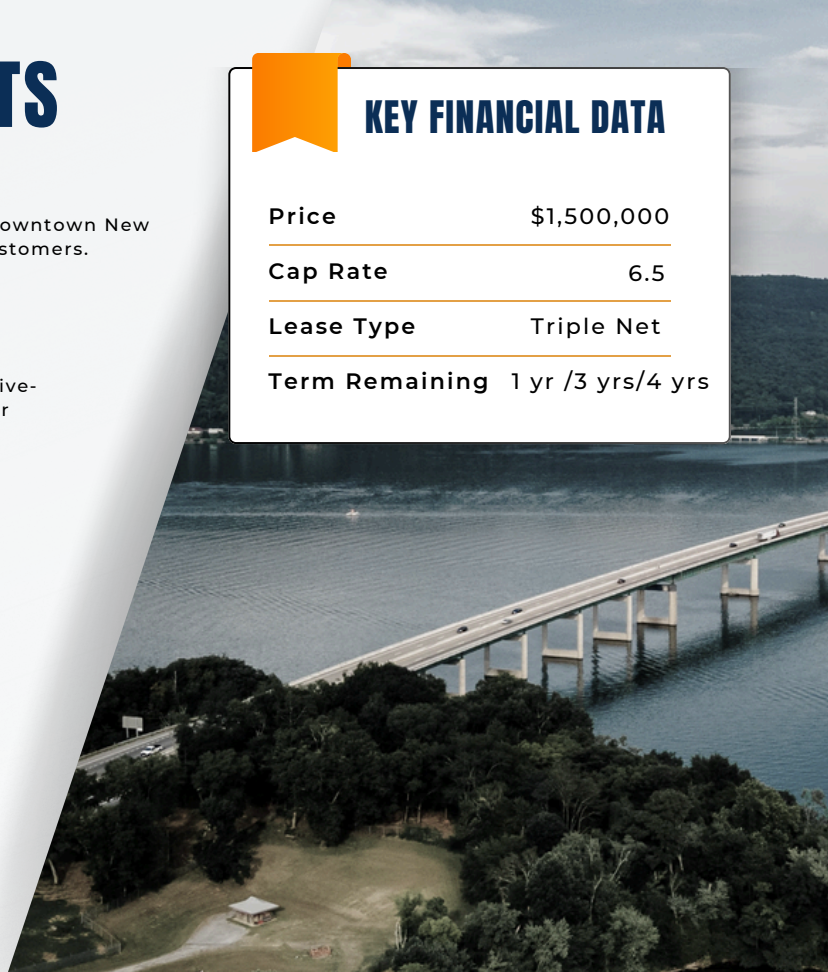
Prime Location & Accessibility: Minutes away from downtown New Orleans providing convenience for businesses and customers.



Industrial Infrastructure: The property boasts five drive-thru bays and a clear height of 25', perfectly suited for general industrial activities.

KEY FINANCIAL DATA

Price	\$1,500,000
Cap Rate	6.5
Lease Type	Triple Net
Term Remaining	1 yr /3 yrs/4 yrs



FINANCIAL SUMMARY



**1490 4th St
Westwego, LA**



**Price
\$1,500,000**



**Cap Rate
6.5%**



**Occupancy
100%**

BUILDING SUMMARY

Rentable Building Area	20,000 SF
Total Building Area	20,000 SF
Land Area	1 Acres
Stories	1
Drive In Doors	5
Clear Height	25'

FINANCIAL SUMMARY

Price	\$1,500,000
Price/SF	\$77.70
NOI	\$97,914
Cap Rate	6.5%
Total Tenants	3
Occupancy	100%

FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
POTENTIAL GROSS REVENUE						
BASE RENTAL REVENUE	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
TAX & INS; MANGEMENT FEE	\$17,043	\$17,384	\$17,732	\$18,086	\$18,448	\$18,817
EFFECTIVE GROSS REVENUE	\$149,043	\$149,384	\$149,732	\$150,086	\$150,448	\$150,817
OPERATING EXPENSES						
PROPERTY TAX	\$6,154	\$6,277	\$6,403	\$6,531	\$6,661	\$6,794
INSURANCE	\$10,889	\$11,107	\$11,329	\$11,556	\$11,787	\$12,023
TOTAL OPERATING EXPENSES	\$17,043	\$17,384	\$17,732	\$18,087	\$18,448	\$18,817
NET OPERATING INCOME	\$149,043	\$149,384	\$149,732	\$150,086	\$150,448	\$150,817

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RENT ROLL

1490 4TH ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Other Income	Lease From	Lease To
Space 1	Grace Healthcare Inc.	7,000 sqft	\$48,000	\$6.86		02/01/2023	02/01/2025
Space 2	Quick Start Grill Inc.	7,000 sqft	\$48,000	\$6.86		09/01/2022	09/01/2027
Space 3	One Stop Auto Repair Shop, LLC	6,000 sqft	\$36,000	\$6.78		03/01/2023	03/01/2028
TOTAL		20,000	\$132,000	\$20.50			



TENANT SUMMARY

Grace Healthcare Inc.

Grace Healthcare Services was founded by a group of hospice professionals who value that opportunity and privilege. We are dedicated to advancing the quality of hospice care in the communities that we serve.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	02/01/2023
Lease Expiration	02/01/2025
Base Term Remaining	1 year
Options	Extension Term
Tenant Purchase Rights	ROFR

Quick Start Grill Inc.

Quick Start Grill Family Mission is to bring the Best Charcoal / Wood Grill that is Safe, Convenient, Efficient, Time Saving, and Easy to Use. The most important Core belief is Honesty above all. They believe in working as a team to achieve their main goal, which is to have Happy Satisfied Customers.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	09/01/2022
Lease Expiration	09/01/2027
Base Term Remaining	3 years
Options	Extension Term
Tenant Purchase Rights	ROFR

One Stop Auto Repair Shop, LLC

Founded over a decade ago by Kenny Flores himself, they have grown from humble beginnings in New Orleans to three thriving locations. Specializing in both auto repair and customized body work, their team of seasoned mechanics brings professional expertise to every job.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/01/2023
Lease Expiration	03/01/2028
Base Term Remaining	4 years
Options	Extension Term
Tenant Purchase Rights	ROFR

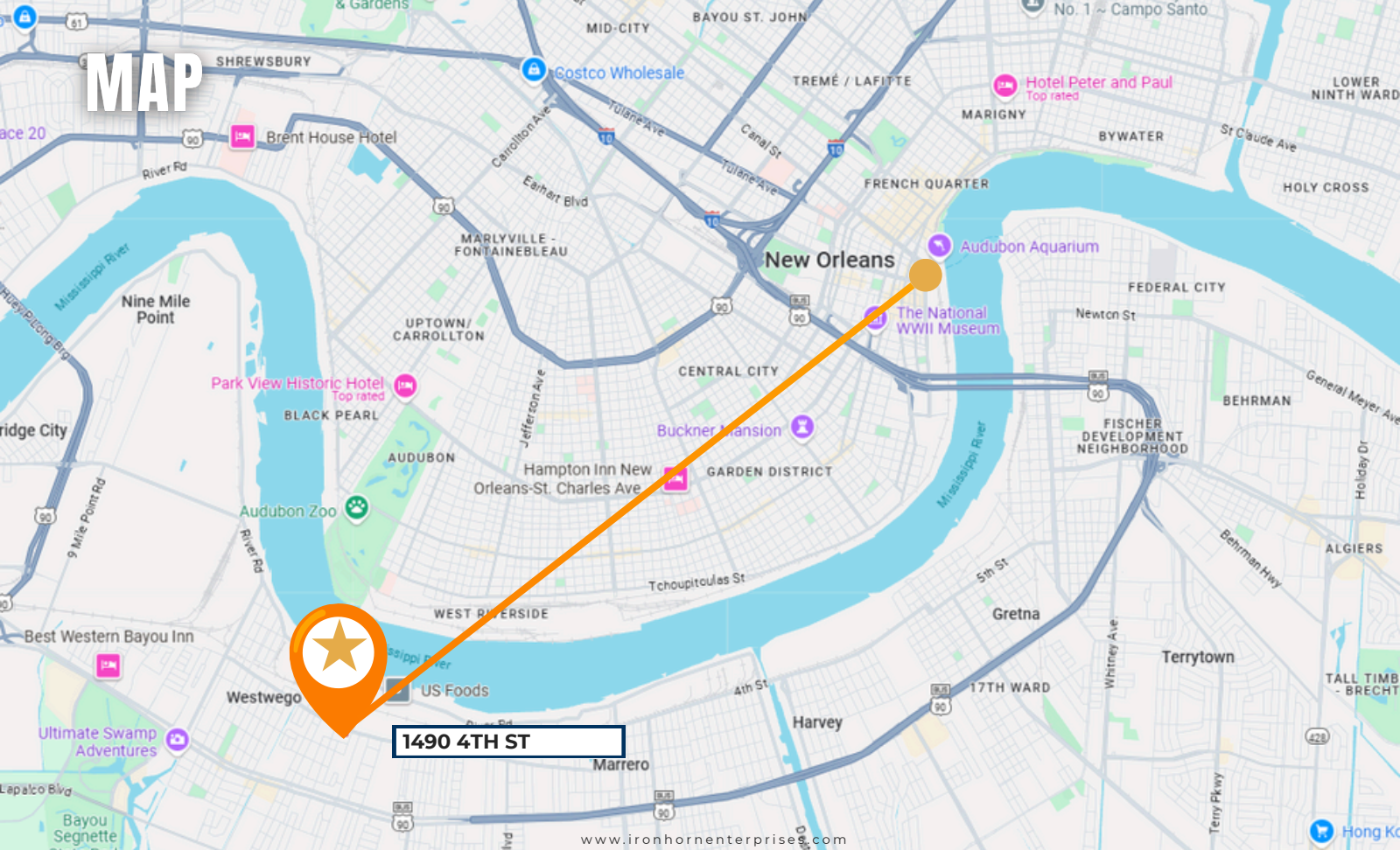
ABOUT NEW ORLEANS, LA

New Orleans offers a dynamic commercial real estate market driven by its strategic location, diverse economy, and strong cultural and tourism sectors. As a major hub for trade, logistics, and manufacturing, the city benefits from its proximity to the Port of New Orleans, one of the busiest in the U.S., as well as access to global markets. Additionally, New Orleans' thriving healthcare, education, and tech industries continue to attract businesses and investors. With ongoing redevelopment projects and rising demand for both office and industrial space, the market presents strong growth potential for commercial real estate investment

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	11,231	78,953	218,439
2024 ESTIMATE	11,604	81,841	226,335
2020 CENSUS	11,842	84,611	233,506
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	4,667	31,801	92,519
2024 ESTIMATE	4,830	33,052	95,933
2020 CENSUS	4,940	34,515	99,083
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	57,701	90,746	81,211



MAP



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