



University Club Retail Center

RETAIL PROPERTY FOR LEASE

735 E Hwy 30 Saint Gabriel, LA 70776

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



University Club Retail Center

735 E Hwy 30 Saint Gabriel, LA 70776

PROPERTY SUMMARY



Property Description

University Club Retail Center sits a half mile east of University Club Subdivision. The master plan for this retail development calls for a hotel development, office, multifamily, and storage. Minutes from L'auberge Casino, Gonzales, Uclub, Tanger Outlet, Cabelas, and more. Established neighborhoods surround this development.

Property Highlights

- Building One: Four 1,250 SF Units Available
- Building One: End Cap Available Up to 3,750 SF
- Suite A is Drive Thru Capable
- Building Two: Fully Leased
- Currently in Shell Condition, Landlord capable of delivering in Vanilla Box Condition
- Current Tenants Include Anytime Fitness, Gulf Coast Express Carriers, Complete Care of St Gabriel, & State Farm
- 0.50 Miles From University Club Subdivision
- \$3.50 PSF CAM

Ashlyn Plaisance

225.717.2790
ashlynp@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | September 18, 2025

Offering Summary

Lease Rate:	\$16.00 - 18.00 SF/yr (NNN)
Available SF:	1,250 - 3,750 SF
Building Size:	7,500 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	207	4,391	19,033
Total Population	673	11,536	43,884
Average HH Income	\$134,631	\$93,525	\$86,776



University Club Retail Center
735 E Hwy 30 Saint Gabriel, LA 70776

LEASE SPACES

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 3,750 SF	Lease Rate:	\$16.00 - \$18.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite A	-	1,250 SF	NNN	\$18.00 SF/yr	Drive Thru Capable. Dark Shell consition, Landlord willing to deliver in Vanilla Box Condition.
Suite D	-	1,250 - 3,750 SF	NNN	\$16.00 SF/yr	Dark Shell. Landlord willing to deliver in Vanilla Box Condition.
Suite E	Available	1,250 - 3,750 SF	NNN	\$16.00 SF/yr	Dark Shell. Landlord willing to deliver in Vanilla Box Condition.
Suite F	Available	1,250 - 3,750 SF	NNN	\$18.00 SF/yr	Dark Shell. Landlord willing to deliver in Vanilla Box Condition.

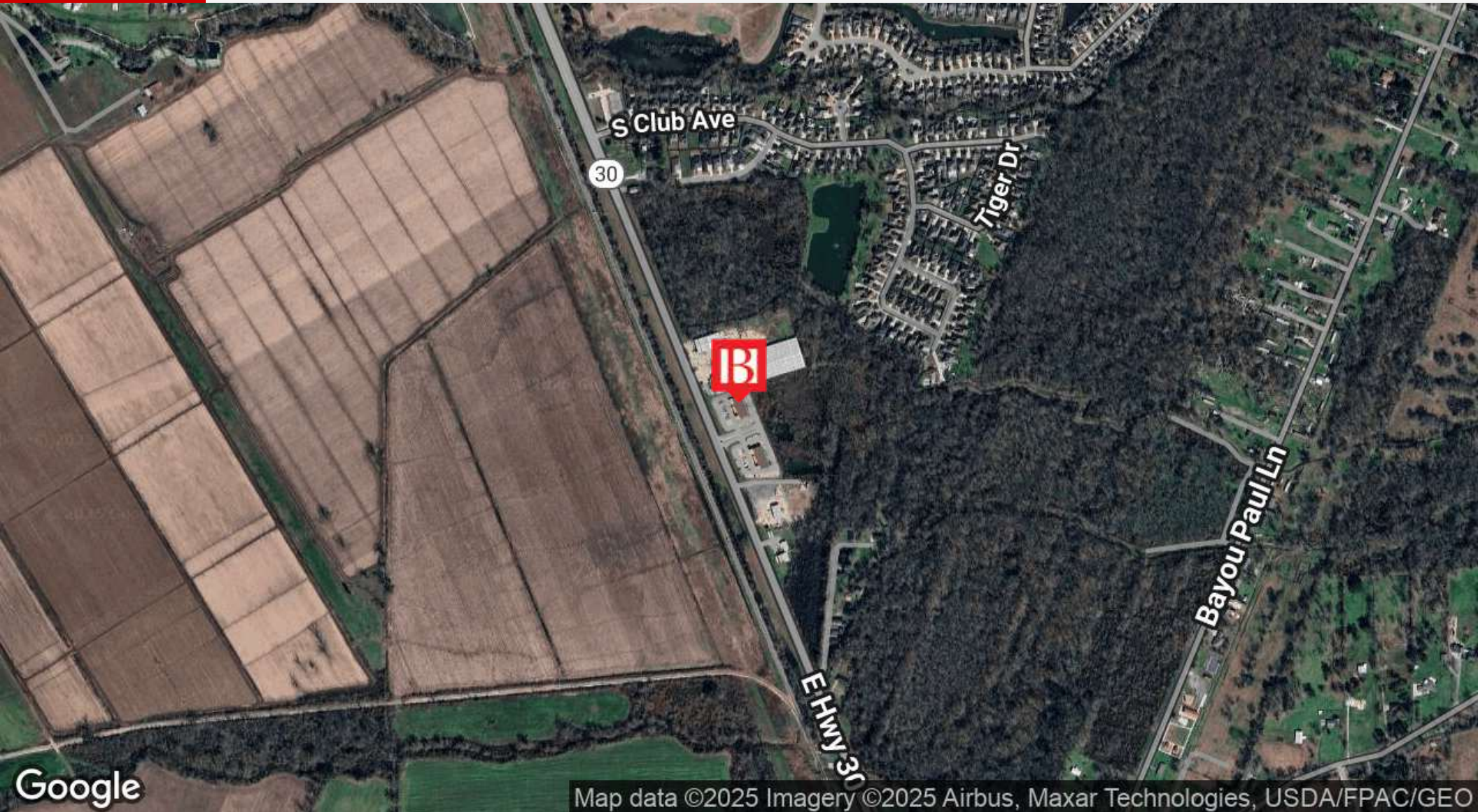
Ashlyn Plaisance
225.717.2790
ashlynp@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | September 18, 2025



University Club Retail Center
735 E Hwy 30 Saint Gabriel, LA 70776

LOCATION MAP



Ashlyn Plaisance
225.717.2790
ashlynp@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | September 18, 2025



University Club Retail Center

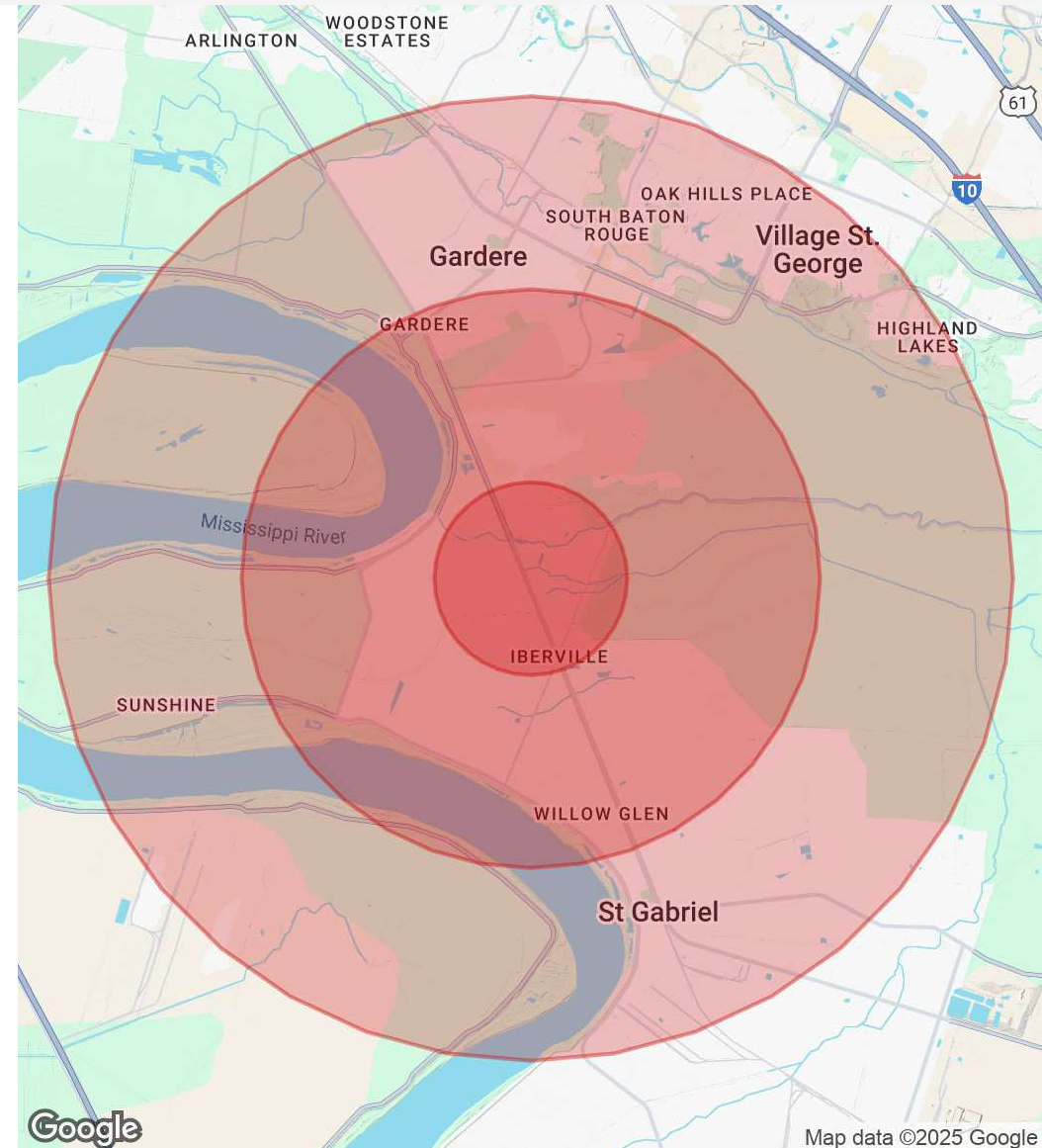
735 E Hwy 30 Saint Gabriel, LA 70776

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	673	11,536	43,884
Average Age	37.7	33.2	36.2
Average Age (Male)	39.4	32.9	36.8
Average Age (Female)	37.1	34.3	35.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	207	4,391	19,033
# Of Persons Per HH	3.3	2.6	2.3
Average HH Income	\$134,631	\$93,525	\$86,776
Average House Value	\$377,243	\$273,613	\$265,785

2020 American Community Survey (ACS)



Ashlyn Plaisance
 225.717.2790
 ashlynp@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | September 18, 2025

