

stirling

FOR LEASE

Albertsons

SEVILLE PLAZA  
SHOPPING CENTER

1905 W. THOMAS STREET | HAMMOND, LA

## SUMMARY

## AREA RETAIL

## SITE PLAN

## PHOTOS

## MAPS

## DEMOGRAPHICS



## TOTAL GLA

- 187,132 SF

## AVAILABLE

- Suite I: 600 SF
- Suite I-2: 800 SF
- Suite E: 1,400 SF  
*Potentially Available*
- Suite M: 1,600 SF
- Suite R: 2,000 SF
- Suite E-2: 2,500 SF
- Outparcel A: ±1.03 Acs

## EXECUTIVE SUMMARY

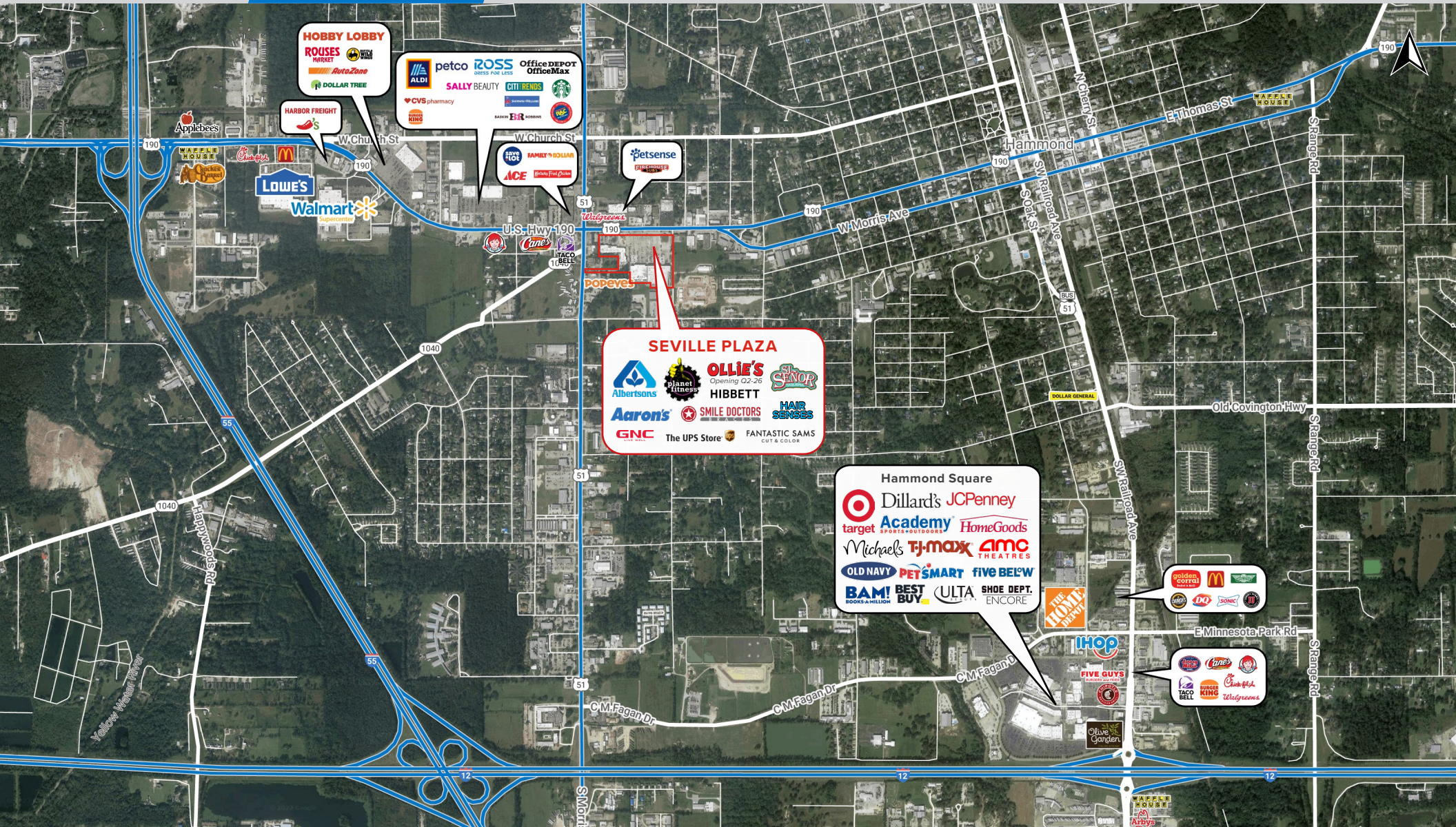
Seville Plaza benefits from visibility and exposure at the busiest intersection in Hammond, with ample pylon signage on South Morrison Boulevard and West Thomas Street. The City of Hammond, a manufacturing/distribution center with access to US Highway 190, US Highway 51, Interstate 55, and Interstate 12, is convenient and provides quality goods and services to all of Tangipahoa Parish. Hammond is also the home of Southeastern Louisiana University with roughly 15,570 students (as of Fall 2025) and is also home to the largest hospital in the Parish, North Oaks Medical Center, employing over 2,600 people.

## RECENT IMPROVEMENTS & RENOVATIONS

- Extensive façade renovations, upgraded pylon signage & upgraded parking lot lighting
- Albertsons performed a multi-million dollar remodel of their entire store
- White-boxing of vacant bays - Move-in Ready!

## TENANTS

- Albertsons
- Planet Fitness
- Ollie's Bargain Outlet  
*Opening Q2 2026*
- Aaron's
- Hibbett
- Si Señor Taqueria
- The Old School
- Hair Senses
- Smile Doctors
- The Octavians  
Community Theater
- GNC
- The UPS Store
- Green Leaf Thai  
Cuisine
- Royale Oak
- Lendmark Financial
- Fantastic Sams
- Freeway Insurance
- Crystal Nails
- Passion Mark



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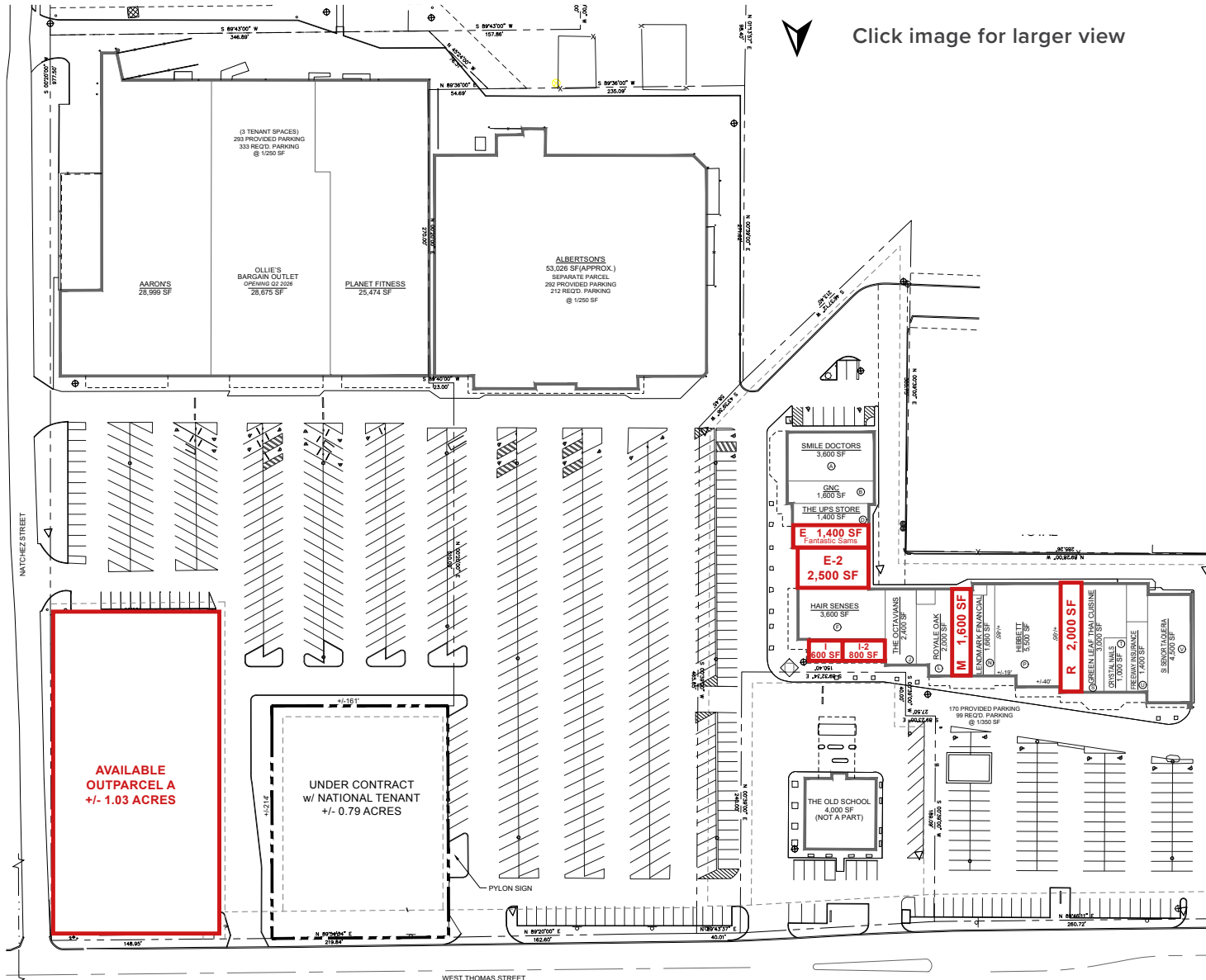
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## TENANTS

|                                             |           |
|---------------------------------------------|-----------|
| Aaron's                                     | 28,999 SF |
| Ollie's Bargain Outlet <i>Opening Q2-26</i> | 28,675 SF |
| Planet Fitness                              | 25,474 SF |
| Albertsons                                  | 53,026 SF |

|                              |                  |
|------------------------------|------------------|
| <b>OUTPARCEL A AVAILABLE</b> | <b>±1.03 ACS</b> |
| Ntl. Tenant Under Contract   | ±0.79 ACS        |
| The Old School (Not a Part)  | 4,000 SF         |

|                                                                       |                 |
|-----------------------------------------------------------------------|-----------------|
| A. Smile Doctors                                                      | 3,600 SF        |
| B. GNC                                                                | 1,600 SF        |
| D. The UPS Store                                                      | 1,400 SF        |
| <b>E. POTENTIALLY AVAILABLE</b><br>Existing Fantastic Sams            | <b>1,400 SF</b> |
| <b>E-2. AVAILABLE</b>                                                 | <b>2,500 SF</b> |
| F. Hair Senses                                                        | 3,600 SF        |
| <b>I. AVAILABLE</b>                                                   | <b>600 SF</b>   |
| <b>I-2. AVAILABLE</b>                                                 | <b>800 SF</b>   |
| J. The Octavians                                                      | 2,400 SF        |
| L. Royale Oak                                                         | 2,000 SF        |
| <b>M. AVAILABLE</b>                                                   | <b>1,600 SF</b> |
| N. Lendmark Financial                                                 | 1,660 SF        |
| P. Hibbett                                                            | 5,500 SF        |
| <b>R. AVAILABLE</b><br>Prior Green Leaf Thai                          | <b>2,000 SF</b> |
| S. Green Leaf Thai Cuisine<br>Moved & Reopened into this larger space | 3,000 SF        |
| T. Crystal Nails                                                      | 1,000 SF        |
| U. Freeway Insurance                                                  | 1,400 SF        |
| V. Si Señor Taqueria                                                  | 4,550 SF        |

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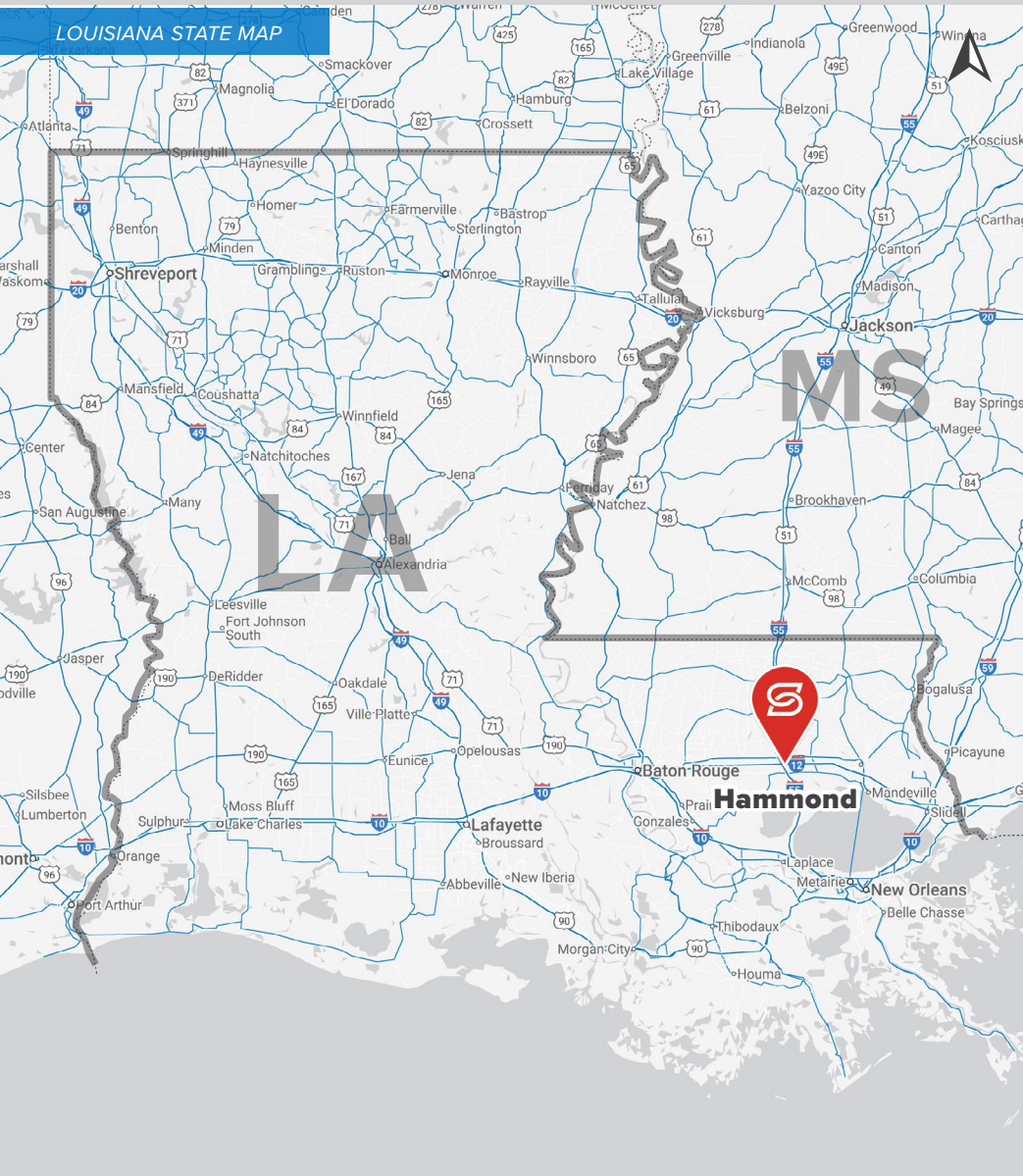
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### LOUISIANA STATE MAP



### HAMMOND MAP



**SEVILLE PLAZA  
SHOPPING CENTER**



**SOUTHEASTERN  
LOUISIANA UNIVERSITY**  
+/- 15,570 Students

**HAMMOND SQUARE**  
target, Dillard's, JCPenney, Academy, AMC, TJ-maxx, OLD NAVY, Michaels



**NORTH OAKS  
Health System**  
+ 2,600 Employees

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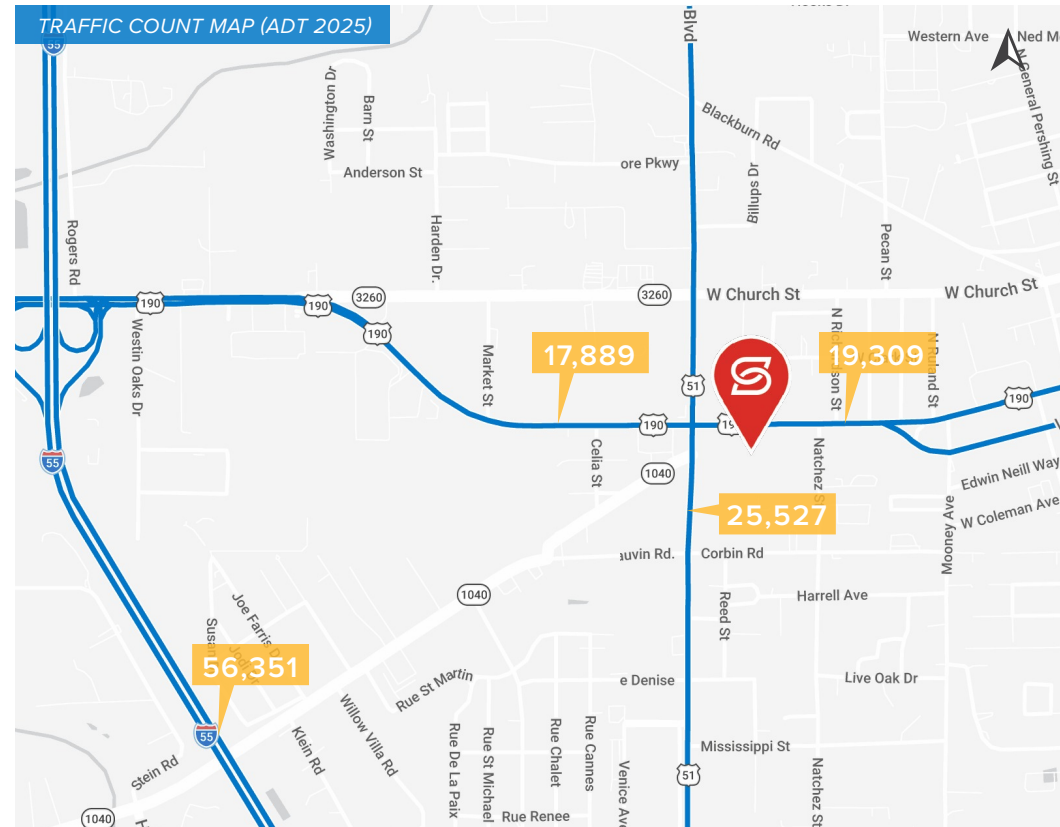
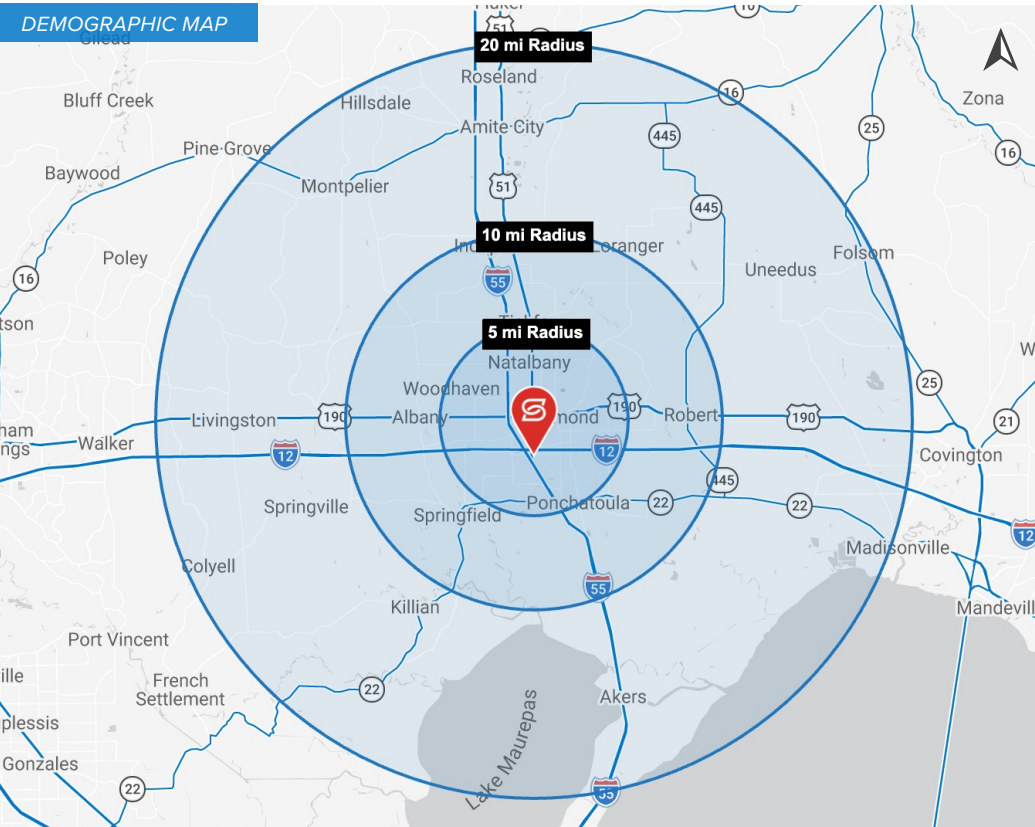
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## 2025 DEMOGRAPHICS



POPULATION

|            | 5 MI   | 10 MI   | 20 MI   |
|------------|--------|---------|---------|
| POPULATION | 63,354 | 114,860 | 202,314 |



AVG. HH INCOME

|                | 5 MI     | 10 MI    | 20 MI    |
|----------------|----------|----------|----------|
| AVG. HH INCOME | \$77,126 | \$84,443 | \$94,509 |



HOUSEHOLDS

|            | 5 MI   | 10 MI  | 20 MI  |
|------------|--------|--------|--------|
| HOUSEHOLDS | 24,909 | 44,961 | 77,184 |