



**1424-1490 4TH ST
WESTWEGO, LA 70094**

INDUSTRIAL PROPERTY
FULLY LEASED

Ryan Jenkins
VP of Investment Sales
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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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5912 N Burdick St,
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PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

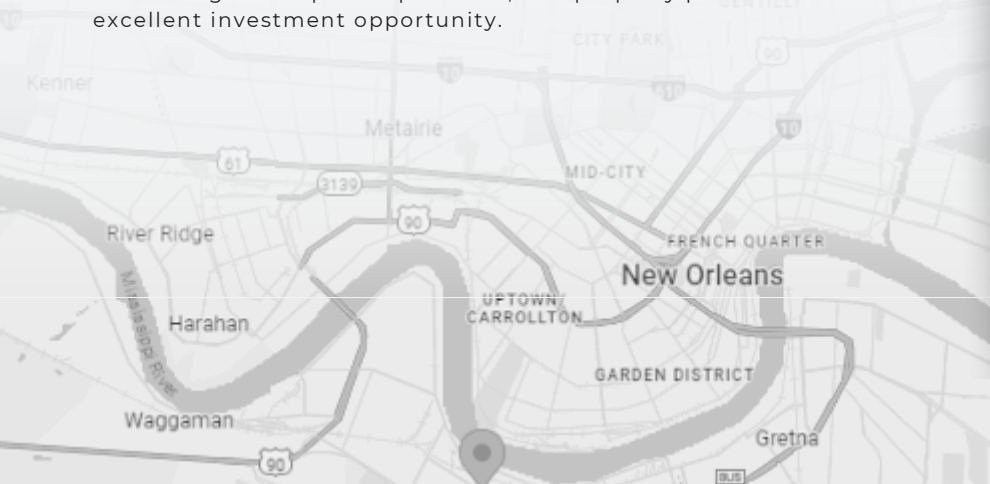
LOCATION OVERVIEW

About New Orleans, LA
Demographics
Map

TABLE OF CONTENTS

EXECUTIVE SUMMARY

This commercial property portfolio 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 45,221 sq. ft. buildings on a 2.8 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

Building SF	45,221 SF
Year Built	1990
Lot Size (Acres)	2.8
Parcel ID #1	440000473
Parcel ID #2	440003267
Clear Height	25'

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned in a thriving suburban hub of Westwego, LA, with excellent access to I-10 and proximity to the Port of New Orleans, enhancing logistics and distribution efficiency.



Industrial Infrastructure: The property boasts a clear height as high as 25', perfectly suited for general industrial activities.



Strong Market Dynamics: Benefits from Jefferson Parish's low 6.6% vacancy rate and steady absorption, driven by robust demand in logistics and hospitality sectors, supporting long-term value growth.



Robust NOI: Generates steady NOI from in-place NNN leases.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$133,440	\$134,800	\$136,324	\$137,893	\$139,510	\$141,175
TAX & INS; MANGEMENT FEE	\$26,455	\$26,984	\$27,524	\$28,074	\$28,636	\$29,208
EFFECTIVE GROSS REVENUE	\$159,895	\$161,784	\$163,848	\$165,967	\$168,146	\$170,383
OPERATING EXPENSES						
PROPERTY TAX	\$16,473	\$16,802	\$17,139	\$17,481	\$17,831	\$18,187
INSURANCE	\$9,982	\$10,182	\$10,385	\$10,593	\$10,805	\$11,021
TOTAL OPERATING EXPENSES	\$26,455	\$26,984	\$27,524	\$28,074	\$28,636	\$29,208
NET OPERATING INCOME	\$133,440	\$134,800	\$136,324	\$137,893	\$139,510	\$141,175

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RENT ROLL - 1424 4TH ST

1424-1490 4TH ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Vacant	23,600 sqft	\$-	\$-	N/A	N/A
Space 2	Vacant	1,621 sqft	\$-	\$-	N/A	N/A
TOTAL		25,221 sqft				



RENT ROLL- 1490 4TH ST

1424-1490 4TH ST RENT ROLL

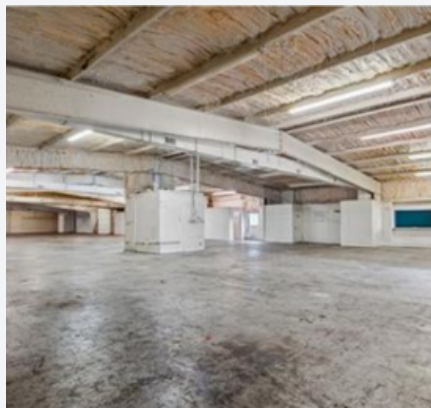
UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Grace Healthcare Inc.	7,000 sqft	\$49,440	\$7.06	02/01/2025	01/31/2028
Space 2	Quick Start Grill Inc.	7,364 sqft	\$48,000	\$6.52	09/01/2022	09/01/2027
Space 3	One Stop Auto Repair Shop, LLC	5,636 sqft	\$36,000	\$6.39	03/01/2023	03/01/2028

TOTAL

20,000 sqft

\$133,440

\$6.67



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

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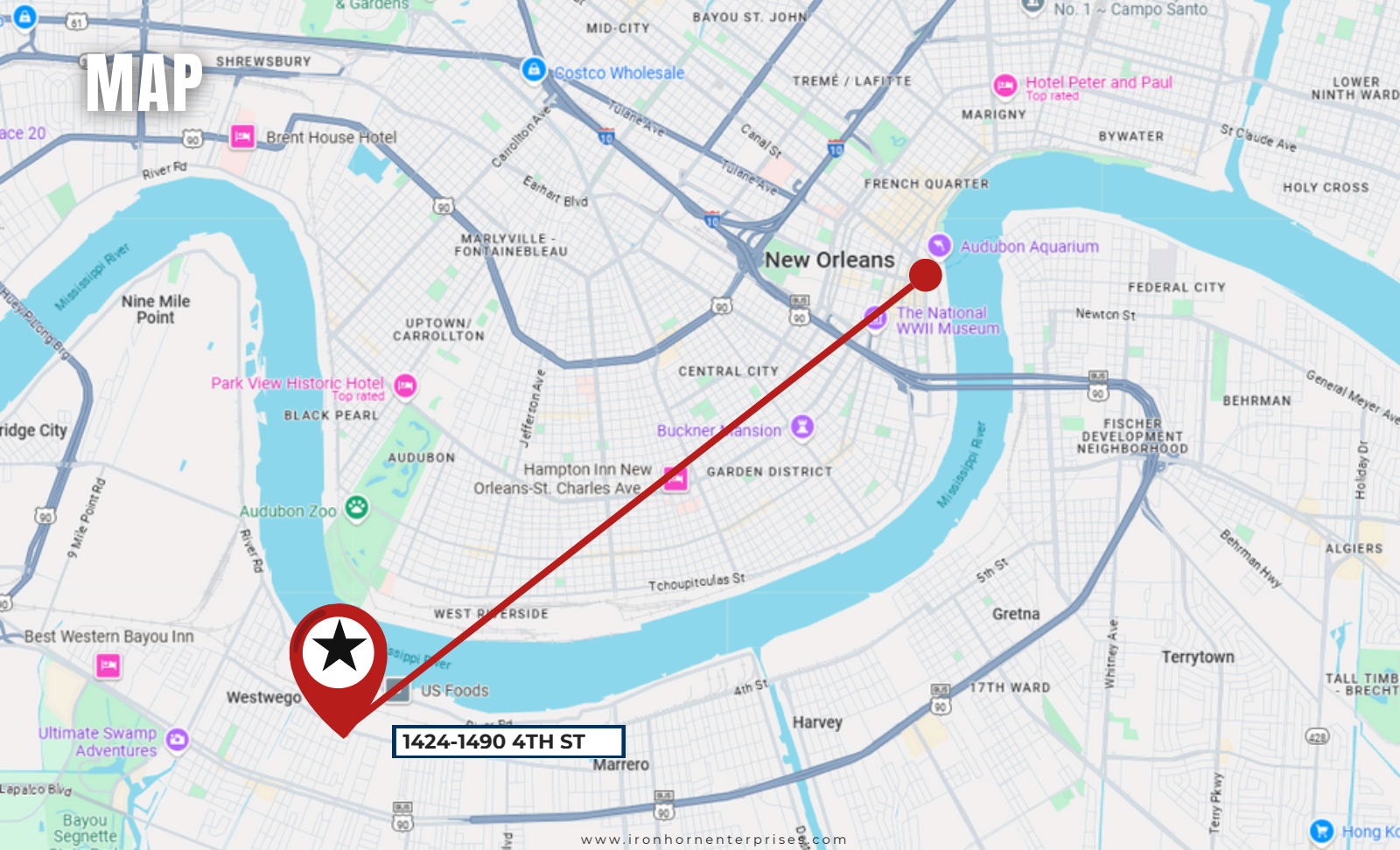


ABOUT NEW ORLEANS, LA

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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