

# Ogden Market Shopping Center

RETAIL PROPERTY FOR SALE



3001 - 3081 Government Street Baton Rouge, LA 70806

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## PROPERTY SUMMARY



### Property Description

Ogden Market Shopping Center is a multi-tenant, retail center that consist of 1.316 acres improved with a retail center totaling 25,929 square feet. Ogden Market is located in the heart of Baton Rouge's Mid City between Bedford Dr. and Hearthstone Dr. fronting Government St. The center is positioned across the street from Catholic High School and surrounded by several established Baton Rouge restaurants and emerging concepts.

The center is currently 87% occupied, creating an opportunity for NOI appreciation upon leasing the vacant suite. The Pro Forma NOI is estimated to be \$250,807.68 and the current NOI is \$189,559.86. Tenant mix includes The Radio Bar, Simple Joe's Cafe, Time Warp Boutique, H&R Block, Advance America Cash Advance, Anytime 24 Seven Golf, & Red Stick CrossFit. Ogden Market is predominantly occupied by long term Tenants. There is currently one vacant 2,606 square foot suite being offered for lease.

### Property Highlights

- Ogden Market Shopping Center
- C-1 & C-AB-2 Zoning
- Multi-Tenant Center, currently 87% Occupied
- Located in the heart of Baton Rouge's Mid City

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### Offering Summary

Sale Price:	\$3,300,000
Lot Size:	1.316 Acres
Building Size:	25,929 SF
Pro Forma NOI:	\$250,807.68
Cap Rate:	7.6%

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,661	34,892	71,911
Total Population	12,209	84,564	172,757



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### RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
3001	Time Warp	3,650 SF	14.08%	\$11.51	\$42,000	3/1/2015	5/31/2028
3023	H&R Block	2,200 SF	8.48%	\$13.91	\$30,600	5/1/2012	4/30/2027
3045	Advance America #249	2,000 SF	7.71%	\$17.40	\$34,800	10/1/2013	9/30/2027
3057	Simple Joe	1,940 SF	7.48%	\$13.92	\$27,000	3/15/2015	6/30/2026
3079	Anytime 24 Seven Golf	3,326 SF	12.83%	\$6.73	\$22,397	5/1/2025	4/30/2026
3079A	Vacant	2,606 SF	10.05%	-	-	-	-
3079B	Radio Bar	2,900 SF	11.18%	\$14.33	\$41,557	5/9/2011	8/31/2026
WHOUSE	Red Stick CrossFit	6,500 SF	25.07%	\$8.41	\$54,680	8/15/2012	3/31/2029
Rear Hall	Vacant	808 SF	3.12%	-	-	-	-
<b>Totals</b>		<b>25,930 SF</b>	<b>100%</b>	<b>\$86.21</b>	<b>\$253,034</b>		
<b>Averages</b>				<b>\$12.32</b>	<b>\$36,148</b>		

Anytime 24 Seven Golf has a 3 year renewal option at \$12.15psf base rent.

All leases are NNN lease structures with the exception of Red Stick CrossFit being a Modified Gross Lease.

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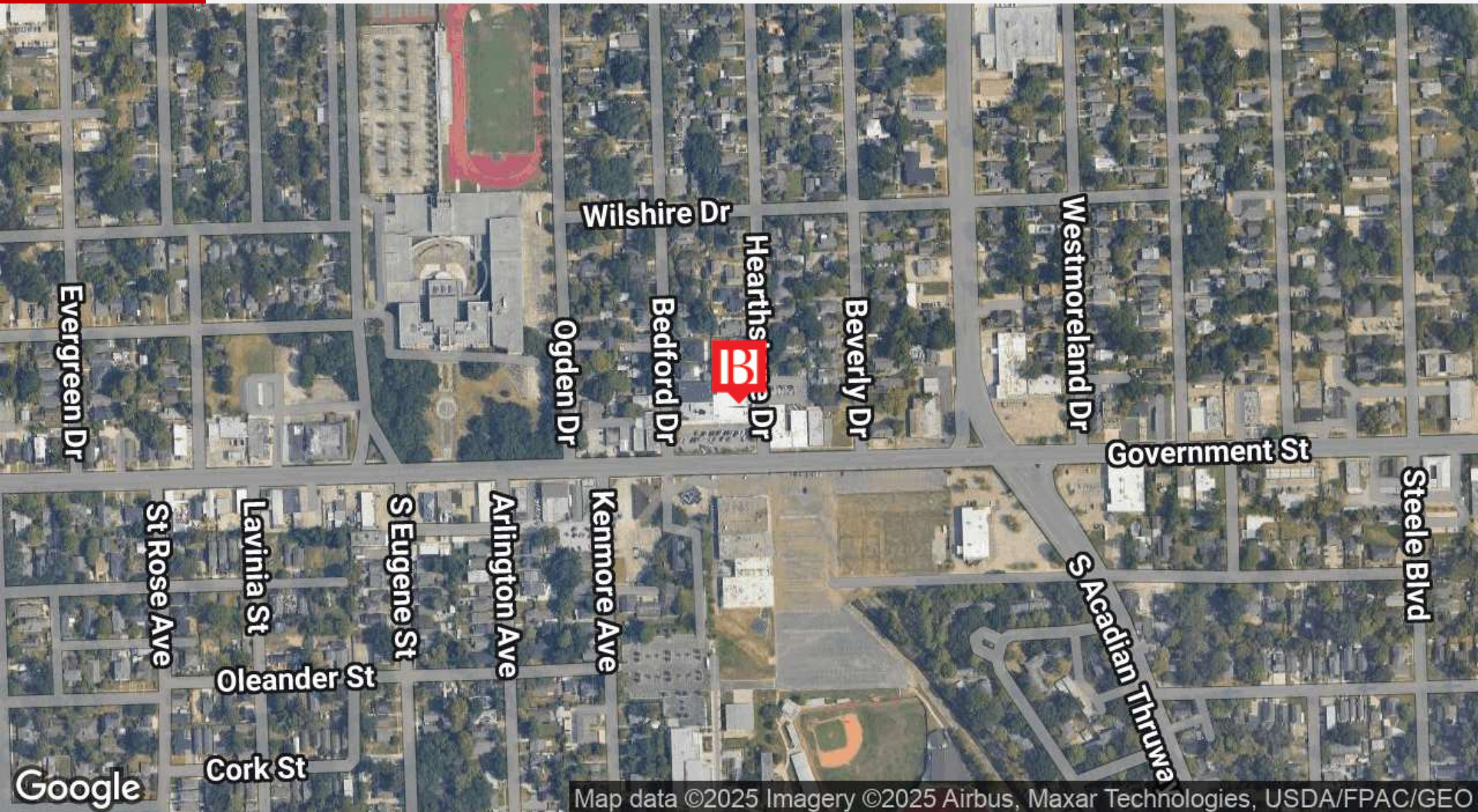




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## LOCATION MAP



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## ADDITIONAL PHOTOS



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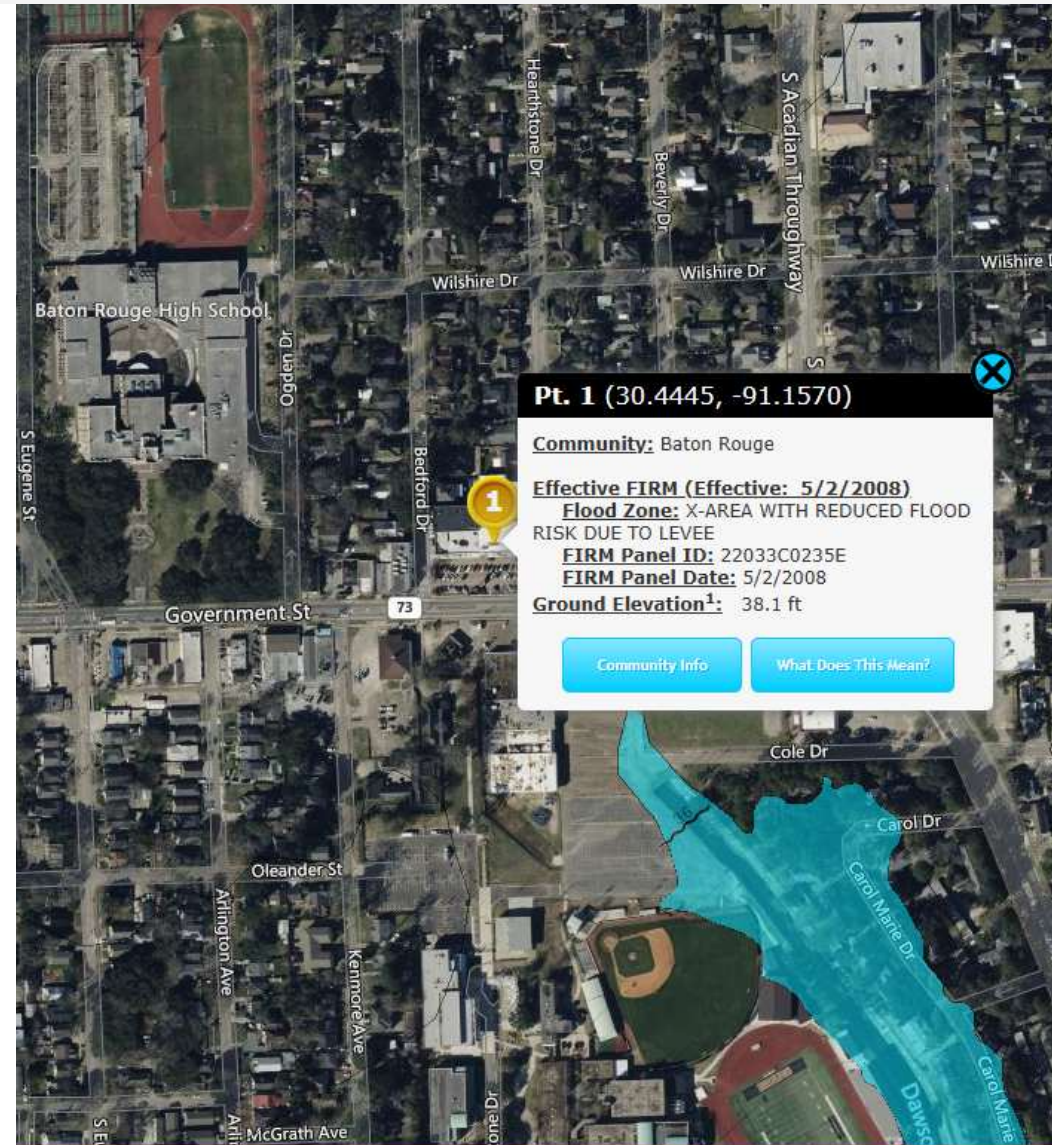




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## ZONING & FLOOD MAP



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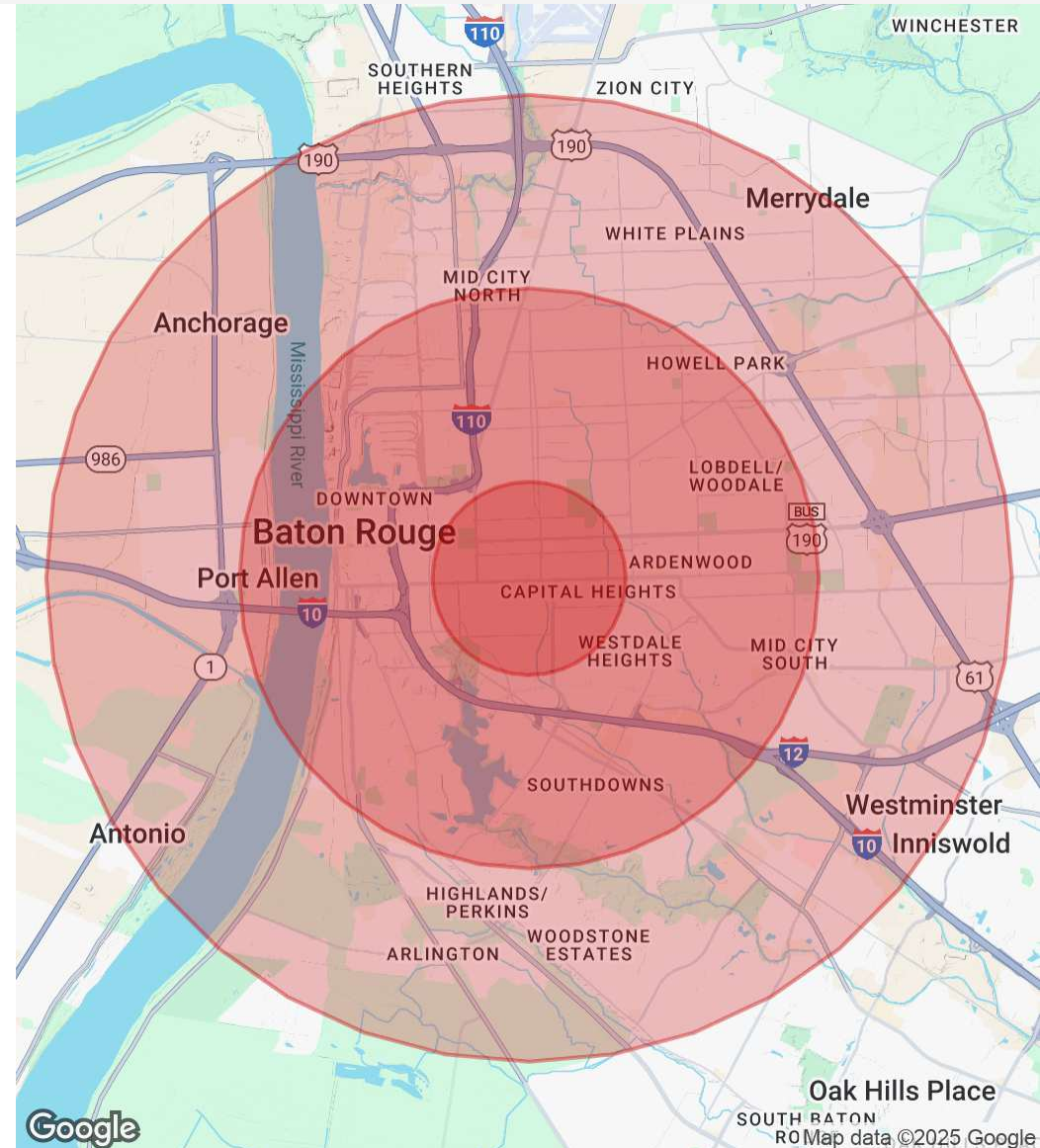
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	12,209	84,564	172,757
Average Age	41	37	37
Average Age (Male)	40	36	36
Average Age (Female)	41	38	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,661	34,892	71,911
# Of Persons Per HH	2.2	2.4	2.4
Average HH Income	\$85,109	\$68,982	\$72,205
Average House Value	\$304,621	\$325,190	\$305,568

Demographics data derived from AlphaMap



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