

# WESTSIDE SHOPPING CENTER NORTH

NWC WESTBANK EXPRESSWAY & STUMPF BOULEVARD  
GRETNA, LOUISIANA



## PROJECT HIGHLIGHTS

- ★ Westside Shopping Center North is conveniently located 3 miles from New Orleans' central business district on the "going home" side of the Westbank Expressway, with traffic counts averaging more than 127,000 VPD.
- ★ Westside's prominent location, strong anchors and unique tenant mix attract a steady stream of retail traffic to the center throughout the business day.
- ★ National and regional tenants include Rouses, Academy Sports + Outdoors, Floor & Decor, Jo-Ann Fabrics and Crafts, Dollar General, Harbor Freight Tools, Cavender's, Planet Fitness, AutoZone, CitiTrends, Capital One, Legacy Kitchen, Dickey's BBQ, GNC and Smoothie King.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,598	137,586	364,316
Households	6,155	59,369	149,245
2020 Est. Median HH Income	\$42,824	\$51,453	\$53,005
2020 Est. Average Income	\$58,386	\$72,888	\$78,924
Median Age	37.0	37.7	37.8

\* **Small Shop retail space available**

\* **61,554 SF pad available for ground lease or build-to-suit**

## TRAFFIC COUNTS

Westbank Expressway 127,521 vpd



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# REALM REALTY

900 Town & Country Lane, Suite 210, Houston, Texas 77024  
713-465-0001 (phone) 713.465.3856 (fax) www.realmrealty.com

**61,554 SF  
AVAILABLE**

- cartridge
- West Clinic
- Rihner Jewelers
- Just 4 Men optometrists
- JOANN**  
hair and nail stores
- CH Trends
- DOLLAR GENERAL**
- GNIC
- Nail Salon
- Rainbow**
- Ochsner Health Clinic
- RAC**  
Retail & Center
- Shoe-Nami
- Gospel Books
- State Farm
- Tower Beauty
- Shoe Lovers
- Ghoststicks Buffet
- cricket**  
hardware
- 4500 SF**
- MEMBER ELITE TOOLS
- FLOOR DECOR &**
- Capital One



10,000 vpd



127,521 vpd



Stumpf Boulevard



**WESTSIDE SHOPPING CENTER NORTH**

WESTBANK EXPRESSWAY & STUMPF BOULEVARD  
GRETNA, LOUISIANA



A PROJECT BY REALM REALTY





**ROUSES**  
**Academy of Art**  
**Home Decor**  
**Citi Trends Rainbow**  
**HARBOR FREIGHT TOOLS**  
**SMOOTHIE KING**  
**DOLLAR GENERAL**  
**JO-ANN**  
**AutoZone**  
**CAVENDER'S**

**DICK'S SPORTING GOODS**  
**FOREVER 21**  
**OLD NAVY**  
**ULTA**  
**Dillard's**  
**Sears**  
**JCPenney**  
**avenue**

**Winn-Dixie**  
**ROSS**  
**DRESS FOR LESS**  
**PETCO**  
**TJ-maxx**  
**BURKE'S Outlet**

**BEST BUY**  
**BARNES & NOBLE**  
**BOOKSELLERS**  
**WORLD MARKET**  
**Michaels**  
**petco**  
**Pier 1 Imports**  
**SHOE CARNIVAL**  
**TEXAS**

**THE HOME DEPOT**  
**ROOMS TO GO**  
**Simply Fashion**  
**CATO**  
**ANNA'S LINENS**  
**MATTRESS FIRM**  
**SUBWAY**

**ROUSES**  
**Applebees**

**Walmart**  
**FAMILY DOLLAR**

**Burlington**  
**Party City**  
**BIG**  
**AutoZone**

**hhgregg**  
**BED BATH & BEYOND**  
**KIRKLANDS**  
**Marshalls**  
**Office DEPOT**  
**CHARLIE**

**AMC THEATRES**  
**FRIDAYS**  
**SUBWAY**

**Walmart**  
**Sams**  
**LOWE'S**  
**PET SMART**  
**MATTRESS FIRM**  
**Game Stop**  
**Payless**  
**RadioShack**  
**Rally's**  
**Sprint**

**Target**  
**ASHLEY STEWART**  
**rue21**  
**K&G**  
**Ai's**  
**GNC**  
**CATHERINES**  
**JANE BRYANT**  
**REGIONS**  
**ihop**  
**at&t**  
**Chili's**

**ROUSES**  
**CVS/pharmacy**

**Walmart**  
**LOWE'S**  
**BIG LOTS!**  
**Office DEPOT Fashion**  
**GNC**  
**SHOE DEPT.**  
**Toys R Us**  
**Game Stop**  
**Save a lot**  
**STAGE**  
**TACO BELL**  
**McDonald's**  
**Wendy's**  
**KFC**

**Walgreens**

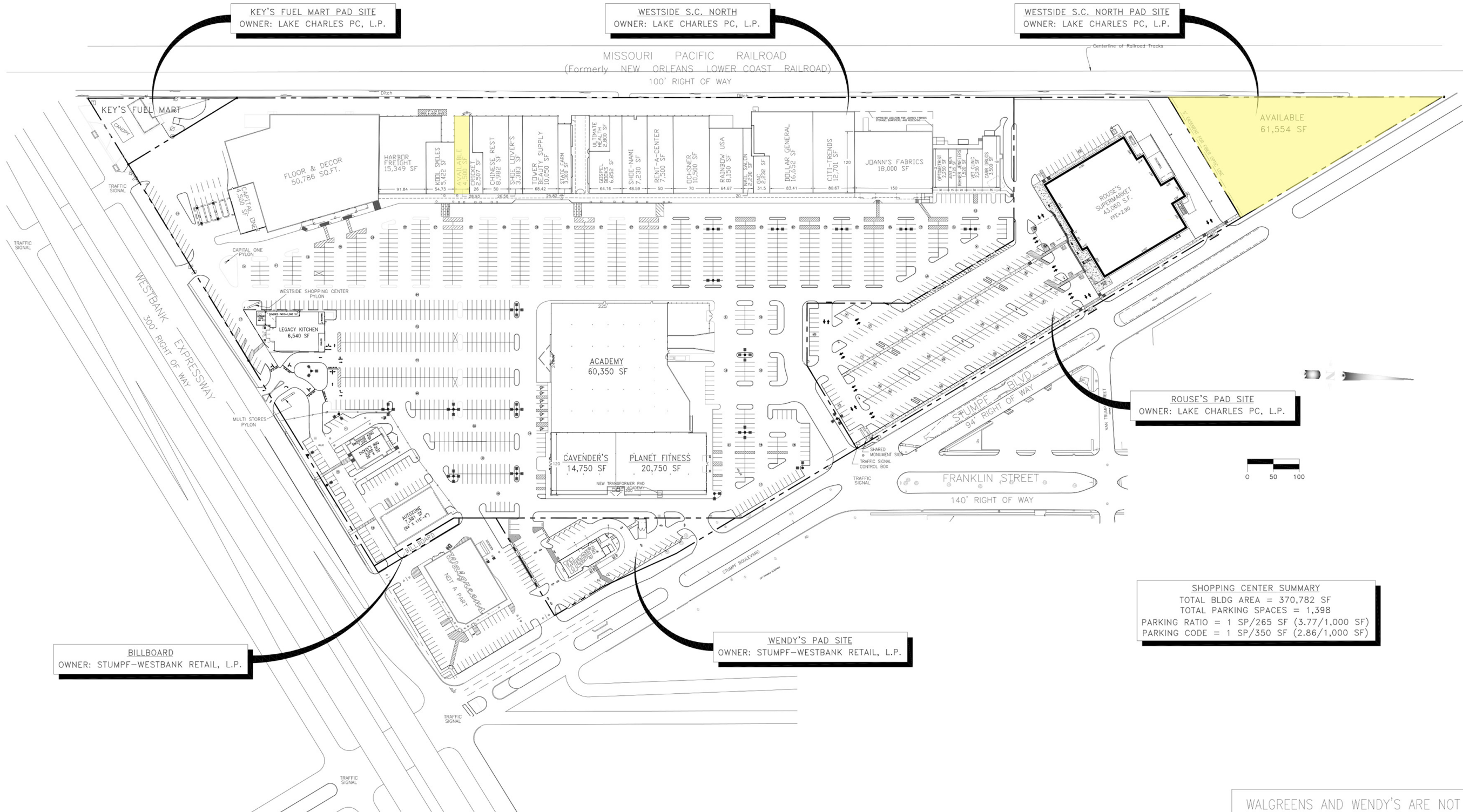
**Walgreens**  
**REGIONS**

**CVS**  
**Capital One**  
**CHASE**

**WESTSIDE SHOPPING CENTER NORTH**  
 WESTBANK EXPRESSWAY & STUMPF BOULEVARD  
 GRETNA, LOUISIANA  
 A PROJECT BY REALM REALTY

# 2015 Remodel Westside Shopping Center North





KEY'S FUEL MART PAD SITE  
OWNER: LAKE CHARLES PC, L.P.

WESTSIDE S.C. NORTH  
OWNER: LAKE CHARLES PC, L.P.

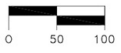
WESTSIDE S.C. NORTH PAD SITE  
OWNER: LAKE CHARLES PC, L.P.

ROUSE'S PAD SITE  
OWNER: LAKE CHARLES PC, L.P.

WENDY'S PAD SITE  
OWNER: STUMPF-WESTBANK RETAIL, L.P.

BILLBOARD  
OWNER: STUMPF-WESTBANK RETAIL, L.P.

SHOPPING CENTER SUMMARY  
TOTAL BLDG AREA = 370,782 SF  
TOTAL PARKING SPACES = 1,398  
PARKING RATIO = 1 SP/265 SF (3.77/1,000 SF)  
PARKING CODE = 1 SP/350 SF (2.86/1,000 SF)



1 CONCEPTUAL SITE PLAN  
1" = 100'-0" (22 x 34) OR 1" = 200' (11 x 17)

WALGREENS AND WENDY'S ARE NOT A PART OF WESTSIDE SHOPPING CENTER NORTH BUT DO SHARE RECIPROCAL ACCESS

ALL LOTS PROVIDE RECIPROCAL ACCESS TO DRIVEWAYS ON WESTBANK EXPRESSWAY AND STUMPF BOULEVARD

Westside Shopping Center North  
Northwest Corner of Westbank Expwy. & Stumpf Blvd.  
Gretna, Louisiana

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PRINT RECORD	
PURPOSE	DATE

REVISION RECORD		
NO.	CHANGE	DATE

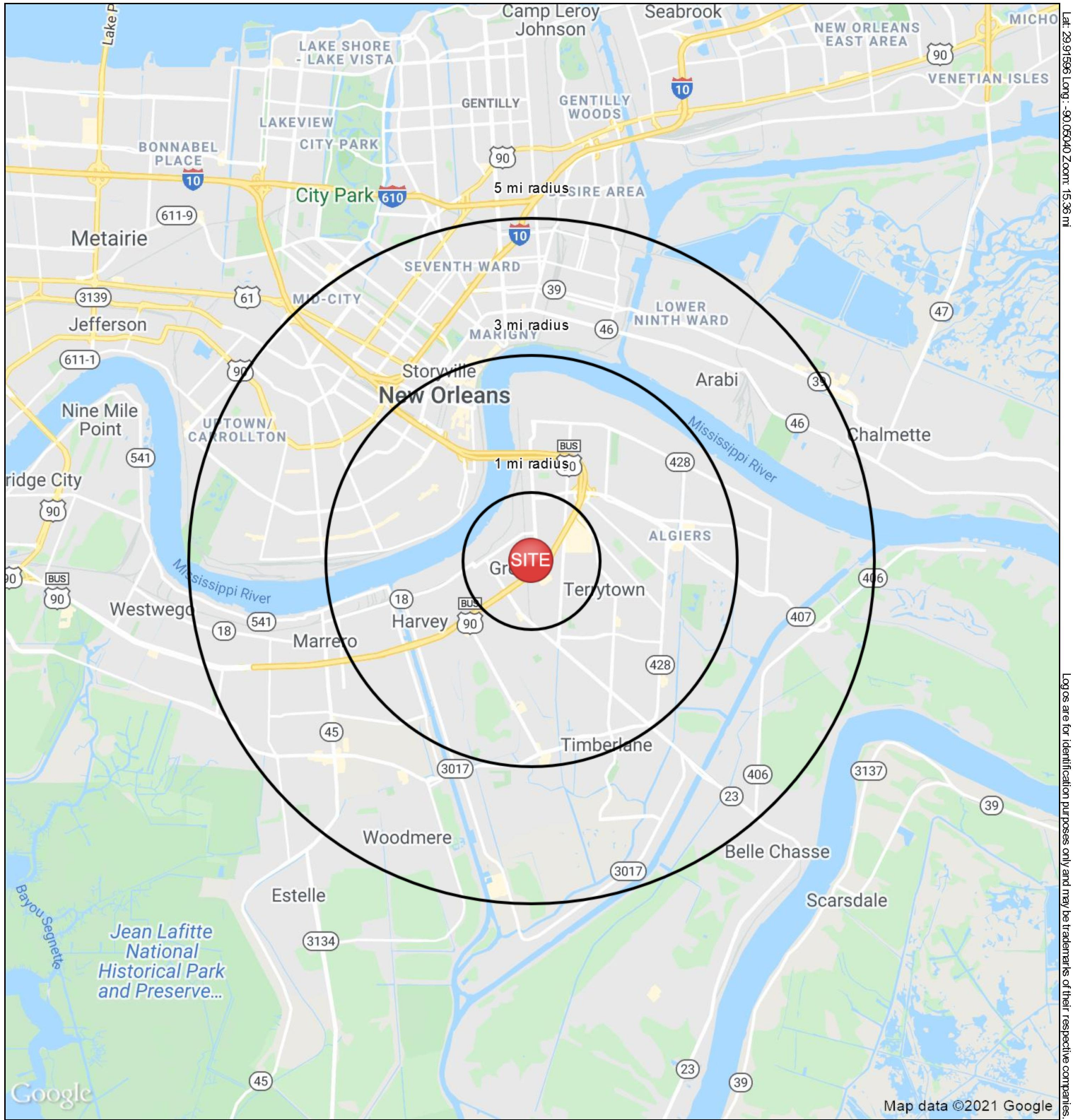
DRAWN	SWG
CHECKED	SWG
DATE	07/03/19

SHEET TITLE  
EXPANSION SITE PLAN

900 Town & Country Lane Suite 220 Houston, Texas 77024 (713) 647-9211

SHEET	OF
SP-2	TOTAL

VER. QB



Lat: 29.91596, Long: -90.06040, Zoom: 15.96 m

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**Westside SC North**  
**Gretna, LA 70053**

January 2021

Realm Realty



**REALM  
 REALTY**

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# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



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Lat/Lon: 29.916/-90.0504

RF1

## Westside SC North

### Gretna, LA 70053

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	14,598	138,950	362,998
	2025 Projected Population	14,814	136,940	362,030
	2010 Census Population	14,371	126,575	331,686
	2000 Census Population	15,491	144,881	416,855
	Projected Annual Growth 2020 to 2025	0.3%	-0.3%	-
	Historical Annual Growth 2000 to 2020	-0.3%	-0.2%	-0.6%
<b>HOUSEHOLDS</b>	2020 Estimated Households	6,155	56,917	140,149
	2025 Projected Households	6,375	57,903	144,764
	2010 Census Households	5,899	52,868	133,115
	2000 Census Households	6,456	57,375	158,747
	Projected Annual Growth 2020 to 2025	0.7%	0.3%	0.7%
	Historical Annual Growth 2000 to 2020	-0.2%	-	-0.6%
<b>AGE</b>	2020 Est. Population Under 10 Years	13.6%	11.9%	11.4%
	2020 Est. Population 10 to 19 Years	11.0%	10.5%	11.3%
	2020 Est. Population 20 to 29 Years	14.3%	13.7%	13.6%
	2020 Est. Population 30 to 44 Years	21.6%	23.3%	22.8%
	2020 Est. Population 45 to 59 Years	17.7%	17.9%	18.1%
	2020 Est. Population 60 to 74 Years	15.0%	16.4%	16.6%
	2020 Est. Population 75 Years or Over	6.7%	6.2%	6.1%
	2020 Est. Median Age	37.0	37.7	37.8
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	49.6%	48.2%	48.2%
	2020 Est. Female Population	50.4%	51.8%	51.8%
	2020 Est. Never Married	41.0%	44.6%	47.4%
	2020 Est. Now Married	32.6%	29.8%	28.6%
	2020 Est. Separated or Divorced	20.5%	19.5%	18.3%
	2020 Est. Widowed	5.9%	6.1%	5.6%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	3.0%	5.6%	6.3%
	2020 Est. HH Income \$150,000 to \$199,999	2.3%	4.0%	4.0%
	2020 Est. HH Income \$100,000 to \$149,999	7.3%	10.9%	11.1%
	2020 Est. HH Income \$75,000 to \$99,999	8.8%	10.6%	10.9%
	2020 Est. HH Income \$50,000 to \$74,999	19.4%	16.3%	16.2%
	2020 Est. HH Income \$35,000 to \$49,999	13.0%	11.2%	11.3%
	2020 Est. HH Income \$25,000 to \$34,999	13.5%	10.2%	9.9%
	2020 Est. HH Income \$15,000 to \$24,999	10.8%	10.9%	10.0%
	2020 Est. HH Income Under \$15,000	21.8%	20.2%	20.4%
	2020 Est. Average Household Income	\$58,386	\$72,888	\$78,924
	2020 Est. Median Household Income	\$42,824	\$51,453	\$53,005
	2020 Est. Per Capita Income	\$24,932	\$30,061	\$30,794
	2020 Est. Total Businesses	1,008	9,753	19,418
2020 Est. Total Employees	10,636	116,346	210,973	

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<b>RACE</b>	2020 Est. White	45.4%	40.8%	40.7%
	2020 Est. Black	42.6%	49.4%	50.5%
	2020 Est. Asian or Pacific Islander	2.8%	3.0%	3.5%
	2020 Est. American Indian or Alaska Native	0.5%	0.4%	0.4%
	2020 Est. Other Races	8.7%	6.4%	4.9%
<b>HISPANIC</b>	2020 Est. Hispanic Population	2,505	14,940	29,256
	2020 Est. Hispanic Population	17.2%	10.8%	8.1%
	2025 Proj. Hispanic Population	16.8%	10.9%	8.1%
	2010 Hispanic Population	15.7%	10.6%	7.9%
<b>EDUCATION (Adults 25 or Older)</b>	2020 Est. Adult Population (25 Years or Over)	10,076	99,797	258,505
	2020 Est. Elementary (Grade Level 0 to 8)	6.7%	5.1%	4.5%
	2020 Est. Some High School (Grade Level 9 to 11)	11.3%	9.9%	9.9%
	2020 Est. High School Graduate	33.7%	28.3%	26.1%
	2020 Est. Some College	24.3%	20.4%	20.6%
	2020 Est. Associate Degree Only	6.4%	5.7%	5.6%
	2020 Est. Bachelor Degree Only	11.9%	18.4%	19.6%
	2020 Est. Graduate Degree	5.7%	12.2%	13.9%
<b>HOUSING</b>	2020 Est. Total Housing Units	6,807	67,606	171,665
	2020 Est. Owner-Occupied	32.5%	35.3%	39.3%
	2020 Est. Renter-Occupied	57.9%	48.9%	42.3%
	2020 Est. Vacant Housing	9.6%	15.8%	18.4%
<b>HOMES BUILT BY YEAR</b>	2020 Homes Built 2010 or later	1.4%	2.4%	2.5%
	2020 Homes Built 2000 to 2009	4.7%	5.4%	5.3%
	2020 Homes Built 1990 to 1999	6.0%	5.2%	4.6%
	2020 Homes Built 1980 to 1989	8.2%	8.0%	8.3%
	2020 Homes Built 1970 to 1979	17.2%	15.1%	13.3%
	2020 Homes Built 1960 to 1969	22.1%	15.4%	11.8%
	2020 Homes Built 1950 to 1959	16.5%	10.5%	9.0%
	2020 Homes Built Before 1949	14.3%	22.2%	26.7%
<b>HOME VALUES</b>	2020 Home Value \$1,000,000 or More	0.4%	2.9%	3.3%
	2020 Home Value \$500,000 to \$999,999	1.8%	7.2%	9.2%
	2020 Home Value \$400,000 to \$499,999	1.9%	5.3%	6.1%
	2020 Home Value \$300,000 to \$399,999	11.3%	9.7%	12.0%
	2020 Home Value \$200,000 to \$299,999	30.7%	20.6%	20.3%
	2020 Home Value \$150,000 to \$199,999	21.0%	23.9%	21.3%
	2020 Home Value \$100,000 to \$149,999	21.0%	19.0%	17.0%
	2020 Home Value \$50,000 to \$99,999	9.1%	9.3%	8.6%
	2020 Home Value \$25,000 to \$49,999	1.9%	0.8%	0.9%
	2020 Home Value Under \$25,000	1.1%	1.4%	1.5%
	2020 Median Home Value	\$194,613	\$238,209	\$259,768
	2020 Median Rent	\$773	\$806	\$812

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<b>LABOR FORCE</b>	2020 Est. Labor Population Age 16 Years or Over	11,641	113,486	298,226
	2020 Est. Civilian Employed	57.5%	55.3%	54.2%
	2020 Est. Civilian Unemployed	5.5%	6.6%	6.7%
	2020 Est. in Armed Forces	0.2%	0.5%	0.4%
	2020 Est. not in Labor Force	36.8%	37.6%	38.7%
	2020 Labor Force Males	49.3%	47.9%	47.8%
	2020 Labor Force Females	50.7%	52.1%	52.2%
<b>OCCUPATION</b>	2020 Occupation: Population Age 16 Years or Over	6,692	62,778	161,629
	2020 Mgmt, Business, & Financial Operations	8.4%	12.8%	13.5%
	2020 Professional, Related	19.4%	23.5%	25.4%
	2020 Service	21.7%	24.8%	24.2%
	2020 Sales, Office	22.8%	18.9%	19.3%
	2020 Farming, Fishing, Forestry	-	0.3%	0.3%
	2020 Construction, Extraction, Maintenance	13.8%	9.5%	7.9%
	2020 Production, Transport, Material Moving	13.9%	10.1%	9.3%
	2020 White Collar Workers	50.6%	55.3%	58.3%
	2020 Blue Collar Workers	49.4%	44.7%	41.7%
<b>TRANSPORTATION TO WORK</b>	2020 Drive to Work Alone	78.6%	72.2%	71.1%
	2020 Drive to Work in Carpool	11.5%	9.7%	8.9%
	2020 Travel to Work by Public Transportation	3.4%	5.7%	5.9%
	2020 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	2020 Walk or Bicycle to Work	3.6%	6.8%	7.6%
	2020 Other Means	0.8%	1.1%	1.3%
	2020 Work at Home	1.8%	4.3%	5.0%
<b>TRAVEL TIME</b>	2020 Travel to Work in 14 Minutes or Less	29.6%	26.5%	25.5%
	2020 Travel to Work in 15 to 29 Minutes	43.3%	42.3%	42.5%
	2020 Travel to Work in 30 to 59 Minutes	18.4%	24.3%	24.9%
	2020 Travel to Work in 60 Minutes or More	8.9%	6.8%	6.4%
	2020 Average Travel Time to Work	18.9	20.5	20.7
<b>CONSUMER EXPENDITURE</b>	2020 Est. Total Household Expenditure	\$296.03 M	\$3.17 B	\$8.24 B
	2020 Est. Apparel	\$10.32 M	\$111.7 M	\$291.21 M
	2020 Est. Contributions, Gifts	\$16.02 M	\$177.92 M	\$466.46 M
	2020 Est. Education, Reading	\$9.04 M	\$102.42 M	\$269.39 M
	2020 Est. Entertainment	\$16.13 M	\$175.77 M	\$459.61 M
	2020 Est. Food, Beverages, Tobacco	\$46.4 M	\$490.8 M	\$1.27 B
	2020 Est. Furnishings, Equipment	\$10.03 M	\$109.16 M	\$285.27 M
	2020 Est. Health Care, Insurance	\$27.3 M	\$288.57 M	\$750.58 M
	2020 Est. Household Operations, Shelter, Utilities	\$98.21 M	\$1.04 B	\$2.7 B
	2020 Est. Miscellaneous Expenses	\$5.55 M	\$59.72 M	\$155.46 M
	2020 Est. Personal Care	\$3.96 M	\$42.5 M	\$110.54 M
	2020 Est. Transportation	\$53.06 M	\$566.8 M	\$1.48 B

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