

OFFERING MEMORANDUM

# Veterans Blvd

1320 Veterans Memorial Blvd  
Metairie LA 70005

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## OFFERING SUMMARY

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ADDRESS **1320 Veterans Memorial Blvd  
Metairie LA 70005**

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## FINANCIAL SUMMARY

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PRICE **\$1,395,000**

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	19,648	119,340	291,285
2026 Median HH Income	\$80,001	\$74,107	\$66,832
2026 Average HH Income	\$113,585	\$114,573	\$103,460

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### Prime Metairie Commercial Asset

- Offered at \$1,395,000, this ±4,394 SF two-story building presents a strong opportunity for investors or owner-users seeking a stabilized commercial corridor location. The flexible C-1 zoning allows for multiple use types, supporting long-term adaptability and exit strategy options.

### Flexible Multi-Use Configuration

- The two-story layout provides functional separation of space, ideal for multi-tenant occupancy or an owner-user with supplemental rental income. This versatility enhances both leasing appeal and future repositioning potential. Located along a major retail and office artery, the property benefits from consistent exposure and sustained commercial activity. Strong traffic patterns and surrounding businesses contribute to long-term tenant demand. Approximately 15 on-site parking spaces provide a valuable amenity in a high-traffic commercial area.



## High-Visibility Veterans Boulevard Frontage

- Positioned directly on Veterans Memorial Boulevard, the property enjoys frontage along one of Metairie's most heavily traveled corridors. This location provides consistent daily traffic exposure and strong brand visibility.

## Central Jefferson Parish Access

- The site offers convenient connectivity to major roadways serving the greater New Orleans metro area. Its central location supports ease of access for both employees and customers.

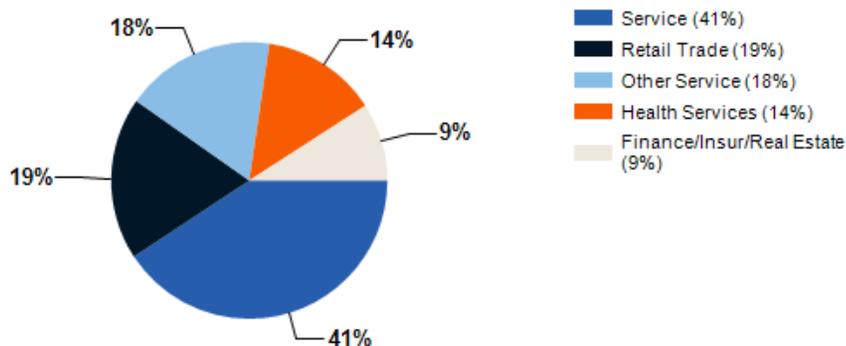
## Surrounded by Established Commercial Uses

- The immediate area features a dense mix of retail centers, professional offices, restaurants, and service businesses. This established commercial environment drives steady foot and vehicle traffic.

## Strong Demographics and Consumer Base

- Metairie remains one of the most active and densely populated submarkets in Jefferson Parish. The surrounding residential density and household income levels support sustained retail and service demand.

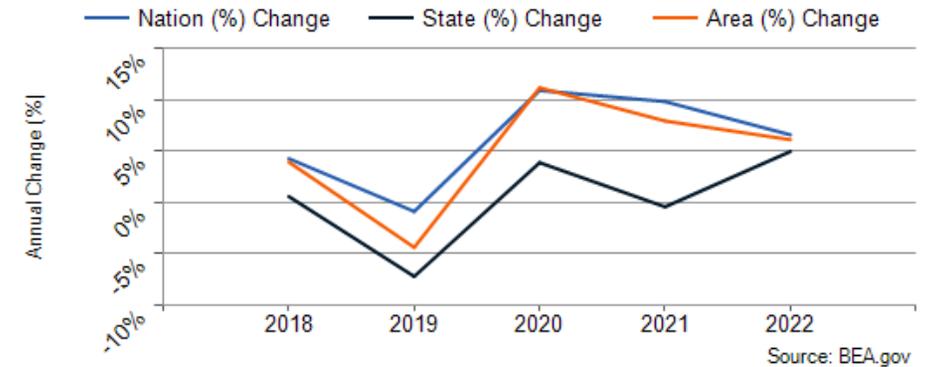
## Major Industries by Employee Count



## Largest Employers

Ochsner Health System	16,771
East Jefferson General Hospital	3,000
Laitram, LLC	2,065
West Jefferson Medical Center	1,526
Jefferson Parish Sheriff's Office	1,440
Audubon Engineering Company LLC	950
Blessey Marine Services Inc.	832
Cornerstone Chemical Company	494

## Jefferson Parish GDP Trend

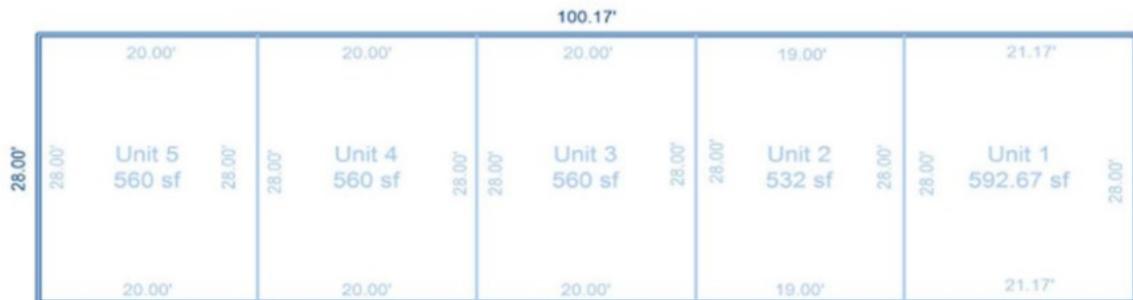




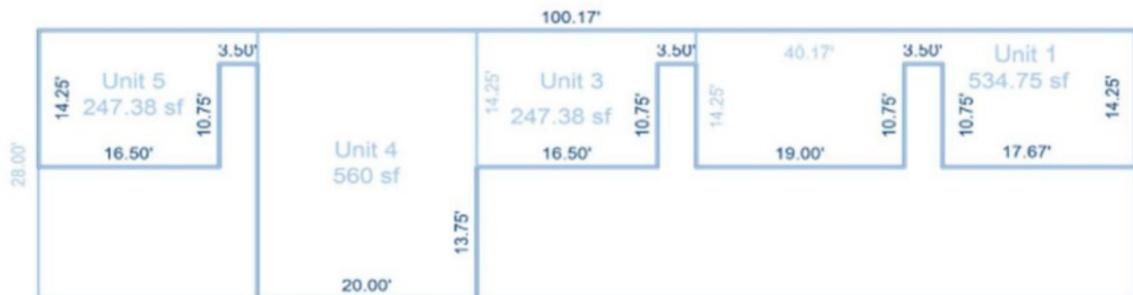








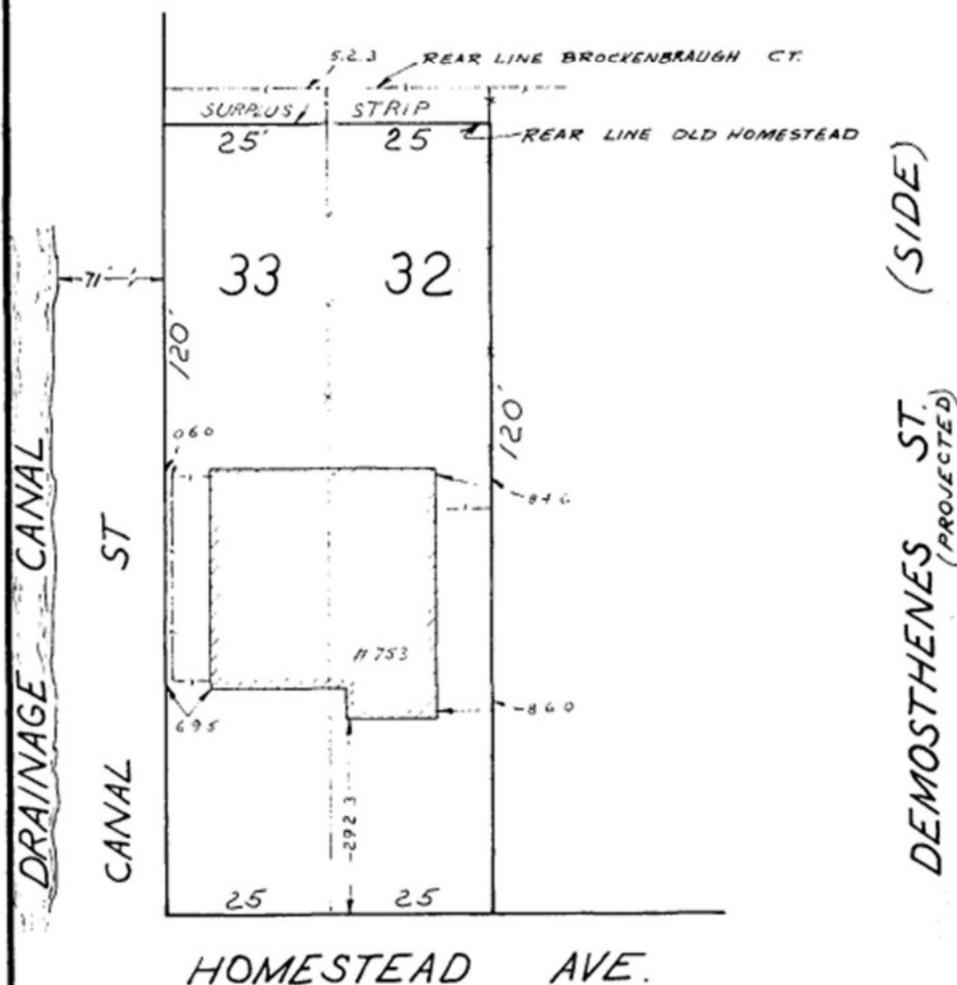
First Floor  
2804.67 sf



Second Floor  
1589.5 sf

BROCKENBRAUGH CT. (SIDE)

SQ. 11  
OLD HOMESTEAD  
JEFFERSON PARISH, LA.



METAIRIE, LA.

JULY 19, 1969

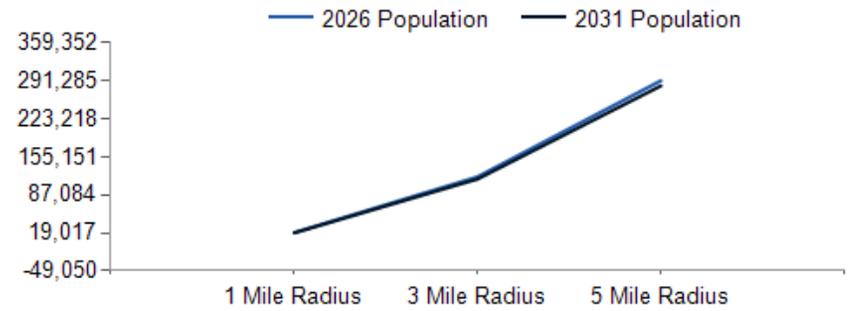
SURVEY MADE AT THE REQUEST OF BROWNE &  
RAULT FOR THE ACCT. OF MR. & MRS. BLAISE  
GAGLIANO

CERTIFIED CORRECT  
J. J. KREBS & SONS, INC.

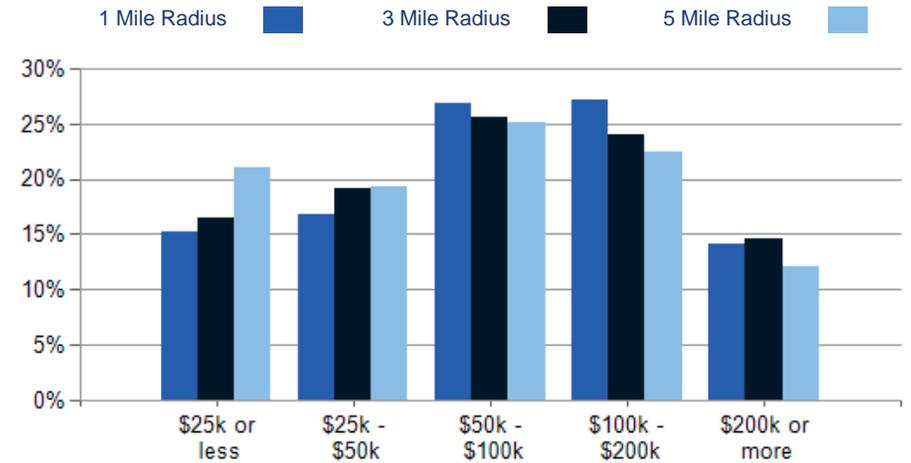
BY J. J. Krebs

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,395	127,471	335,457
2010 Population	19,741	112,551	272,895
2026 Population	19,648	119,340	291,285
2031 Population	19,017	115,452	282,046
2026 African American	902	18,903	78,507
2026 American Indian	103	712	1,728
2026 Asian	747	4,157	9,045
2026 Hispanic	2,870	19,658	44,044
2026 Other Race	1,078	8,309	18,058
2026 White	14,953	75,532	155,891
2026 Multiracial	1,858	11,690	27,945
2026-2031: Population: Growth Rate	-3.25%	-3.30%	-3.20%

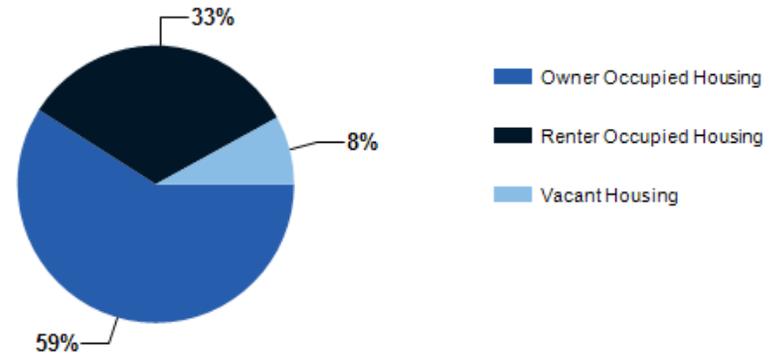
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	805	5,256	17,327
\$15,000-\$24,999	639	3,931	10,146
\$25,000-\$34,999	526	3,874	9,650
\$35,000-\$49,999	1,072	6,788	15,585
\$50,000-\$74,999	1,449	8,136	18,423
\$75,000-\$99,999	1,104	6,091	14,549
\$100,000-\$149,999	1,728	8,316	18,551
\$150,000-\$199,999	856	5,004	10,897
\$200,000 or greater	1,346	8,075	15,773
Median HH Income	\$80,001	\$74,107	\$66,832
Average HH Income	\$113,585	\$114,573	\$103,460



### 2026 Household Income



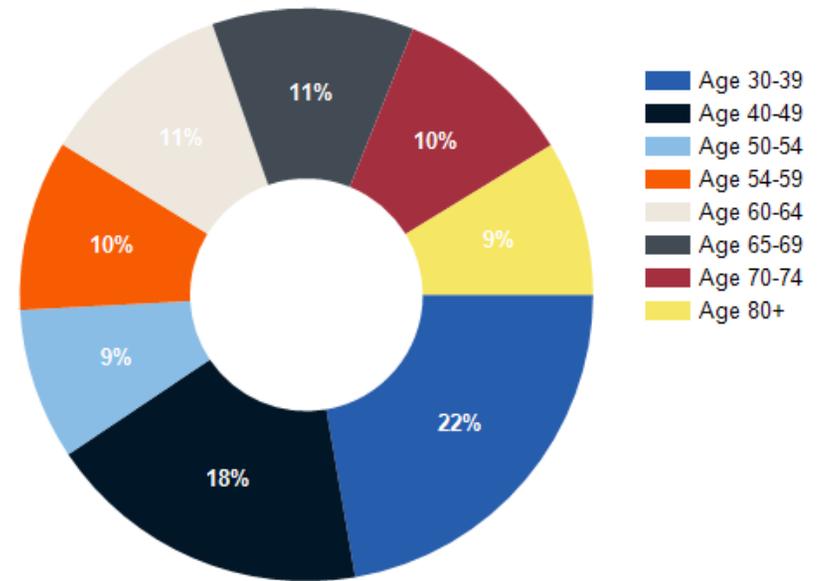
### 2026 Own vs. Rent - 1 Mile Radius



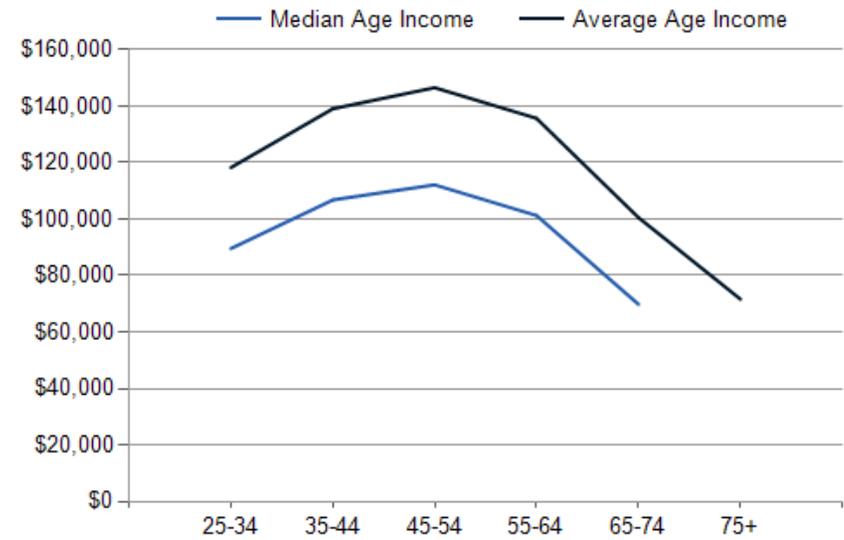
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,299	9,057	23,196
2026 Population Age 35-39	1,458	9,348	22,736
2026 Population Age 40-44	1,243	8,699	20,327
2026 Population Age 45-49	1,024	7,195	16,643
2026 Population Age 50-54	1,058	6,583	15,571
2026 Population Age 55-59	1,194	6,620	15,481
2026 Population Age 60-64	1,346	7,165	16,690
2026 Population Age 65-69	1,410	7,208	16,485
2026 Population Age 70-74	1,260	6,326	14,095
2026 Population Age 75-79	1,082	5,022	10,824
2026 Population Age 80-84	755	3,139	6,714
2026 Population Age 85+	792	2,762	6,057
2026 Population Age 18+	16,265	95,685	238,120
2026 Median Age	46	41	39
2031 Median Age	47	42	40

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,513	\$75,998	\$70,855
Average Household Income 25-34	\$118,210	\$106,710	\$98,567
Median Household Income 35-44	\$106,753	\$98,317	\$86,578
Average Household Income 35-44	\$139,029	\$140,921	\$126,344
Median Household Income 45-54	\$112,101	\$101,089	\$88,479
Average Household Income 45-54	\$146,493	\$143,253	\$129,058
Median Household Income 55-64	\$101,228	\$85,635	\$72,645
Average Household Income 55-64	\$135,645	\$130,737	\$113,603
Median Household Income 65-74	\$69,780	\$62,851	\$53,647
Average Household Income 65-74	\$100,497	\$99,225	\$89,473
Average Household Income 75+	\$71,611	\$73,659	\$68,114



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*Exclusively Marketed by:*



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