



Burlington

ALGIERS PLAZA SHOPPING CENTER

STNL | \$4,828,846 | 6.50% CAP RATE | 20,250 SF

3022 Holiday Drive | New Orleans, LA 70131

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Property Highlights

▶ ALGIERS PLAZA

Grocery Anchored Retail Shopping Center in New Orleans

Subject Property is located in Algiers Plaza, a 227,814 SF shopping center in New Orleans with national and regional anchor tenants including Winn-Dixie, Ross, TJ Maxx, Five Below, Buffalo Wild Wings, and Chik-fil-A.



▶ CENTER BOASTS DIVERSE ASSORTMENT OF QSR, DAILY NEEDS, AND SERVICE TENANTS

▶ NEW STORE OPENING | 10 YEAR LEASE

Burlington opened it's doors on Nov. 1, 2024 and signed a 10 year lease, expiring in 2034

▶ MINIMAL LANDLORD RESPONSIBILITY



Algiers Plaza



PRIME LOCATION

Ideally situated with visibility on 3 major thoroughfares

Positioned just 5 miles from downtown New Orleans, Algiers Plaza is located on General De Gaulle Drive and MacArthur Boulevard, which has **over 80,000 Vehicles Per Day**. The shopping center has 8 access points - 2 via Holiday Drive, 3 via General De Gaulle Drive, and 3 via MacArthur Boulevard.

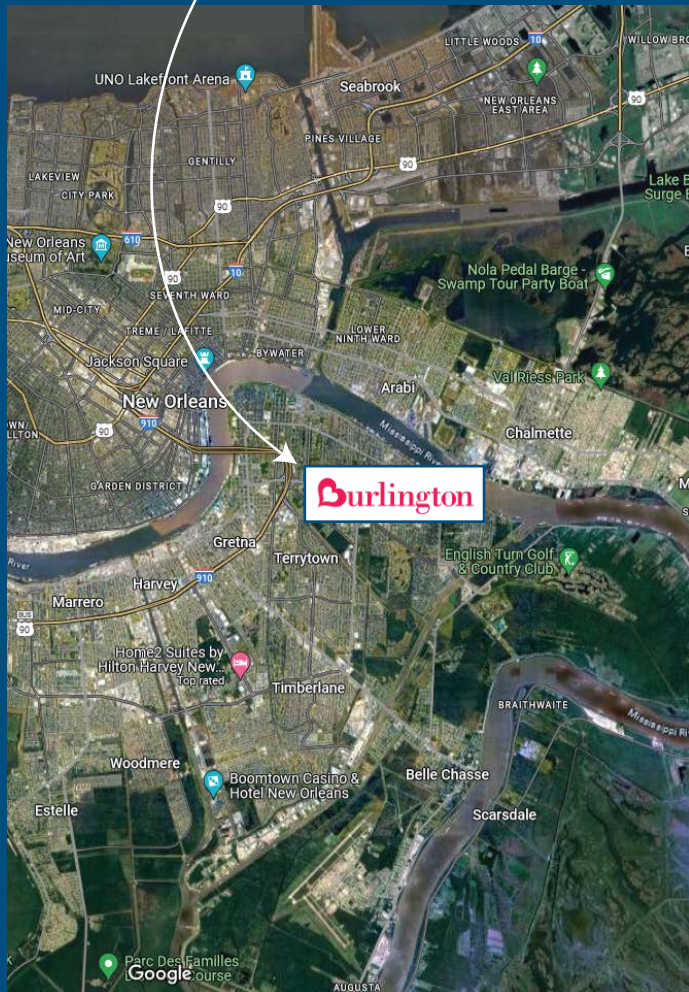
Algiers Plaza is under 20 miles from the New Orleans International Airport and only 7 miles away from the French Quarter.



Location



3022 Holiday Drive | New Orleans, LA 70131
Address



Investment Summary

OFFERING

Price	\$4,828,846
Cap Rate	6.50%
Annual Rent	\$313,875
Current Monthly Rent	\$26,156
Building SF	20,250
Year Built	2013
Lot Size	1.73 Acres

LEASE TERMS

Lease Type	NNN
LL Responsibility	Roof and Structure
Tenant Responsibility	HVAC
Original Term	10 Years
Remaining Term	10 Years
Lease Commencement	Nov. 1, 2024
Lease Expiration	Oct. 31, 2034
Renewal Options	Four, Five-Year Options
Rental Increases	3.2% in Year 6



Burlington

Burlington Stores, Inc. (NYSE: BURL), commonly known as Burlington, is a leading off-price retailer offering a wide range of branded apparel, footwear, accessories, home goods, and beauty products at discounted prices.

Established in 1972, Burlington has expanded to over 1,050 stores across the United States and Puerto Rico, with a strong reputation for delivering value-driven retail options to diverse markets. The company primarily targets price-conscious consumers, capitalizing on the growing trend toward off-price retail and benefiting from its established reputation and large national presence.

Financially, Burlington boasts robust fiscal health and a steady growth trajectory.

For the latest fiscal year, Burlington reported revenues exceeding \$9 billion, with consistent same-store sales growth and a strategic plan focused on expanding its footprint.

The company maintains a strong credit profile with solid liquidity, as indicated by its ongoing ability to generate positive cash flow and manageable debt levels.



[visit website](#)

\$9.7B

ANNUAL NET SALES
(2023)

61,100+

EMPLOYEES
(2024)

1,050+

LOCATIONS
(2024)



Location

DOWNTOWN NEW ORLEANS



Site Plan

ALGIERS PLAZA





New Orleans, LA

MARKET OVERVIEW

New Orleans is located in Orleans Parish, Louisiana, on the Mississippi River, near the Gulf of Mexico, and is home to over 357,000 people. It has a diverse economy with the main sectors being energy, advanced manufacturing, international trade, healthcare and tourism.

Nicknamed the "Big Easy," it's known for its round-the-clock nightlife, vibrant live-music scene and spicy cuisine reflecting its history as a melting pot of French, African and American cultures. Embodying its festive spirit is Mardi Gras, the late-winter carnival famed for raucous costumed parades and street parties.

Home to internationally-known universities, hospitals and a Bioinnovation Center, the city is also one of the country's top meeting and convention destinations.

Demographics

POPULATION

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 POPULATION	15,621	99,005	245,781
HOUSEHOLDS	6,720	39,903	106,969

INCOME AND AFFLUENCE

HH INCOME \$75,000 - \$149,999	18.9%	23.3%	23.8%
HH INCOME \$150,000+	12.6%	11.2%	13.8%
AVERAGE HH INCOME	\$73,433	\$75,337	\$85,021

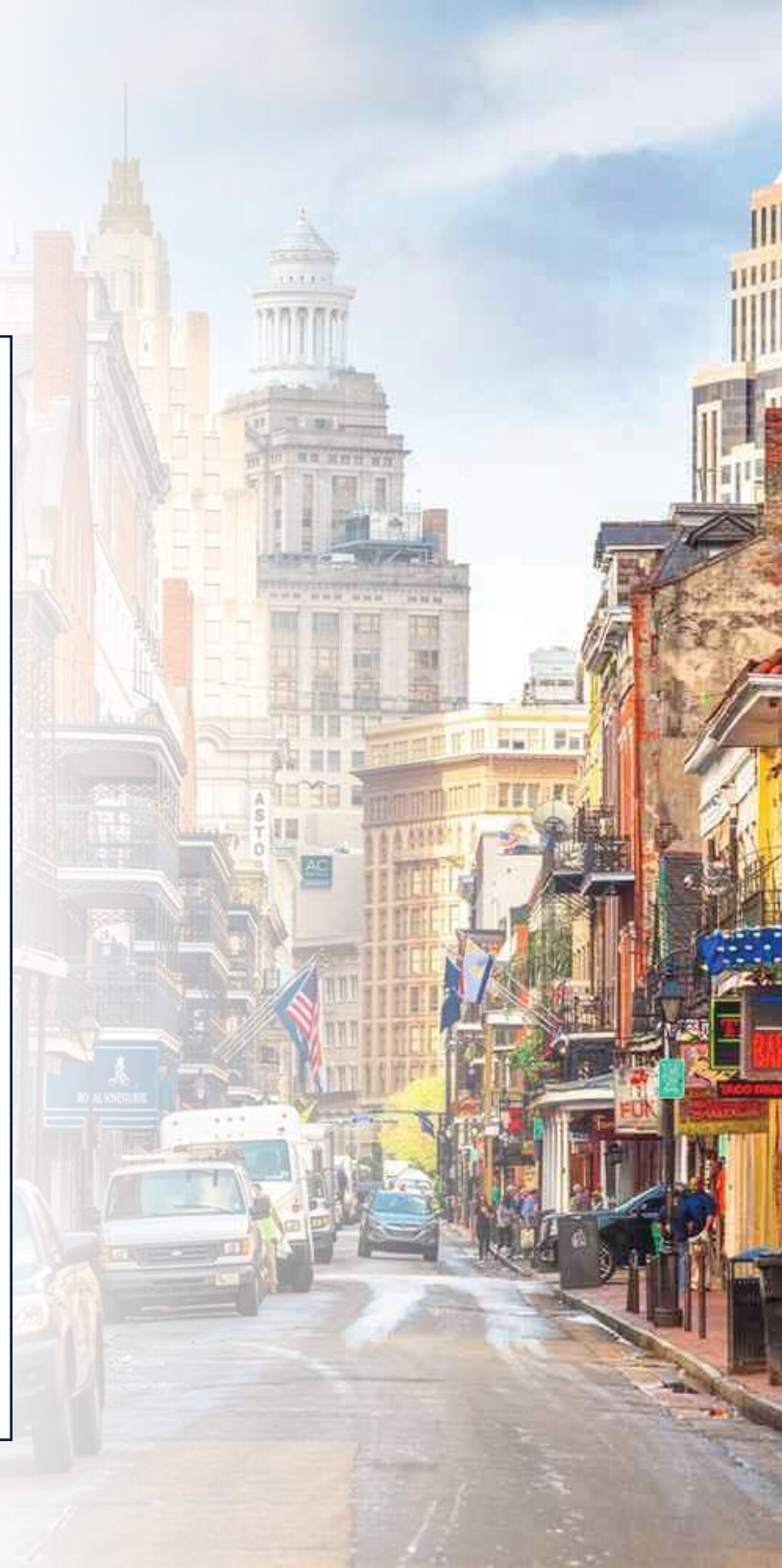
POPULATION BY AGE

MEDIAN AGE	38.7	37.8	37.9
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TRAFFIC SUMMARY

80,000

Vehicles Per Day





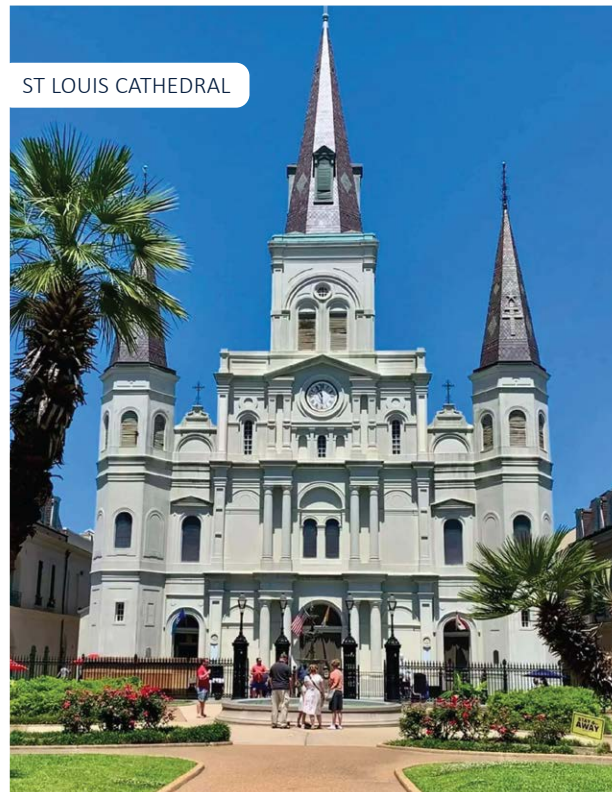
FRENCH QUARTER



NEW ORLEANS SAINTS STADIUM



NEW ORLEANS CITY PARK



ST LOUIS CATHEDRAL



AUDUBON ZOO

New Orleans, LA

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