

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, Legacy Kitchen, Dickey's BBQ, GNC and Smoothie King.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,009	133,841	347,780
Households	6,003	59,800	148,499
2023 Est. Median HH Income	\$46,521	\$58,383	\$61,606
2023 Est. Average Income	\$66,187	\$78,077	\$89,105
Median Age	37.7	38.1	38.0

* 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

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**61,554 SF
AVAILABLE**



carriage
Vest Clinic
Rihner Jewelers
Just 4 Men
Optometrists

JOANN
Bath and home stores

CH Trends

DOLLAR GENERAL

GNC

Nail Salon

Rainbow

Ochsner Health
Clinic

RAC
Retail & Center

Shoe-Nami

Gospel Books

Helm Paints

Tower Beauty

Cox Comm.

Ghoststicks Buffet

cricket
venues

4500 SF

Taylor Dental

MANOR ELEGANT
TOOLS



10,000 vpd

127,521 vpd

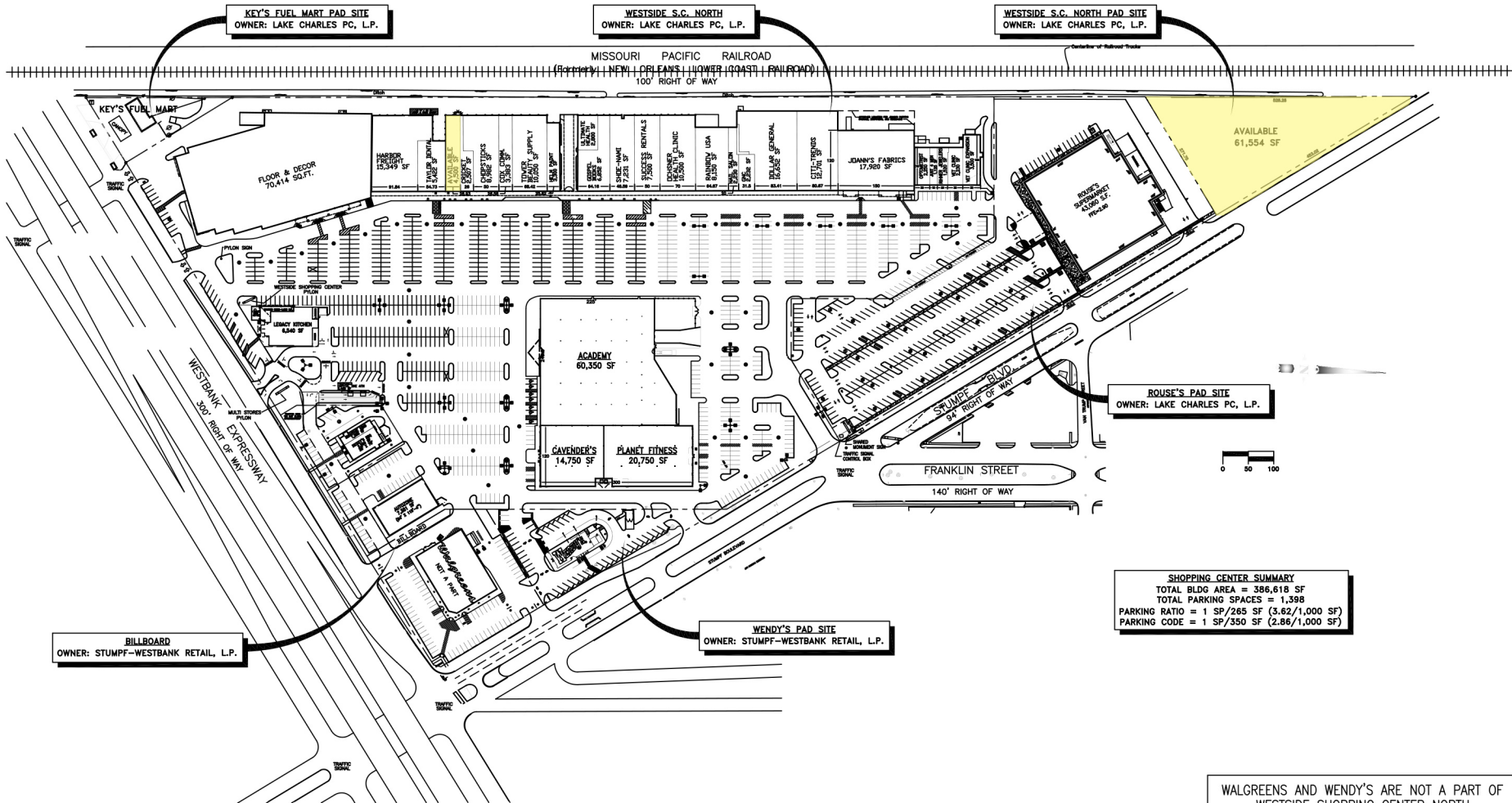
WESTSIDE SHOPPING CENTER NORTH

WESTBANK EXPRESSWAY & STUMPF BOULEVARD
GRETNA, LOUISIANA



A PROJECT BY REALM REALTY





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

SHOPPING CENTER SUMMARY
 TOTAL BLDG AREA = 386,618 SF
 TOTAL PARKING SPACES = 1,398
 PARKING RATIO = 1 SP/265 SF (3.62/1,000 SF)
 PARKING CODE = 1 SP/350 SF (2.86/1,000 SF)

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: 02/14/24
 SHEET TITLE: LEASING SITE PLAN

REALM REALTY

900 Texas & Company Lakes Blvd. 200 Houston, Texas 77058 (713) 647-8811

SHEET	OF
EX-A1	TOTAL

VER. RI



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

DICK'S SPORTING GOODS
FOREVER 21
OLD NAVY
ULTA
Dillard's
Sears
JCPenney
SHOE SHOW
SHOE DEPT. ENCLINE
avenue

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

BEST BUY
BARNES & NOBLE BOOKSELLERS
WORLD MARKET
Michaels
petco
Shoe Carnival
Pier 1 Imports
TEXAS

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

ROUSES
Applebees

Walmart
FAMILY DOLLAR

Burlington
Party City
Big Lots
AutoZone

hhgregg
BED BATH & BEYOND
KIRKLANDS
Marshalls
Office DEPOT
CHARMING CHARLIE

AMC THEATRES
FRIDAYS
Mobile
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
at&t
Chili's
IHOP
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

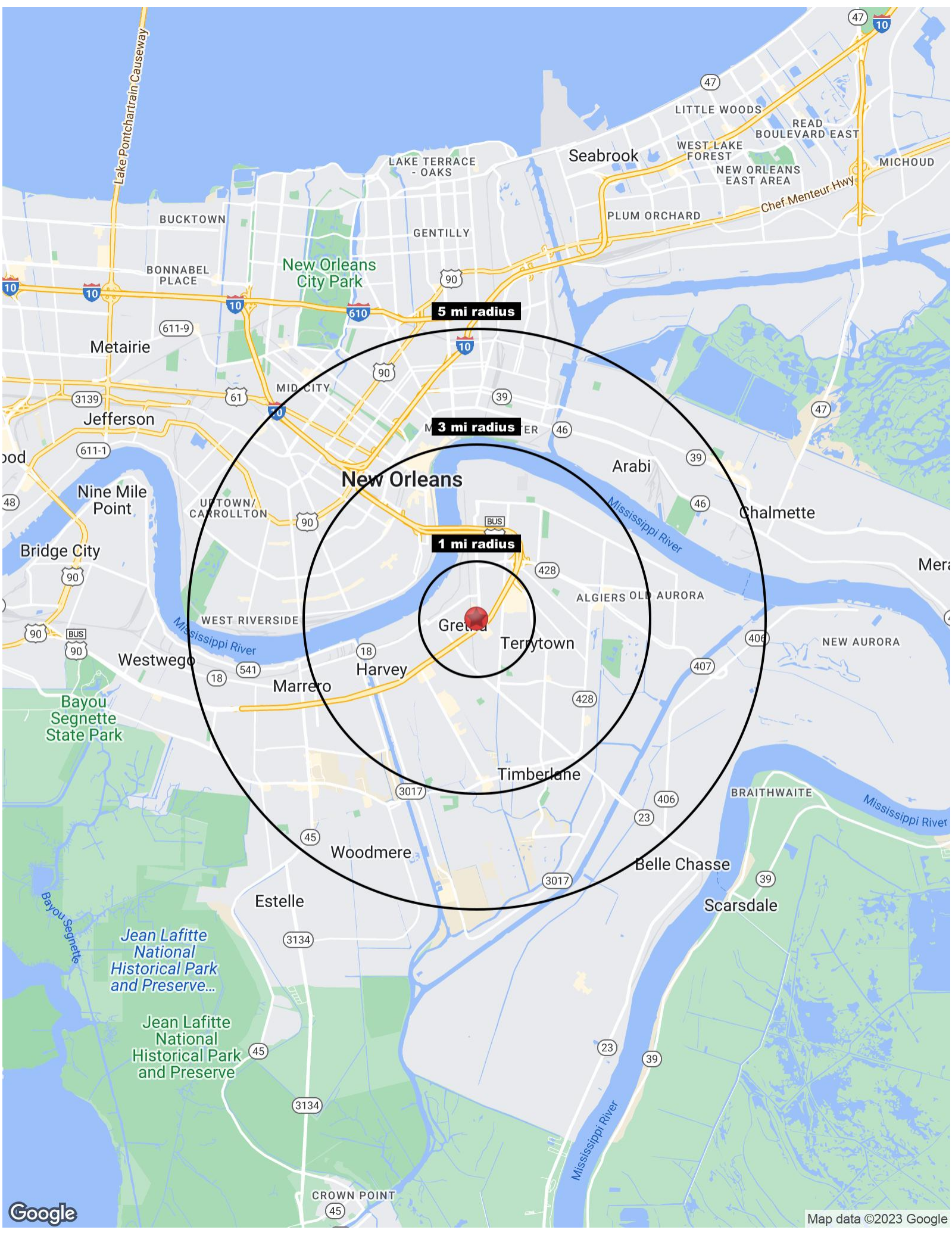
Walgreens
REGIONS

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





5 mi radius

3 mi radius

1 mi radius

Gretchen

New Orleans

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Realm Realty
 Lat/Lon: 29.9165/-90.05



Westside Shopping Center North Gretna, LA 70053	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	14,009	133,841	347,780
2028 Projected Population	14,355	137,433	359,525
2020 Census Population	14,209	135,957	352,336
2010 Census Population	13,992	126,618	331,309
Projected Annual Growth 2023 to 2028	0.5%	0.5%	0.7%
Historical Annual Growth 2010 to 2023	-	0.4%	0.4%
Households			
2023 Estimated Households	6,003	59,800	148,499
2028 Projected Households	5,986	60,870	152,786
2020 Census Households	5,990	60,040	148,988
2010 Census Households	5,748	52,890	132,956
Projected Annual Growth 2023 to 2028	-	0.4%	0.6%
Historical Annual Growth 2010 to 2023	0.3%	1.0%	0.9%
Age			
2023 Est. Population Under 10 Years	13.0%	12.1%	11.5%
2023 Est. Population 10 to 19 Years	10.9%	10.6%	11.6%
2023 Est. Population 20 to 29 Years	14.0%	12.8%	12.9%
2023 Est. Population 30 to 44 Years	22.0%	23.5%	23.2%
2023 Est. Population 45 to 59 Years	17.6%	18.0%	18.1%
2023 Est. Population 60 to 74 Years	15.8%	17.1%	16.9%
2023 Est. Population 75 Years or Over	6.7%	6.0%	5.8%
2023 Est. Median Age	37.7	38.1	38.0
Marital Status & Gender			
2023 Est. Male Population	50.2%	48.4%	48.3%
2023 Est. Female Population	49.8%	51.6%	51.7%
2023 Est. Never Married	45.0%	44.0%	45.5%
2023 Est. Now Married	28.7%	30.7%	31.3%
2023 Est. Separated or Divorced	18.4%	18.9%	17.2%
2023 Est. Widowed	7.9%	6.4%	6.0%
Income			
2023 Est. HH Income \$200,000 or More	4.2%	7.6%	9.0%
2023 Est. HH Income \$150,000 to \$199,999	3.0%	6.1%	6.0%
2023 Est. HH Income \$100,000 to \$149,999	9.8%	11.4%	11.9%
2023 Est. HH Income \$75,000 to \$99,999	8.2%	9.3%	9.6%
2023 Est. HH Income \$50,000 to \$74,999	18.3%	16.5%	16.3%
2023 Est. HH Income \$35,000 to \$49,999	12.6%	10.7%	10.5%
2023 Est. HH Income \$25,000 to \$34,999	11.9%	9.5%	8.7%
2023 Est. HH Income \$15,000 to \$24,999	10.2%	10.1%	9.6%
2023 Est. HH Income Under \$15,000	21.9%	18.7%	18.4%
2023 Est. Average Household Income	\$66,187	\$78,077	\$89,105
2023 Est. Median Household Income	\$46,521	\$58,383	\$61,606
2023 Est. Per Capita Income	\$28,692	\$35,067	\$38,339
2023 Est. Total Businesses	929	9,267	18,514
2023 Est. Total Employees	8,834	96,749	185,221

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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Westside Shopping Center North		1 mi radius	3 mi radius	5 mi radius
Gretna, LA 70053				
Race				
2023 Est. White		39.1%	36.8%	37.7%
2023 Est. Black		41.2%	48.8%	48.4%
2023 Est. Asian or Pacific Islander		2.4%	3.3%	5.4%
2023 Est. American Indian or Alaska Native		0.5%	0.3%	0.3%
2023 Est. Other Races		16.9%	10.8%	8.2%
Hispanic				
2023 Est. Hispanic Population		2,540	15,695	30,661
2023 Est. Hispanic Population		18.1%	11.7%	8.8%
2028 Proj. Hispanic Population		18.0%	11.5%	8.7%
2020 Hispanic Population		22.9%	16.0%	12.5%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		9,756	96,245	247,169
2023 Est. Elementary (Grade Level 0 to 8)		8.2%	4.9%	4.4%
2023 Est. Some High School (Grade Level 9 to 11)		12.0%	9.3%	8.7%
2023 Est. High School Graduate		31.1%	26.7%	24.6%
2023 Est. Some College		20.9%	20.8%	21.2%
2023 Est. Associate Degree Only		4.6%	5.4%	5.4%
2023 Est. Bachelor Degree Only		14.4%	18.8%	20.3%
2023 Est. Graduate Degree		8.8%	14.0%	15.4%
Housing				
2023 Est. Total Housing Units		6,856	67,576	171,965
2023 Est. Owner-Occupied		37.6%	42.3%	47.7%
2023 Est. Renter-Occupied		50.0%	46.2%	38.7%
2023 Est. Vacant Housing		12.4%	11.5%	13.6%
Homes Built by Year				
2023 Homes Built 2010 or later		6.1%	6.0%	5.7%
2023 Homes Built 2000 to 2009		7.3%	6.9%	6.9%
2023 Homes Built 1990 to 1999		6.6%	4.7%	4.1%
2023 Homes Built 1980 to 1989		8.2%	9.0%	8.6%
2023 Homes Built 1970 to 1979		14.8%	15.8%	14.4%
2023 Homes Built 1960 to 1969		18.3%	14.2%	11.0%
2023 Homes Built 1950 to 1959		12.1%	9.7%	8.9%
2023 Homes Built Before 1949		14.2%	22.2%	26.6%
Home Values				
2023 Home Value \$1,000,000 or More		1.2%	3.9%	4.8%
2023 Home Value \$500,000 to \$999,999		2.9%	11.4%	13.7%
2023 Home Value \$400,000 to \$499,999		5.5%	6.3%	7.2%
2023 Home Value \$300,000 to \$399,999		16.5%	12.2%	13.8%
2023 Home Value \$200,000 to \$299,999		36.1%	25.0%	22.5%
2023 Home Value \$150,000 to \$199,999		16.8%	19.1%	18.3%
2023 Home Value \$100,000 to \$149,999		15.0%	13.5%	11.0%
2023 Home Value \$50,000 to \$99,999		3.8%	5.6%	5.0%
2023 Home Value \$25,000 to \$49,999		0.7%	0.7%	0.9%
2023 Home Value Under \$25,000		1.7%	2.4%	2.7%
2023 Median Home Value		\$232,356	\$282,144	\$310,496
2023 Median Rent		\$847	\$917	\$922

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	11,259	108,362	284,175
2023 Est. Civilian Employed	60.1%	58.0%	56.8%
2023 Est. Civilian Unemployed	3.0%	2.4%	2.3%
2023 Est. in Armed Forces	0.4%	0.7%	0.5%
2023 Est. not in Labor Force	36.5%	38.9%	40.3%
2023 Labor Force Males	49.9%	48.0%	47.8%
2023 Labor Force Females	50.1%	52.0%	52.2%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,768	62,798	161,341
2023 Mgmt, Business, & Financial Operations	11.1%	17.1%	17.9%
2023 Professional, Related	19.8%	26.7%	28.6%
2023 Service	21.2%	19.8%	18.8%
2023 Sales, Office	21.8%	17.1%	17.6%
2023 Farming, Fishing, Forestry	-	0.2%	0.3%
2023 Construction, Extraction, Maintenance	14.6%	8.8%	7.0%
2023 Production, Transport, Material Moving	11.5%	10.3%	9.7%
2023 White Collar Workers	52.7%	60.9%	64.1%
2023 Blue Collar Workers	47.3%	39.1%	35.9%
Transportation to Work			
2023 Drive to Work Alone	73.1%	65.6%	64.9%
2023 Drive to Work in Carpool	13.8%	8.6%	8.1%
2023 Travel to Work by Public Transportation	2.4%	3.2%	3.2%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	2.2%	3.9%	4.5%
2023 Other Means	0.7%	1.0%	1.2%
2023 Work at Home	7.7%	17.7%	18.1%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	24.2%	25.8%	26.6%
2023 Travel to Work in 15 to 29 Minutes	44.5%	43.5%	44.0%
2023 Travel to Work in 30 to 59 Minutes	23.4%	25.3%	24.4%
2023 Travel to Work in 60 Minutes or More	7.9%	5.4%	5.0%
2023 Average Travel Time to Work	20.3	20.2	20.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$314.6 M	\$3.5 B	\$9.53 B
2023 Est. Apparel	\$10.98 M	\$123.49 M	\$337.51 M
2023 Est. Contributions, Gifts	\$17.3 M	\$201.47 M	\$558.16 M
2023 Est. Education, Reading	\$9.79 M	\$116.24 M	\$323.35 M
2023 Est. Entertainment	\$17.33 M	\$195.97 M	\$537.71 M
2023 Est. Food, Beverages, Tobacco	\$49.01 M	\$537.54 M	\$1.46 B
2023 Est. Furnishings, Equipment	\$10.76 M	\$121.63 M	\$333.42 M
2023 Est. Health Care, Insurance	\$29.01 M	\$317.76 M	\$864.06 M
2023 Est. Household Operations, Shelter, Utilities	\$103.88 M	\$1.15 B	\$3.11 B
2023 Est. Miscellaneous Expenses	\$5.93 M	\$66.35 M	\$181.03 M
2023 Est. Personal Care	\$4.21 M	\$46.94 M	\$127.84 M
2023 Est. Transportation	\$56.39 M	\$624.8 M	\$1.7 B

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