



100% OCCUPIED MULTI-TENANT OUTPARCEL AT ALGIERS PLAZA
\$1,788,000 | 6.75% CAP RATE

4100 General De Gaulle 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, Burlington, Ross, TJ Maxx, Five Below, Buffalo Wild Wings, and Chik-fil-A.



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

▶ CORPORATE BACKED LEASE

Corporate Lease with T-Mobile

▶ NEW LEASE WITH NAVY FEDERAL

Navy Federal Credit Union signed a new 7-year lease in 2023



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.

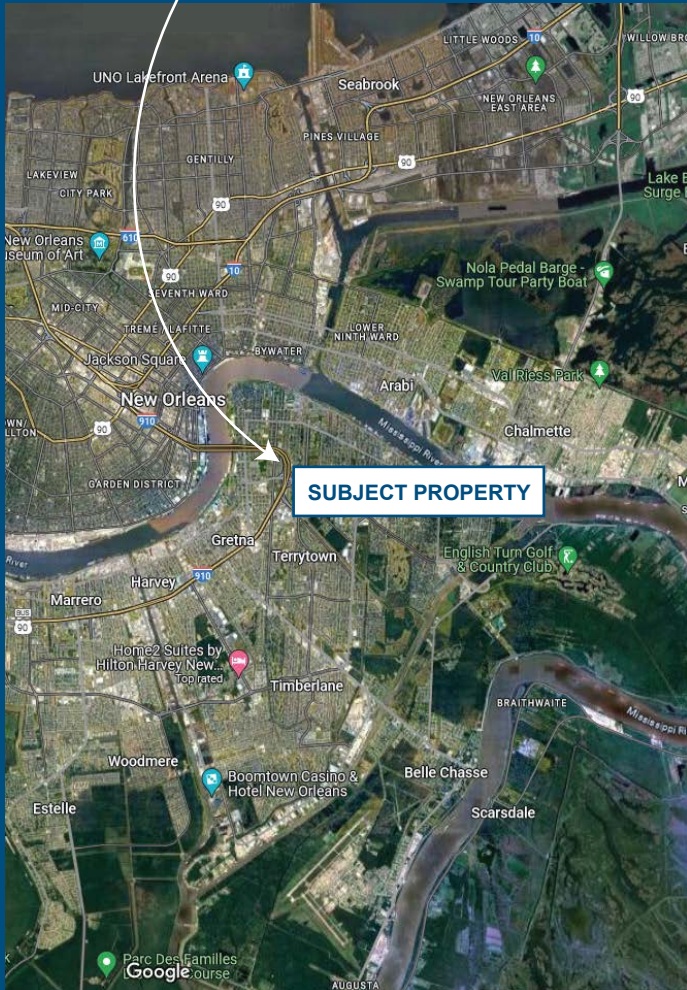


Location

 View on Google Maps

4100 General De Gaulle Dr | New Orleans, LA 70131

Address



Investment Summary

OFFERING

Price	\$1,788,000
Cap Rate	6.75%
NOI	\$120,730
Year Built	1985 (Renovated in 2014)
SF	5,575
Lot Size	0.68 Acres
APN	5-13-8-219-24



Rent Roll

Suite	Tenant	SF	% of SF	Lease Commencement	Lease Expiration	Monthly Rent	Rent PSF/Month	Lease Type	Rent Increase Date	Rent Increase Amount / Options
E	Navy Federal Credit Union	1,400	25.1%	6/01/2023	5/31/2030	\$2,475	\$1.77	NNN	6/1/2025 6/1/2026 6/1/2027 6/1/2028 6/1/2029	\$2,475 \$1.77 PSF \$2,550 \$1.82 PSF \$2,626 \$1.88 PSF \$2,705 \$1.93 PSF \$2,786 \$1.99 PSF <u>Option 1:</u> 5 YR @ 3% Annually <u>Option 2:</u> 5 YR @ 3% Annually <u>Option 3:</u> 5 YR @ 3% Annually
F	La Nails-Spa	1,675	30.0%	1/31/2019	2/28/2029	\$3,210	\$1.92	NNN		<u>Option 1:</u> 5 YR @ \$3,531 \$2.11 PSF <u>Option 2:</u> 5 YR @ \$3,885 \$2.32 PSF
G	T-Mobile	2,500	44.8%	12/22/2017	12/31/2027	\$4,375	\$1.75	NNN		<u>Option 1:</u> 5 YR @ \$4,792 \$1.92 PSF <u>Option 2:</u> 5 YR @ \$5,292 \$2.12 PSF
Occupied SF		5,575	100%							
Vacant SF		0								
Total SF		5,575								

Tenant Profiles



2030
Lease Exp

1,400
Square Feet

Navy Federal Credit Union is an armed forces bank serving the Navy, Army, Marine Corps, Air Force, Space Force, Coast Guard, veterans, DoD & their families.

Headquartered in Vienna, VA, Navy Federal is the largest natural member credit union in the U.S., with over 14 million members and \$177.7+ Billion in assets, across 362 branches worldwide.

[VISIT WEBSITE](#)



2027
Lease Exp

2,500
Square Feet

T-Mobile is an American wireless network operator headquartered in Overland Park, KS and Bellevue, WA. It is a publicly traded company and the second-largest wireless carrier in the United States, with 116.7 million subscribers at the end of Q2 2023.

The company boasts annual revenues of around \$80 billion (2022), 71,000+ employees and over 20,100 locations in the U.S.

[VISIT WEBSITE](#)



2029
Lease Exp

1,675
Square Feet

La Nails Spa offers a luxurious sanctuary for top-tier nail care and pampering.

The salon combines elegant interiors with expert service to ensure comfort and satisfaction. From spa pedicures to durable gel nails and stylish enhancements, their extensive menu caters to all preferences.

Customers experience the ultimate in beauty and relaxation at La Nails Spa.

[VISIT WEBSITE](#)

Location



DOWNTOWN NEW ORLEANS



90

90 (~90,300 ADT)

GENERAL DE GAULLE DR (82,583 ADT)

HOLIDAY DR (10,288 ADT)

ALGIERS PLAZA

CYPRESS PLAZA
CHUCK E. CHEESE
DOLLAR TREE

Wendys
CVS pharmacy
KFC

McDonald's

HOLIDAY DR
POPEYES

SUBJECT PROPERTY
NAVY FEDERAL Credit Union

Walgreens
Chick-fil-A
PEOPLES HEALTH
ROSS
petco
fIVE BEL'W
TJ-maxx
Curlington
AMERICA'S BEST CONTACT LENS CENTER

Winn-Dixie
Recently acquired by
ALDI

HOLIDAY SQUARE
ROUSES MARKETS
Applebees
Starbucks

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

	1 MILE	3 MILES	5 MILES
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

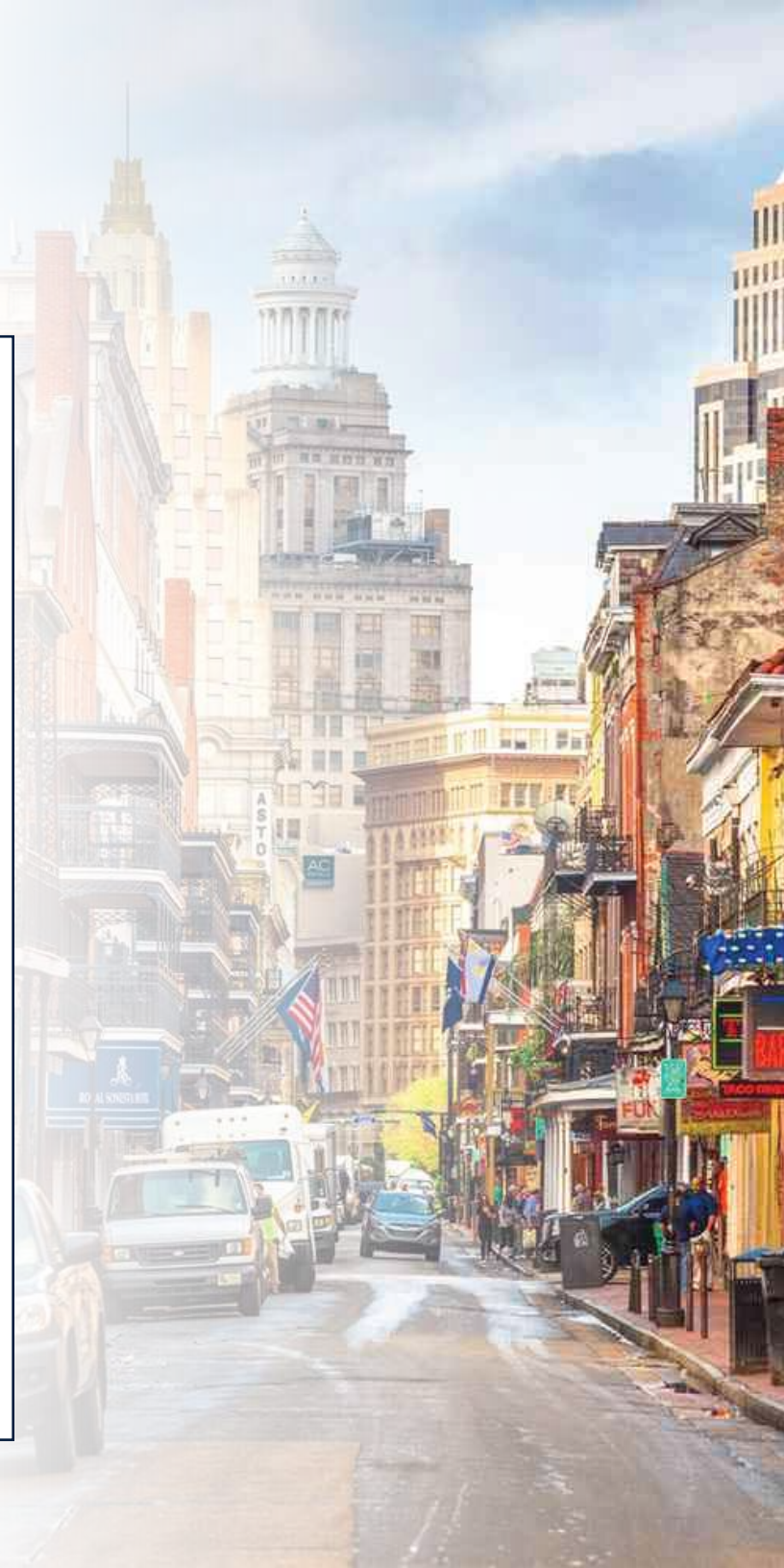
POPULATION BY AGE

MEDIAN AGE	38.7	37.8	37.9
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TRAFFIC SUMMARY

80,000

Vehicles Per Day

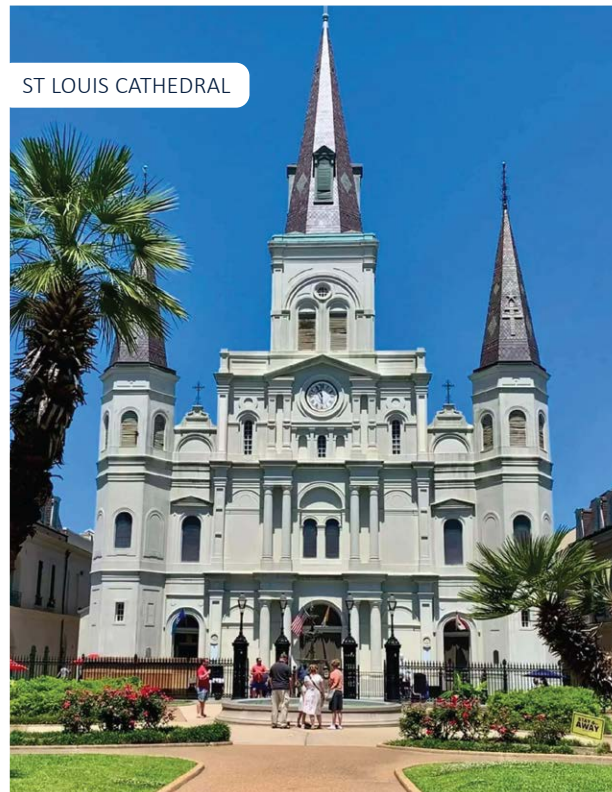




FRENCH QUARTER



NEW ORLEANS CITY PARK



ST LOUIS CATHEDRAL



NEW ORLEANS SAINTS STADIUM



AUDUBON ZOO

New Orleans, LA

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