



MONARCH
COMMERCIAL ADVISORS

CONSTRUCTION PHOTO TAKEN JUNE 2024

THE CONSERVATORY FOOD HALL

LAKE CHARLES, LA

New Construction, Single-Tenant Asset in Thriving Southern Market

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6578 | A Licensed Louisiana Broker #BROK.995705727-ACT | Costa Mesa, California

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Subject Property

CONSERVATORY



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BRAND NEW
CONSTRUCTION, NNN
ASSET LEASED TO A
PROVEN FOOD HALL
CONCEPT IN LAKE
CHARLES' BUSTLING
PREMIER RETAIL TRADE
AREA. NEARBY FIRST-CLASS
CASINOS ATTRACT YEAR-
ROUND VISITORS, FUELING
A FLOURISHING SOUTHERN
ECONOMY.

| | |
|---------------|-------------|
| Price | \$5,863,000 |
| Cap Rate | 7.00% |
| NOI | \$410,400 |
| Price/SF | \$489 |
| Leasable Area | 12,000 SF |
| Land Area | 1.66 AC |
| Year Built | 2024 |

100 CONTRABAND PKWY, LAKE
CHARLES, LA 70601





WHY INVEST

Brand New 2024 Construction & NNN Lease

Constructed with premium materials and enhanced aesthetics, the subject property is slated for completion in September 2024. The tenant is on an NNN lease with management fees included. Tenant improvements are well underway, with significant capital invested in each tenant's space to create modern and inviting environments.

Easy Access from Multiple Economic Drivers

The subject property is ideally situated along Contraband Parkway, offering convenient access from multiple large shopping centers, two state of the art casinos, and major thoroughfares. Located just off Interstate-210, the property benefits from its proximity to Interstate-10, a national highway that spans from the Pacific Ocean to the Atlantic Ocean.

Lake Charles, the "Las Vegas of the South"

Casinos in Lake Charles play a vital role in the region's economic and social landscape, providing jobs, driving tourism, and supporting local businesses. Louisiana's gaming industry, comprising 25 commercial and tribal casinos, generates an economic impact of \$6.1 billion and supports over 40,900 jobs. The subject property is located less than 2 miles from two of the region's most profitable casinos, the Golden Nugget and L'Auberge Casino Resort.

A Southern Tourist Destination Tourism in Lake Charles is vibrant with diverse attractions bringing significant economic benefits through visitor spending on accommodations, dining, entertainment, shopping, and local attractions. Chennault Regional Airport serves as a crucial driver for tourism, connecting Lakes Charles to many major cities.

National Hub for the United States' Oil and Petrochemical Industry The Lake Charles Metro Area is a heavy industrial corridor, home to some of the country's largest petrochemical refineries and LNG export facilities, making the area a vital part of the energy sector. The oil and petrochemical industry is a cornerstone of the region's economy, providing employment, supporting local businesses, and contributing to the area's economic growth and stability. Major companies operating in the area include Citgo, Phillips 66, Sasol, and Westlake Chemical.

Lake and Ocean Access Drive Industry The Port of Lake Charles is one of the largest ports in the United States and plays a critical role in the transportation of oil and petrochemical products, handling tens of millions of cargo annually. The port's facilities enable efficient import and export operations, supporting the industry's supply chain.

05 RETAIL TRADE AREA

Located in a thriving retail trade area featuring national tenants and upscale casinos

1.5M VISITS TO THE TARGET ANCHORED CENTER IN THE PAST 12 MONTHS

56,000 VEHICLES PER DAY ALONG I-210

10 Miles TO DOWNTOWN LAKE CHARLES





| | | CURRENT |
|--------------------------|---------|-------------|
| Price | | \$5,863,000 |
| Capitalization Rate | | 7.00% |
| Price/SF | | \$489 |
| Building Size (SF) | | 12,000 |
| Lot Size (AC) | | 1.66 |
| Stabilized Income | \$/SF | |
| Scheduled Rent | \$34.20 | \$410,400 |
| EXPENSES | \$/SF | |
| Taxes | NNN | \$0.00 |
| Insurance | NNN | \$0.00 |
| CAM | NNN | \$0.00 |
| Total Operating Expenses | NNN | \$0.00 |
| Net Operating Income | | \$410,400 |

FINANCING

Financing is available on the subject property. Please contact agent for details.

LEASE NOTES

Triple Net Lease

| Tenant Info | | | Lease Terms | | Rent | | | | |
|---------------------------|--|----------|-------------|------------|--------------|-------------|-----------------|----------------|-----------|
| Tenant Name | Unit | SQ. FT. | Term Years | | Monthly Rent | Yearly Rent | Monthly Rent/FT | Yearly Rent/FT | Increases |
| Conservatory Food Hall | H & I | 12,000 | 12/1/2024 | 11/30/2034 | \$34,200 | \$410,400 | \$2.85 | \$34.20 | |
| (Nomads Hospitality, LLC) | | Option1 | 12/1/2034 | 11/30/2039 | \$35,600 | \$427,200 | \$2.97 | \$35.60 | 4% |
| | | Option 2 | 12/1/2039 | 11/30/2044 | FMR* | | | | |
| | | Option 3 | 12/1/2044 | 11/30/2049 | FMR* | | | | |
| | | Option 4 | 12/1/2049 | 11/30/2054 | FMR* | | | | |
| 4 - 5 year Options | *Minimum Guaranteed Rental for each Renewal Term shall be the greater of (a) an annual rate of \$35.60 per square foot of the Demised Premises or (ii) an amount equal to sixty percent (60%) the "Market Rental Rate" | | | | | | | | |
| TOTALS: | | 12,000 | | | \$34,200 | \$410,400 | \$2.85 | \$34.20 | |

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CONSERVATORY

UNDERGROUND BEER GARDEN & FOOD HALL

The Conservatory is a **sustainable food hall platform** built for **supporting and incubating small, local businesses**. Founded in Houston, TX, the Conservatory was the first food hall concept of its kind for the area. The concept quickly gained popularity and is on track to open **three more locations**: two in the Houston MSA, Galleria and Richmond, and one in Lake Charles, LA. In addition to the Conservatory's wide array of local food vendors and small businesses, the food hall also **hosts many live music shows and community events**.

The adjacent sampling of vendors are from the Conservatory's Midtown location in Houston, TX.

SAMPLING OF PROJECTED VENDORS:





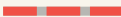
PROPERTY
DATA

12,000
Rentable SF

1.66
Acres

60
Parking Spaces

LEGEND



Property
Boundary



Egress



HANDSOME FOOD HALL IN THRIVING SUBMARKET

This contemporary building was constructed in 2024 with high quality materials. It benefits from visibility and easy access from Interstate-210 and nearby shopping centers and casinos, L'Auberge and Golden Nugget.



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GOLDEN NUGGET LAKE CHARLES HOTEL & CASINO

This \$700 million resort offers 1,100 luxury hotel rooms and suites, golf course and Country Club, extensive retail options, 30,000 SF of meeting space, pool and lazy river, private beach, marina, signature restaurants, and a casino floor featuring over 75 table games, state-of-the-art poker room, slot machines and Louisiana's largest sports betting bar and grill.

HORSESHOE LAKE CHARLES HOTEL & CASINO

Set in 2 sprawling buildings on the banks of Lake Charles, this laid-back casino hotel has modern rooms and a 24-hour casino features slot machines, table games and a poker room with 13 tables.

L'AUBERGE CASINO RESORT LAKE CHARLES

Set on the Bayou Contraband waterway, this upscale casino resort offers a variety of rooms with a modern casino filled with slots and table games.

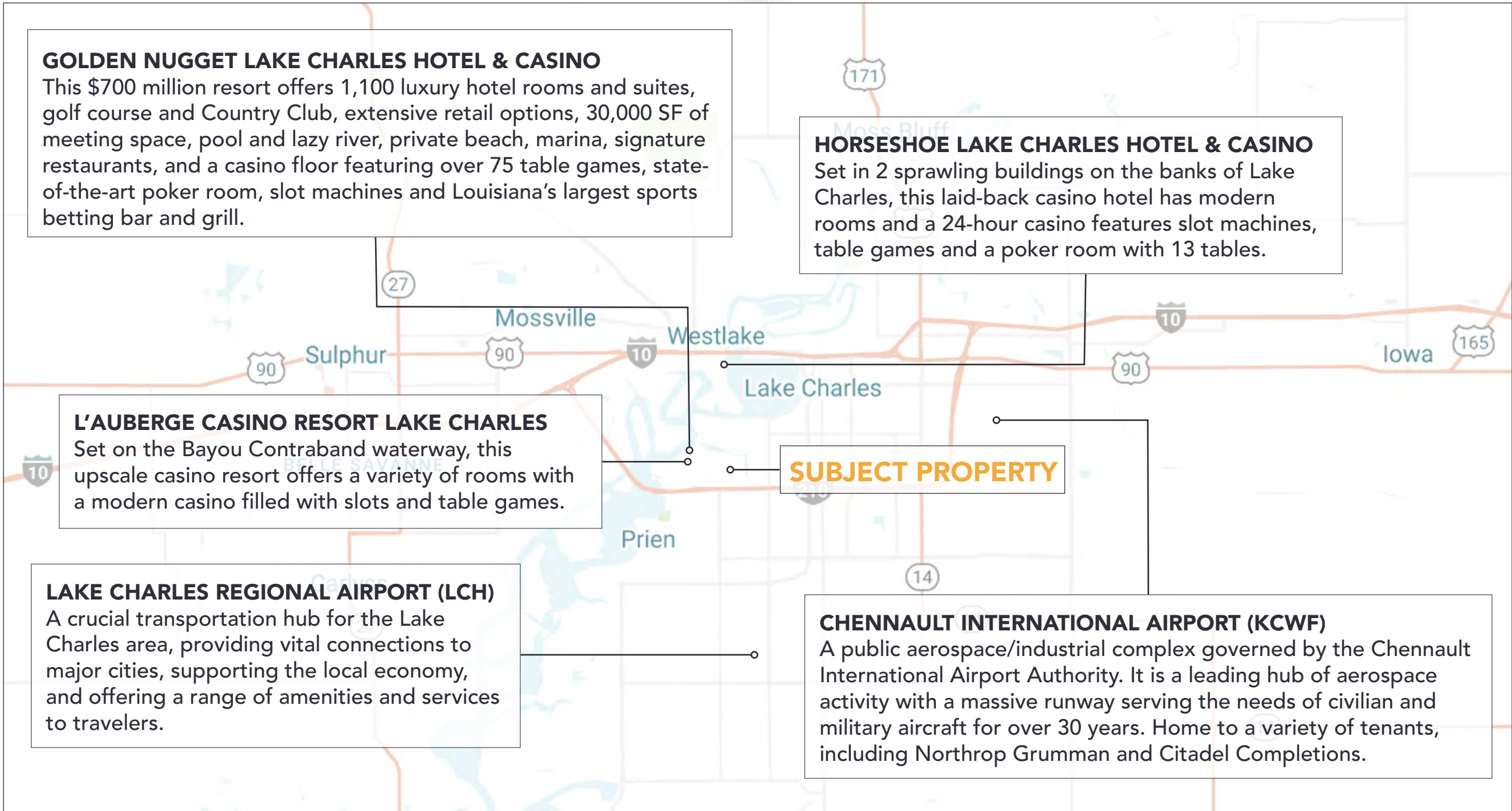
LAKE CHARLES REGIONAL AIRPORT (LCH)

A crucial transportation hub for the Lake Charles area, providing vital connections to major cities, supporting the local economy, and offering a range of amenities and services to travelers.

SUBJECT PROPERTY

CHENNAULT INTERNATIONAL AIRPORT (KCWF)

A public aerospace/industrial complex governed by the Chennault International Airport Authority. It is a leading hub of aerospace activity with a massive runway serving the needs of civilian and military aircraft for over 30 years. Home to a variety of tenants, including Northrop Grumman and Citadel Completions.





VISITATION DATA

The adjacent Target anchored center draws from a large trade area, receiving **over 1.5M visits in the past 12 months**. Shading on the heat map represents home location of visitors to the adjacent Target anchored center based on cellular data.

DEMOGRAPHICS

| | 1 mi | 3 mi | 5 mi | 10 mi |
|----------------------------|-----------|-----------|----------|----------|
| Population | 4,232 | 46,569 | 95,524 | 169,083 |
| Average HH Income | \$108,141 | \$104,357 | \$92,646 | \$92,760 |
| Median HH Income | \$72,070 | \$69,273 | \$66,900 | \$70,654 |
| Total Growth % (2010-2020) | 6.3% | 4.0% | 3.4% | 3.3% |
| Daytime Employees | 7,436 | 36,372 | 54,317 | 77,059 |

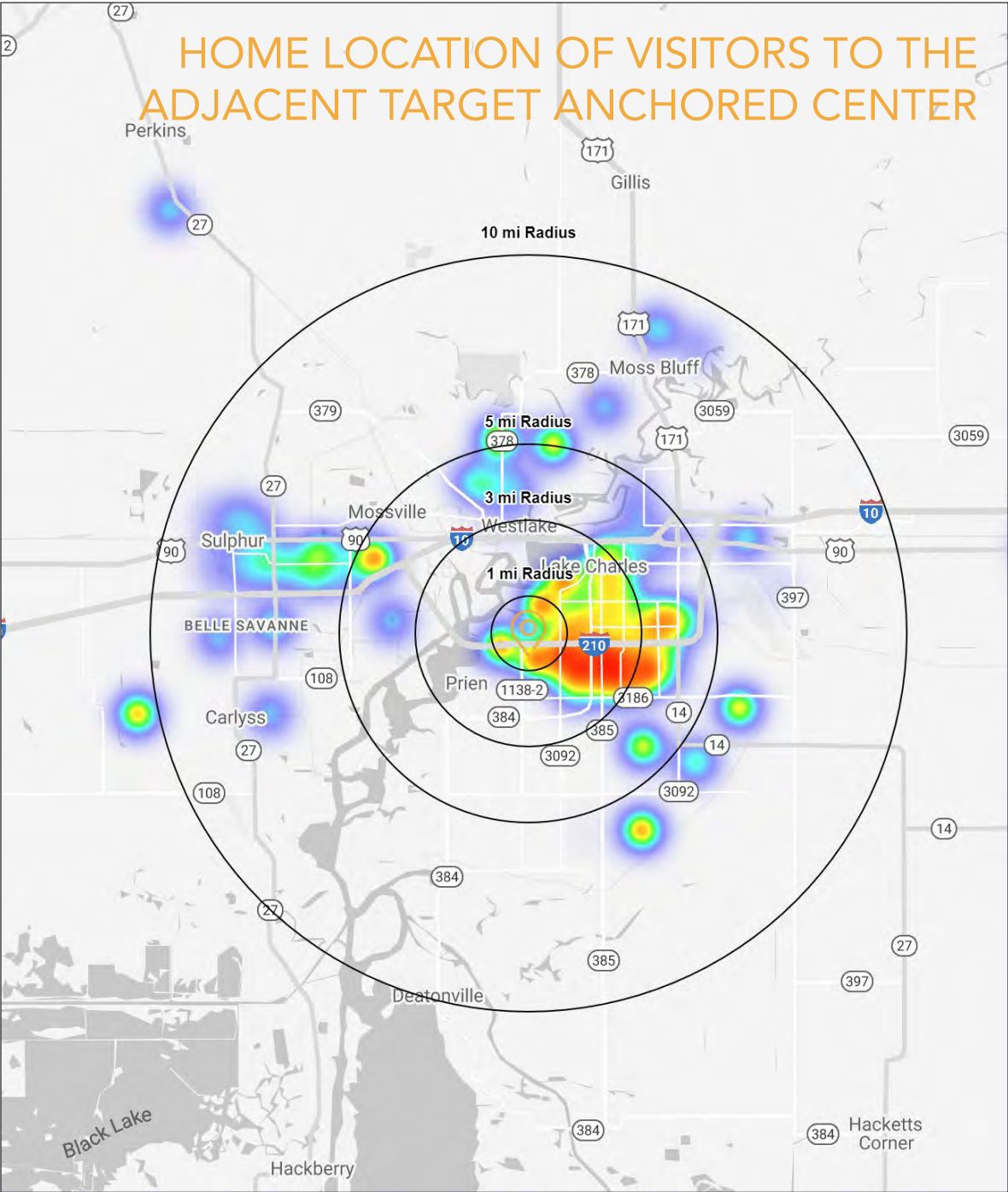
HIGHLIGHTS

1.5M

ANNUAL VISITS TO THE
ADJACENT TARGET
ANCHORED CENTER

\$108K

AVG HH INCOME
WITHIN 1 MILE RADIUS





LAKE CHARLES, LA, IN FOCUS

LAKE CHARLES IS LOUISIANA'S FIFTH
LARGEST CITY AND AN IMPORTANT
REGIONAL HUB



A THRIVING, SOUTHERN CITY,

Lake Charles is a **major industrial, cultural, and educational center** in the southwest region of the state of Louisiana. Lake Charles is the **fifth-most populous city in the state of Louisiana** and the parish seat of Calcasieu Parish, with a population of 84,872 residents.

The city and metropolitan area of Lake Charles is considered a **regionally significant center of petrochemical refining, gambling, tourism, and education**, being home to McNeese State University and Sowela Technical Community College.

Lake Charles is a **growing city with a vibrant art, cultural and dining scene**. It is heavily influenced by Creole and Cajun cultures. Parks scattered throughout the City and easy access to shimmering Lake Charles make the city an outdoor destination as well. Because of the lakes and waterways throughout the city, metropolitan Lake Charles is often called the Lake Area.

Lake Charles has **Louisiana's biggest casino market**. The [L'Auberge du Lac Casino Resort](#) is a 242 acres, 26-story hotel with nearly 1000 guest rooms, a casino, golf course, spa, and meeting center. A second casino, the [Golden Nugget Lake Charles](#) is a 18-story casino resort hotel has more than 1,000 guest rooms, a casino, golf course, meeting space, retail corridor and a private beach and

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Residence INN
BY MARRIOTT

INTERSTATE 210 - 56,549 VPD

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CONSERVATORY

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