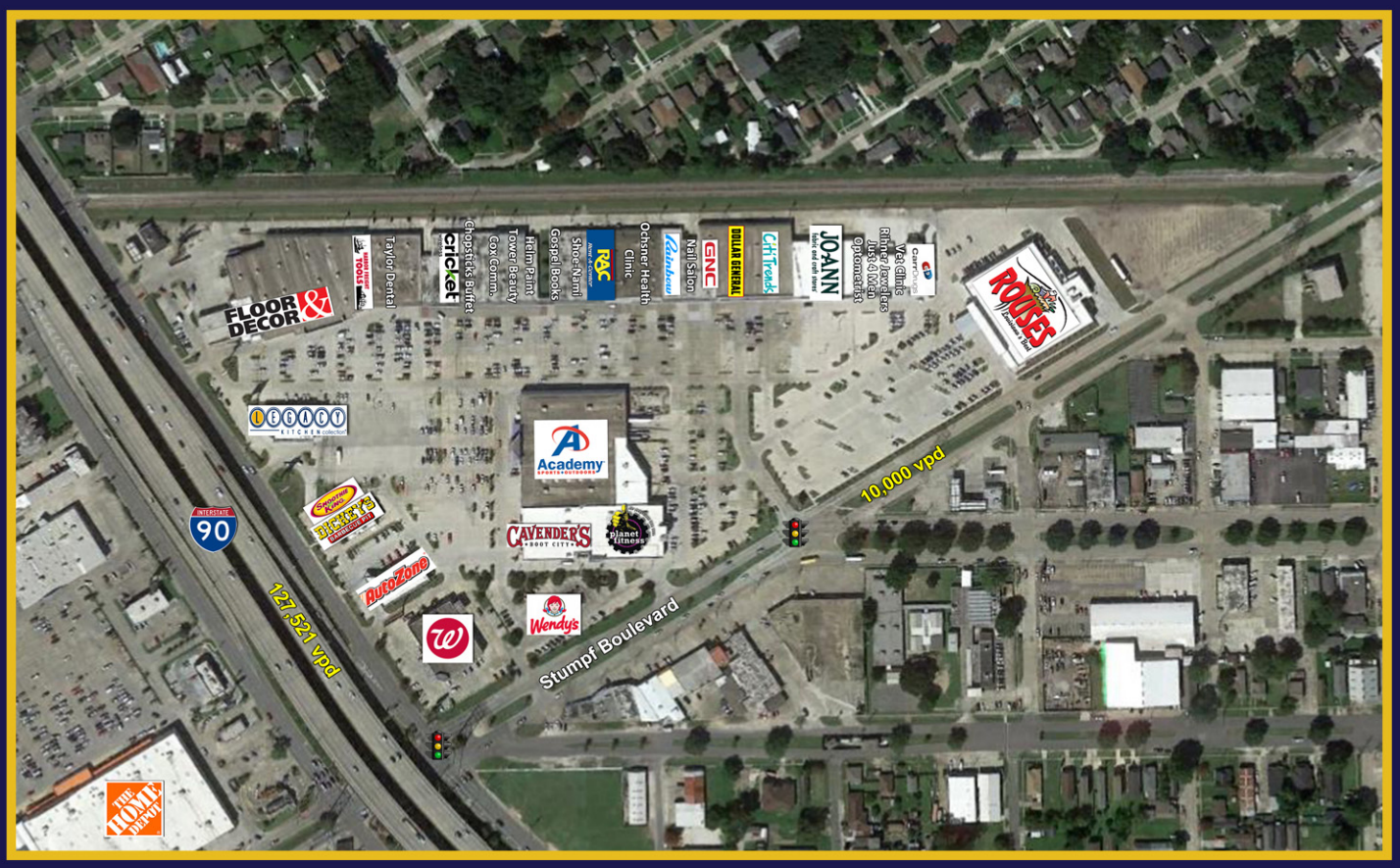
WESTSIDE SHOPPING CENTER NORTH

NWC WESTBANK EXPRESSWAY & STUMPF BOULEVARD
GRETNA, LOUISIANA



PROJECT HIGHLIGHTS

- Westside is a Regional center located directly on the going-home side of the Westbank Expressway [127k VPD] and serving the entire Westbank market [220k+ population]
- National and Regional anchors drive strong activity day and night, with Westside being the #1 neighborhood center for customer-traffic in the state of Louisiana per Placer's mobile-data
- Located in the City of Gretna, Westside benefits from a business-friendly and safe community served by its own police force.

DEMOGRAPHICS	*3 Miles*	*5 Miles*	*7 Miles*
Population	127,647	335,479	474,936
Households	57,747	147,985	207,139
2024 Est. Median HH Income	$58,059	$60,342	$60,095
2024 Est. Average Income	$85,004	$91,535	$89,747
Median Age	38.4	38.3	38.3

*** Junior Anchor & Small Shop retail space available**
*** 61,554 SF pad available for ground lease or build-to-suit**

TRAFFIC COUNTS

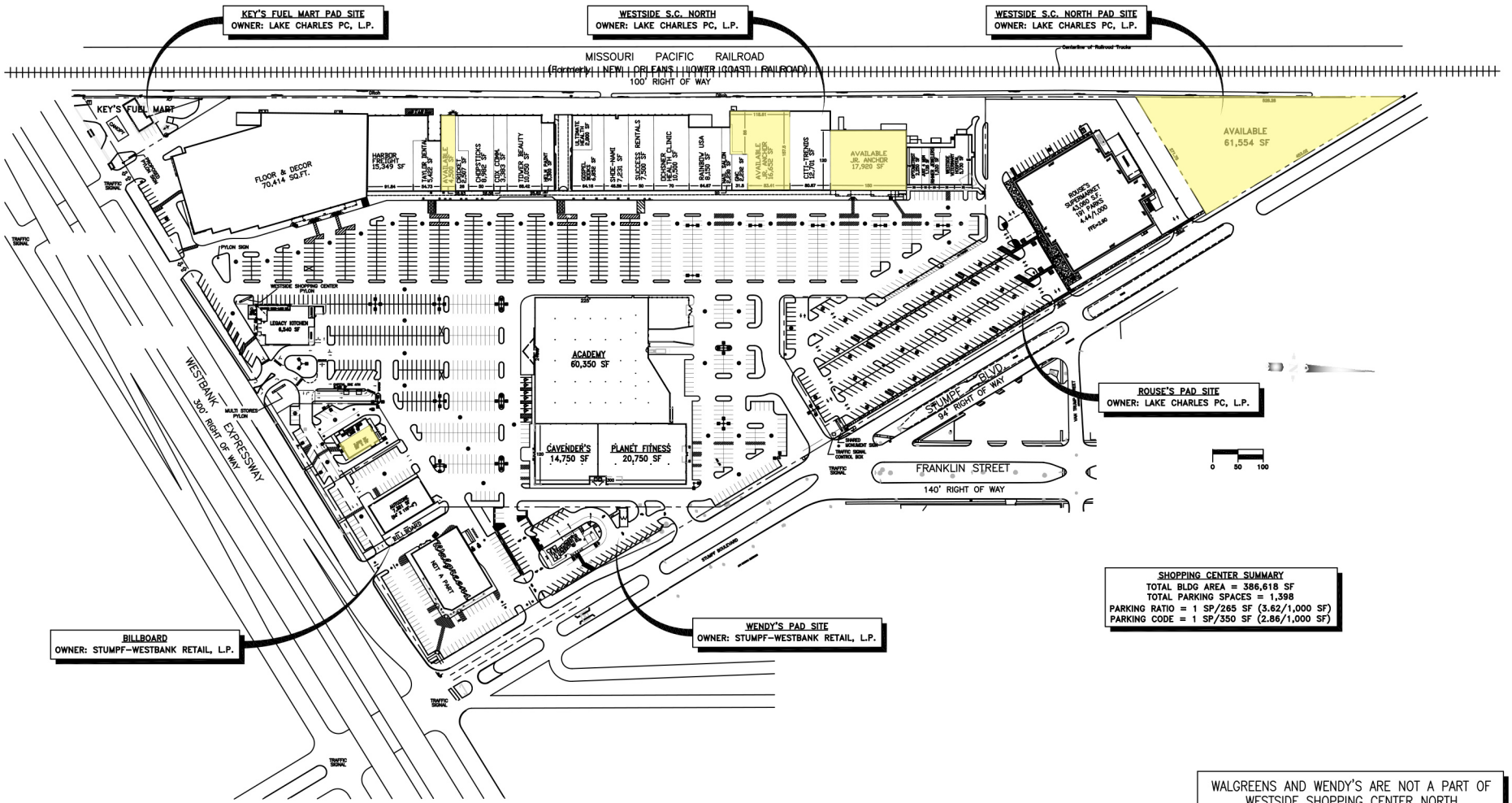
Westbank Expressway 127,521 vpd

FOR LEASING CONTACT:
Adam Moore | (713) 516-6434
amoore@realmrealty.com

REALM REALTY

900 Town & Country Lane, Suite 210, Houston, Texas 77024
713-465-0001 (phone) 713.465.3856 (fax) www.realmrealty.com

16,652 SF
17,920 SF
61,554 SF AVAILABLE
4,500 SF
2500 SF + DT
10,000 vpd
127,521 vpd
Stumpf Boulevard
INTERSTATE 90
Taylor Dental
Chopsticks Buffet
Gox Comm.
Tower Beauty
Helm Paint
Gospel Books
Shoe-Nami
Ochsner Health Clinic
Nail Salon
Vet Clinic
Rihner Jewelers
Just 4 Men
Optometrist
FLOOR & DECOR
cricket
R&C
Rainbow
GNC
Citi Trends
ROUSES
LEGACY KITCHEN collection
Academy
SPORTS • OUTDOORS
Smoothie King
CAVENDER'S
BOOT CITY
planet fitness
AutoZone
Wendy's
THE HOME DEPOT
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

VER. RQ

Westside Shopping Center North
Northwest Corner of Westbank Expwy. & Stumpf Blvd.
Gretna, Louisiana

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREON SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.

PRINT RECORD

PURPOSE	DATE

REVISION RECORD

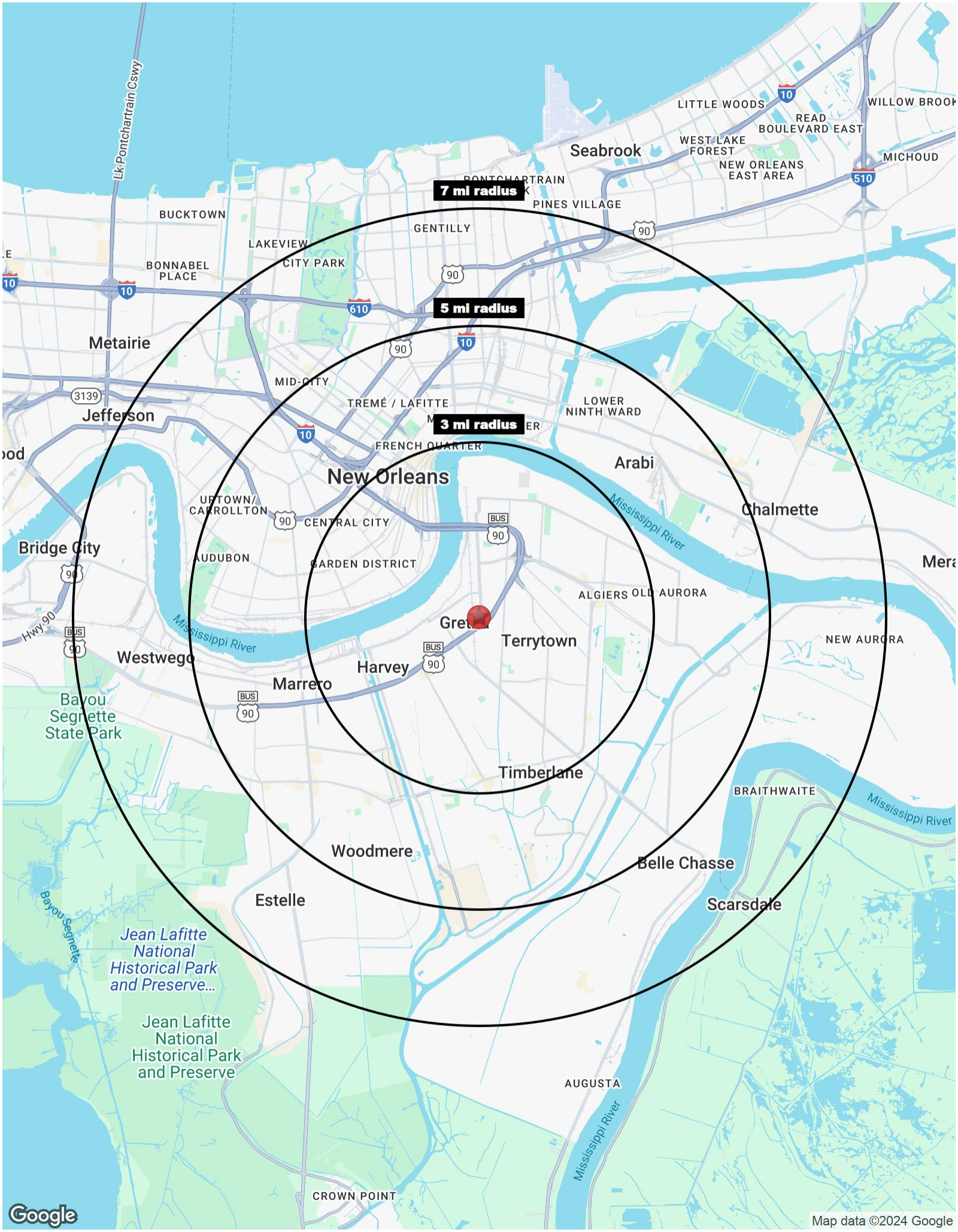
NO.	CHANGE	DATE

DRAWN SWG
CHECKED SWG
DATE 02/17/25
SHEET TITLE LEASING SITE PLAN

REALM REALTY
800 Town & Country Lane Suite 250 Houston, Texas 77024 (713) 647-9511

SHEET EX-A1 OF TOTAL

Jefferson Ave
Lasalle St
St Charles Ave
Tchoupitoulas St
Shirley Dr
General Meyer Ave
MacArthur Blvd
General De Gaulle Dr
Lafayette St
Terry Pkwy
Behrman Hwy
Manhattan Blvd
Peters Rd
Destrehan Ave
Barataria Blvd
August Ave
Lapalco Blvd
Wall Blvd
4th St
Ave D
Google
ROUSES
Academy SPORTS + OUTDOORS
FLOOR & DECOR
Citi Trends
Rainbow
HARBOR FREIGHT TOOLS
SMOOTHIE KING
planet fitness
DOLLAR GENERAL
JO-ANN
AutoZone
CAVENDER'S
DICKEY'S BARBECUE PIT
Walmart
Neighborhood Market
DICK'S SPORTING GOODS
FOREVER 21
OLD NAVY
ULTA
Dillard's
Sears
JCPenney
SHOE SHOW
SHOE DEPT. ENCORE
THE CHILDREN'S PLACE
avenue
Buca di Beppo
NEW YORK & COMPANY
Winn-Dixie
ROSS DRESS FOR LESS
PETCO
TJ maxx
BURKE'S Outlet
Applebee's
Walmart
FAMILY DOLLAR
BEST BUY
BARNES & NOBLE BOOKSELLERS
WORLD MARKET
Michaels
petco
SHOE CARNIVAL
Pier 1 imports
MEN'S WEARHOUSE
TEXAS ROADHOUSE
THE HOME DEPOT
ROOMS TO GO
Simply Fashion
CATO
Tuesday Morning
ANNA'S LINENS
MATTRESS FIRM
SUBWAY
Checkers
TACO BELL
hhgregg
BED BATH & BEYOND
KIRKLAND'S
Marshalls
Office DEPOT
charming CHARLIE
Burlington
coat factory
Party City
BIG LOTS
AutoZone
Chick-fil-A
amc THEATRES
FRIDAY'S
T-Mobile
SUBWAY
Walmart
Sam's
LOWE'S
PETSMART
MATTRESS FIRM
GameStop
Payless
RadioShack
Rally's
Sprint
STARBUCKS
TACO BELL
McDonald's
TARGET
STAGE
Ashley Stewart
rue21
K&G
Ann Taylor LOFT
GNC
CATHERINES
LANE BRYANT
REGIONS
at&t
Cane's
IHOP
Chili's
ROUSES
CVS/pharmacy
Walgreens
Walgreens
REGIONS
CVS
Capital One
CHASE
Walmart
LOWE'S
BIG LOTS!
Office DEPOT
Simply Fashion
GNC
SHOE DEPT.
Toys R Us
Game Stop
CATO
Save a lot
STAGE
TACO BELL
McDonald's
Wendy's
KFC
THE HOME DEPOT
541
18
45
560
90
3017
3018
466
407
406
23
WESTSIDE SHOPPING CENTER NORTH
WESTBANK EXPRESSWAY & STUMPF BOULEVARD
GRETNA, LOUISIANA
A PROJECT BY REALM REALTY


7 mi radius
5 mi radius
3 mi radius
Lk Pontchartrain Cswy
LITTLE WOODS
WILLOW BROOK
READ BOULEVARD EAST
WEST LAKE FOREST
Seabrook
NEW ORLEANS EAST AREA
MICHOUD
PONTCHARTRAIN
PINES VILLAGE
BUCKTOWN
GENTILLY
LAKEVIEW
CITY PARK
BONNABEL PLACE
Metairie
MID-CITY
TREMÉ / LAFITTE
LOWER NINTH WARD
Jefferson
FRENCH QUARTER
New Orleans
Arabi
Chalmette
UPTOWN/ CARROLLTON
CENTRAL CITY
Bridge City
AUDUBON
GARDEN DISTRICT
Mississippi River
ALGIERS
OLD AURORA
Hwy 90
Terrytown
NEW AURORA
Westwego
Harvey
Marrero
Bayou Segnette State Park
Timberlane
BRAITHWAITE
Woodmere
Belle Chasse
Estelle
Scarsdale
Jean Lafitte National Historical Park and Preserve...
Jean Lafitte National Historical Park and Preserve
AUGUSTA
CROWN POINT
Google
Map data ©2024 Google

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Realm Realty
Lat/Lon: 29.9162/-90.0497

REALM REALTY

Westside SC North Gretna, LA 70053	3 mi radius		5 mi radius		7 mi radius	
Population						
Estimated Population (2024)	127,647		335,479		474,936	
Projected Population (2029)	121,412		319,704		452,979	
Census Population (2020)	135,081		351,291		496,503	
Census Population (2010)	125,953		330,315		461,409	
Projected Annual Growth (2024 to 2029)	-6,236	-1.0%	-15,774	-0.9%	-21,956	-0.9%
Historical Annual Growth (2020 to 2024)	-7,433	-1.4%	-15,813	-1.1%	-21,568	-1.1%
Historical Annual Growth (2010 to 2020)	9,127	1.8%	20,976	1.6%	35,094	1.9%
Estimated Population Density (2024)	4,517	psm	4,273	psm	3,086	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	153.9	sq mi
Households						
Estimated Households (2024)	57,747		147,985		207,139	
Projected Households (2029)	55,868		143,017		200,159	
Census Households (2020)	59,500		148,462		207,568	
Census Households (2010)	52,511		132,483		184,298	
Estimated Households with Children (2024)	12,546	21.7%	31,348	21.2%	46,605	22.5%
Estimated Average Household Size (2024)	2.17		2.18		2.22	
Average Household Income						
Estimated Average Household Income (2024)	$85,004		$91,535		$89,747	
Projected Average Household Income (2029)	$88,040		$94,749		$92,857	
Estimated Average Family Income (2024)	$104,609		$120,124		$116,046	
Median Household Income						
Estimated Median Household Income (2024)	$58,059		$60,342		$60,095	
Projected Median Household Income (2029)	$58,560		$60,964		$60,636	
Estimated Median Family Income (2024)	$82,809		$88,548		$85,689	
Per Capita Income						
Estimated Per Capita Income (2024)	$38,549		$40,575		$39,306	
Projected Per Capita Income (2029)	$40,610		$42,592		$41,203	
Estimated Per Capita Income 5 Year Growth	$2,061	5.3%	$2,017	5.0%	$1,897	4.8%
Estimated Average Household Net Worth (2024)	$659,101		$715,185		$726,736	
Daytime Demos (2024)						
Total Businesses	9,309		18,610		24,074	
Total Employees	97,094		185,995		230,875	
Company Headquarter Businesses	389	4.2%	672	3.6%	834	3.5%
Company Headquarter Employees	14,835	15.3%	24,452	13.1%	29,142	12.6%
Employee Population per Business	10.4		10.0		9.6	
Residential Population per Business	13.7		18.0		19.7	

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Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Realm Realty
Lat/Lon: 29.9162/-90.0497

REALM REALTY

Westside SC North Gretna, LA 70053	3 mi radius		5 mi radius		7 mi radius	
Race & Ethnicity						
White (2024)	48,356	37.9%	131,873	39.3%	192,473	40.5%
Black or African American (2024)	60,903	47.7%	162,065	48.3%	226,191	47.6%
American Indian or Alaska Native (2024)	358	0.3%	920	0.3%	1,385	0.3%
Asian (2024)	4,443	3.5%	11,964	3.6%	15,914	3.4%
Hawaiian or Pacific Islander (2024)	42	-	117	-	153	-
Other Race (2024)	6,527	5.1%	11,465	3.4%	15,385	3.2%
Two or More Races (2024)	7,019	5.5%	17,076	5.1%	23,435	4.9%
Not Hispanic or Latino Population (2024)	112,951	88.5%	304,804	90.9%	433,037	91.2%
Hispanic or Latino Population (2024)	14,696	11.5%	30,675	9.1%	41,899	8.8%
Not Hispanic or Latino Population (2029)	105,632	87.0%	284,386	89.0%	404,346	89.3%
Hispanic or Latino Population (2029)	15,779	13.0%	35,318	11.0%	48,634	10.7%
Not Hispanic or Latino Population (2020)	114,899	85.1%	309,829	88.2%	440,279	88.7%
Hispanic or Latino Population (2020)	20,182	14.9%	41,463	11.8%	56,225	11.3%
Not Hispanic or Latino Population (2010)	112,599	89.4%	304,254	92.1%	426,326	92.4%
Hispanic or Latino Population (2010)	13,354	10.6%	26,061	7.9%	35,084	7.6%
Projected Hispanic Annual Growth (2024 to 2029)	1,083	1.5%	4,643	3.0%	6,735	3.2%
Historic Hispanic Annual Growth (2010 to 2024)	1,341	0.7%	4,613	1.3%	6,815	1.4%
Age Distribution (2024)						
Age Under 5	7,580	5.9%	18,180	5.4%	26,478	5.6%
Age 5 to 9 Years	7,590	5.9%	18,583	5.5%	27,275	5.7%
Age 10 to 14 Years	7,198	5.6%	18,004	5.4%	26,763	5.6%
Age 15 to 19 Years	7,138	5.6%	20,567	6.1%	29,177	6.1%
Age 20 to 24 Years	6,540	5.1%	21,516	6.4%	28,963	6.1%
Age 25 to 29 Years	9,154	7.2%	23,412	7.0%	32,300	6.8%
Age 30 to 34 Years	10,801	8.5%	27,601	8.2%	38,429	8.1%
Age 35 to 39 Years	10,385	8.1%	26,807	8.0%	37,675	7.9%
Age 40 to 44 Years	9,038	7.1%	23,209	6.9%	32,809	6.9%
Age 45 to 49 Years	7,587	5.9%	19,678	5.9%	27,685	5.8%
Age 50 to 54 Years	7,565	5.9%	19,919	5.9%	27,720	5.8%
Age 55 to 59 Years	7,947	6.2%	20,438	6.1%	28,927	6.1%
Age 60 to 64 Years	8,029	6.3%	21,310	6.4%	30,429	6.4%
Age 65 to 74 Years	12,826	10.0%	34,802	10.4%	49,723	10.5%
Age 75 to 84 Years	6,237	4.9%	16,176	4.8%	23,030	4.8%
Age 85 Years or Over	2,034	1.6%	5,276	1.6%	7,553	1.6%
Median Age	38.4		38.3		38.3	
Gender Age Distribution (2024)						
Female Population	65,282	51.1%	167,523	49.9%	240,390	50.6%
Age 0 to 19 Years	14,419	22.1%	35,688	21.3%	52,416	21.8%
Age 20 to 64 Years	39,638	60.7%	101,952	60.9%	144,620	60.2%
Age 65 Years or Over	11,225	17.2%	29,883	17.8%	43,354	18.0%
Female Median Age	38.8		39.3		39.5	
Male Population	62,366	48.9%	167,956	50.1%	234,546	49.4%
Age 0 to 19 Years	15,086	24.2%	39,646	23.6%	57,277	24.4%
Age 20 to 64 Years	37,407	60.0%	101,938	60.7%	140,317	59.8%
Age 65 Years or Over	9,872	15.8%	26,371	15.7%	36,952	15.8%
Male Median Age	37.9		37.4		37.3	

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Realm Realty
Lat/Lon: 29.9162/-90.0497

REALM REALTY

Westside SC North Gretna, LA 70053	3 mi radius		5 mi radius		7 mi radius	
Household Income Distribution (2024)						
HH Income $200,000 or More	4,187	7.3%	11,467	7.7%	15,397	7.4%
HH Income $150,000 to $199,999	3,334	5.8%	9,137	6.2%	12,424	6.0%
HH Income $100,000 to $149,999	7,064	12.2%	19,150	12.9%	26,719	12.9%
HH Income $75,000 to $99,999	5,803	10.0%	15,405	10.4%	22,484	10.9%
HH Income $50,000 to $74,999	9,547	16.5%	23,441	15.8%	33,119	16.0%
HH Income $35,000 to $49,999	6,538	11.3%	16,110	10.9%	22,287	10.8%
HH Income $25,000 to $34,999	5,562	9.6%	13,058	8.8%	18,995	9.2%
HH Income $15,000 to $24,999	6,088	10.5%	14,976	10.1%	21,190	10.2%
HH Income Under $15,000	9,624	16.7%	25,240	17.1%	34,525	16.7%
HH Income $35,000 or More	36,473	63.2%	94,710	64.0%	132,429	63.9%
HH Income $75,000 or More	20,387	35.3%	55,158	37.3%	77,023	37.2%
Housing (2024)						
Total Housing Units	67,819		174,492		241,959	
Housing Units Occupied	57,747	85.1%	147,985	84.8%	207,139	85.6%
Housing Units Owner-Occupied	25,079	43.4%	70,421	47.6%	103,943	50.2%
Housing Units, Renter-Occupied	32,668	56.6%	77,564	52.4%	103,196	49.8%
Housing Units, Vacant	10,072	17.4%	26,507	17.9%	34,820	16.8%
Marital Status (2024)						
Never Married	46,500	44.2%	128,871	45.9%	176,458	44.7%
Currently Married	31,980	30.4%	86,415	30.8%	125,619	31.8%
Separated	5,856	5.6%	14,106	5.0%	19,286	4.9%
Widowed	6,753	6.4%	16,833	6.0%	23,785	6.0%
Divorced	14,190	13.5%	34,486	12.3%	49,273	12.5%
Household Type (2024)						
Population Family	82,497	64.6%	211,558	63.1%	309,527	65.2%
Population Non-Family	42,807	33.5%	110,355	32.9%	149,994	31.6%
Population Group Quarters	2,344	1.8%	13,566	4.0%	15,415	3.2%
Family Households	25,537	44.2%	66,114	44.7%	96,461	46.6%
Non-Family Households	32,210	55.8%	81,870	55.3%	110,678	53.4%
Married Couple with Children	6,047	18.9%	15,652	18.1%	23,612	18.8%
Average Family Household Size	3.2		3.2		3.2	
Household Size (2024)						
1 Person Households	28,988	50.2%	72,815	49.2%	98,446	47.5%
2 Person Households	17,199	29.8%	46,598	31.5%	65,994	31.9%
3 Person Households	5,413	9.4%	13,529	9.1%	20,196	9.7%
4 Person Households	3,402	5.9%	8,619	5.8%	12,911	6.2%
5 Person Households	1,687	2.9%	3,887	2.6%	5,898	2.8%
6 or More Person Households	1,057	1.8%	2,537	1.7%	3,692	1.8%
Household Vehicles (2024)						
Households with 0 Vehicles Available	10,015	17.3%	24,834	16.8%	31,615	15.3%
Households with 1 Vehicles Available	27,365	47.4%	69,103	46.7%	95,253	46.0%
Households with 2 or More Vehicles Available	20,367	35.3%	54,047	36.5%	80,271	38.8%
Total Vehicles Available	75,150		195,997		284,276	
Average Vehicles Per Household	1.3		1.3		1.4	

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