



3403 GOVERNMENT ST

Alexandria, LA



\$2,500,000

FEATURES

- Tenant: Trinity Health Pace
- 7 yr Lease (\$0.30/sf increase per year)
- 10% CAP Rate
- 2 - 5 year Extensions
- Class C Medical Building
- 21,854 sf Building
- 2.45 ac lot
- Zoned C-2
- Flood Zone X



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Additional Info



Tenant Profile

Trinity Health Pace:

- **Reputation:** Trinity Health is a significant and reputable player in the healthcare industry, operating numerous hospitals and care facilities across the U.S.
- **Financial Stability:** They typically exhibit strong financial performance, which can provide a reliable rental income stream.
- **Active 7 year lease with two 5-year extension options**
- **Mission:** We, Trinity Health, serve together in the spirit of the Gospel as a compassionate and transforming healing presence within our communities.
- **Vision:** As a mission-driven health ministry, we will become the recognized leader in improving the health of our communities and each person we serve. We will be known as the most trusted health partner for life.



Key Facts

Rapides Parish, LA
Geography: County

KEY FACTS

127,427

Population



Average Household Size

39.8

Median Age

\$62,883

Median Household Income

BUSINESS



5,803

Total Businesses



85,865

Total Employees

INCOME



\$62,883

Median Household Income



\$34,255

Per Capita Income



\$162,656

Median Net Worth

EDUCATION

10.7%

No High School Diploma



38.3%

High School Graduate



27.0%

Some College/ Associate's Degree



24.0%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



56.7%

White Collar



22.5%

Blue Collar



20.7%

Services

5.8%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.8%)

The smallest group: \$200,000+ (5.9%)

Indicator ▲	Value	Diff	
<\$15,000	10.9%	-2.0%	<div style="width: 10.9%;"></div>
\$15,000 - \$24,999	10.0%	+0.3%	<div style="width: 10.0%;"></div>
\$25,000 - \$34,999	9.6%	+0.6%	<div style="width: 9.6%;"></div>
\$35,000 - \$49,999	10.6%	-1.1%	<div style="width: 10.6%;"></div>
\$50,000 - \$74,999	15.0%	-1.2%	<div style="width: 15.0%;"></div>
\$75,000 - \$99,999	12.7%	+0.9%	<div style="width: 12.7%;"></div>
\$100,000 - \$149,999	18.8%	+3.6%	<div style="width: 18.8%;"></div>
\$150,000 - \$199,999	6.5%	-0.4%	<div style="width: 6.5%;"></div>
\$200,000+	5.9%	-0.8%	<div style="width: 5.9%;"></div>

Bars show deviation from Louisiana



Tapestry Profile



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

learn more...	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	888	1.75%	10.11%	17
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	5,650	11.11%	7.91%	140
GenXurban (L5)	6,790	13.35%	11.14%	120
Cozy Country Living (L6)	7,410	14.57%	11.81%	123
Sprouting Explorers (L7)	0	0.00%	7.53%	0
Middle Ground (L8)	6,066	11.93%	10.81%	110
Senior Styles (L9)	2,288	4.50%	5.79%	78
Rustic Outposts (L10)	10,427	20.50%	7.94%	258
Midtown Singles (L11)	2,580	5.07%	6.24%	81
Hometown (L12)	8,757	17.22%	5.88%	293
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0

Key Facts

\$213,582
Median Home Value

\$62,883
Median HH Income

3.4
Home Value to Income Ratio

39.8
Median Age

50,856
Households

Education

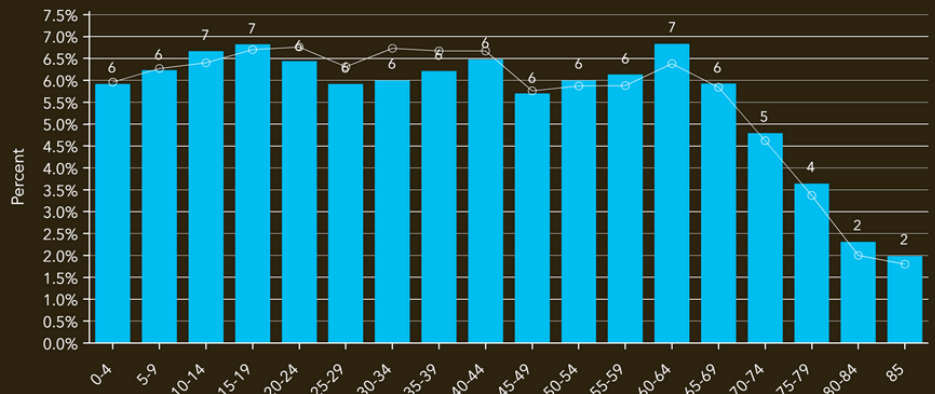
10.7%
No High School Diploma

38.3%
High School Graduate

27.0%
Some College/
Associate's Degree

24.0%
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Age Profile



Dots show comparison to Louisiana

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