

EASTBANK SHOPPING CENTER: GROCERY-ANCHORED INVESTMENT OPPORTUNITY

414 Louisiana 30 W, Gonzales, LA 70737



Sale Brochure

JRE
BROKERAGE



- **Eastbank Shopping Center** is a 128,300 SF grocery-anchored retail center located at the intersection of LA-30 and LA-44 in Gonzales, LA.
- The center is 100% occupied with a tenant mix including Ideal Market, Tractor Supply, Ollie's Bargain Outlet, Dollar Tree, and Citi Trends. Ideal Market has invested over \$1.5 million into its space.
- Many tenants are currently paying below-market rents, offering upside potential through future lease adjustments.
- A brand new \$2 million roof was installed in 2023.
- The property spans 11.98 acres and includes significant frontage and multiple access points. Traffic counts exceed 19,370+ VPD on LA-30 and 15,870+ VPD on LA-44.
- The surrounding corridor includes strong national retailers and rapid residential growth. The property is located directly across from Heritage Crossing, a 100+ acre mixed-use development featuring Alexander's Market, Five Guys, and Crumbl.
- Rent roll and full financials to be provided upon request. Contact broker.

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PRICING OVERVIEW

Sale Price	\$9,758,575
Building Size	128,300 SF
Land Size	11.98 Acres

PROPERTY INFORMATION

Full Address	414 Louisiana 30 W, Gonzales, LA 70737
Parish	Ascension Parish
Property Type	Retail
Total Units	10

The information contained herein is believed to be accurate but is not warranted. JRE Brokerage makes no express or implied guarantees as to its accuracy. All figures, including square footage and building age, are approximate. Prospective parties should independently verify all details.

EXTERIORS

Donnie Jarreau
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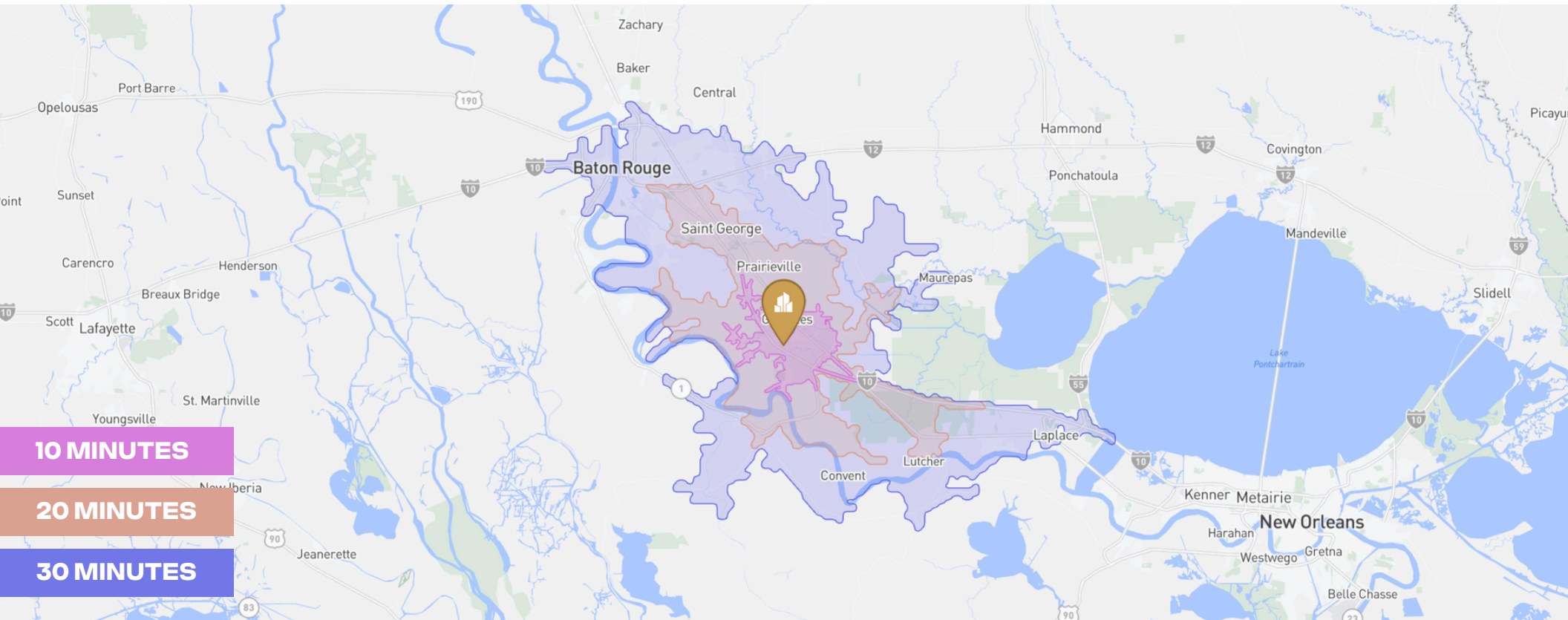
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DRIVE TIME MAP

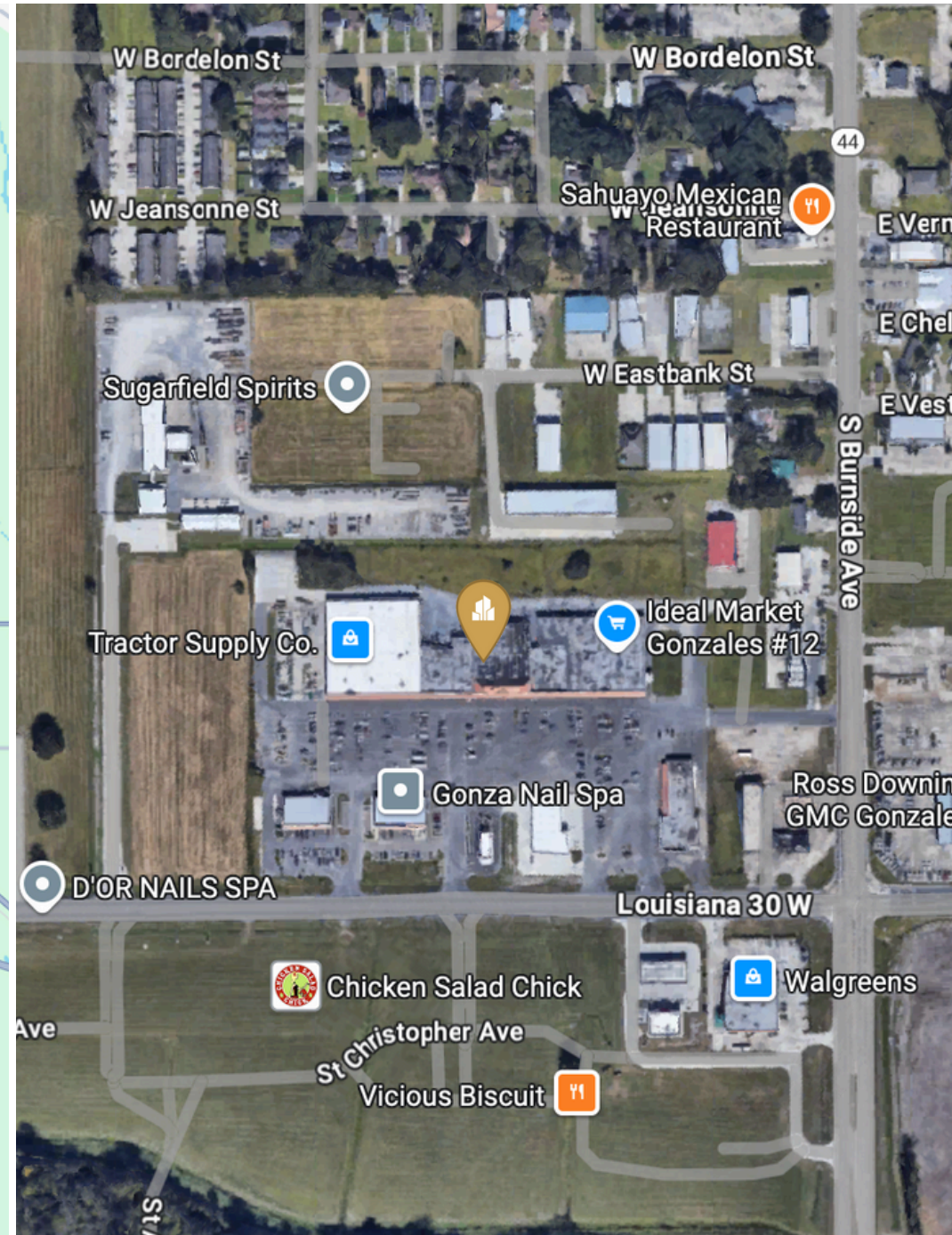
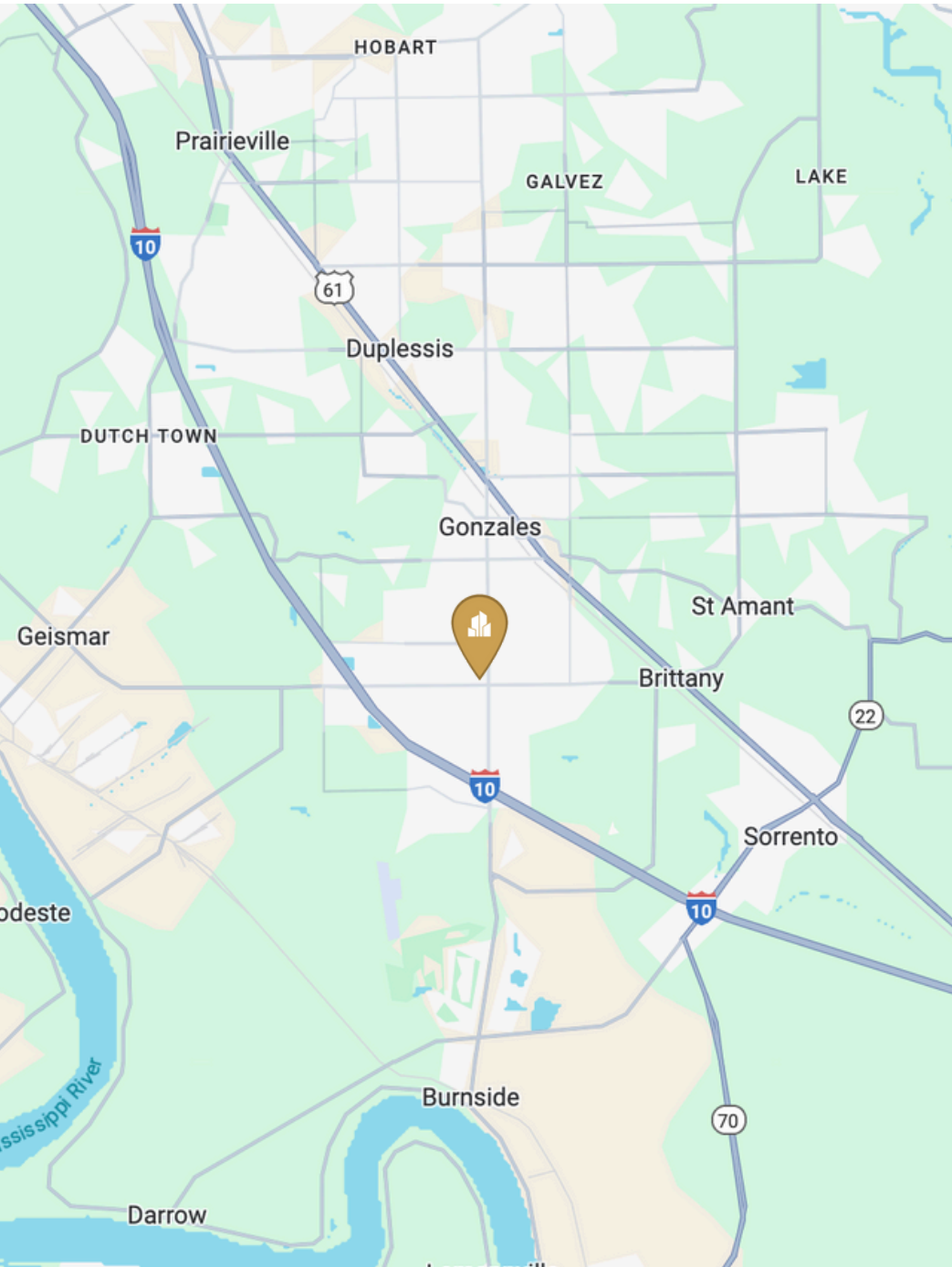
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	10 MINUTES	20 MINUTES	30 MINUTES
Total Households	13,015	77,673	220,381
Total Population	33,899	200,845	576,975
Persons per Household	2.6	2.59	2.62
Average Household Income	\$101,293.74	\$118,032.72	\$97,226.48
Median House Value	\$243,913.18	\$274,699.87	\$242,781.01
Median Age	37.79	36.8	33.96
Median Age Male	36.24	36.03	33.26
Median Age Female	40.51	37.62	35.63

LOCATION

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ASCENSION PARISH, LOUISIANA

Ascension Parish is a rising economic hub in the Baton Rouge region, blending rural charm with strategic access along the I-10 corridor. Its location between Baton Rouge and New Orleans offers strong infrastructure, workforce access, and room for growth.

The parish supports a diverse economy powered by petrochemical, advanced manufacturing, logistics, and retail. A skilled workforce—supported by River Parishes Community College and nearby universities—continues to attract new development.

Anchored by national developments like Tanger Outlets, Cabela's, and Lamar-Dixon Expo Center, Ascension draws over a million annual visitors for events, tournaments, and expos. This activity helps sustain local commerce and services.

With a growing population and a pro-business environment, Ascension Parish offers a compelling mix of livability, workforce depth, and development momentum.

MAJOR ECONOMIC DRIVERS

- Petrochemical & Industrial Manufacturing
- Logistics & Distribution
- Retail & Consumer Services
- Events & Tourism
- Construction & Skilled Trades
- Workforce Development & Education



128,360+
POPULATION
2020

1.5M+
ANNUAL VISITORS
LAMAR-DIXON AND TANGER OUTLETS

21.7%
EMPLOYMENT GROWTH
ASCENSION PARISH — 2013 TO 2023

\$1.33B+
MAJOR CAPITAL INVESTMENT
SINCE 2018 — ASCENSION PARISH

67%
POPULATION AGED 16+ IN THE LABOR FORCE
DECEMBER 2020

Sources: vintages.vintages.com, ascensioned.com, goascension.com, U.S. Census Bureau



CONTACT



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