



CROSSING  
DENHAM SPRINGS, LOUISIANA



For Leasing Information:



Ed James, *Managing Partner*  
ejames@streetwisetail.com  
713.773.5548

Shaw MacIntyre, *Partner*  
smacintyre@streetwisetail.com  
713.773.5519

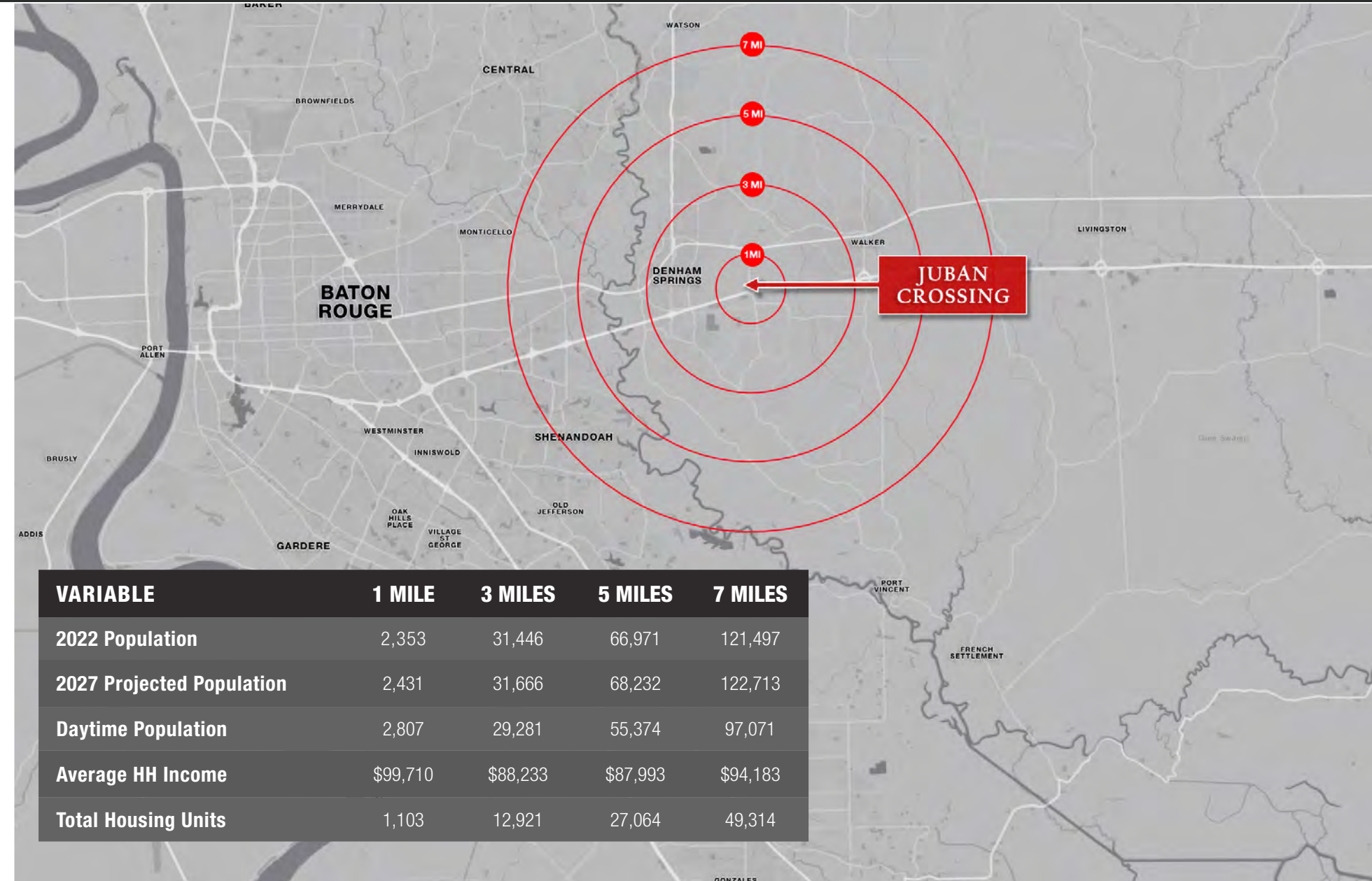


# JUBAN CROSSING

DENHAM SPRINGS, LOUISIANA

**Juban Crossing**, a Creekstone Companies development, is located at the northwest corner of IH-12 & Juban Rd in Denham Springs, Louisiana. The open air retail development is strategically positioned in the heart Livingston Parish, one of the top ten fastest growing Parishes in Louisiana. Just  $\pm 12$  miles east of Baton Rouge and  $\pm 20$  miles west of Hammond, Juban Crossing is the premium shopping destination servicing the needs of residents in Livingston Parish and surrounding communities.

This regional development offers a diverse mix of national and regional retail, dining, and entertainment concepts while providing consumers with their daily shopping needs, anchored by Rouses Market, an upscale grocery concept with multiple locations throughout Louisiana.



## TRADE AREA HIGHLIGHTS

- Located in Livingston Parish, one of the top 10 fastest-growing Parishes in the state of Louisiana.
- The Livingston Parish Public Schools ranks #3 in Best School Districts in the Baton Rouge Area, *Niche 2023*.
- Daily traffic count on I-12 exceeds 70,000+ cars per day.
- High household incomes in the immediate area
- 2022 Total Consumer Spending exceeded \$2.37 Billion (*7 mile radius*)





# PROJECT OVERVIEW

**BUILDING A**

100	POT & PADDLE JAMBALAYA	2,260 SF
120	LA NAIL SALON	2,086 SF
130	VERIZON WIRELESS	4,710 SF
150	BURGERSMITH	3,975 SF
<b>13,031 SF</b>		

**BUILDING B**

200	MOE'S SOUTHWEST GRILL	2,400 SF
210	GREAT AMERICAN COOKIE	1,960 SF
250	MATTRESS FIRM	4,664 SF
260	GNC	1,275 SF
270	CHICKEN SALAD CHICK	2,700 SF
<b>12,999 SF</b>		

**BUILDING C**

300	ROUSES MARKET	55,061 SF
310	CARTERS	3,962 SF
315	OSH KOSH	3,184 SF
320	EURO WAX CENTER	1,509 SF
325	SOIREE NAILS	2,226 SF
330	KIDS MED	2,987 SF
340	TORRID	3,002 SF
350	CATO FASHIONS	4,500 SF
360	FIVE BELOW	8,820 SF
375	T-MOBILE	1,617 SF
380	KAY JEWELERS	2,008 SF
390	AVAILABLE	5,000 SF
<b>93,861 SF</b>		

**BUILDING D**

400	PACIFIC DENTAL	3,183 SF
402	CPR	1,200 SF
404	FLOURISH	1,390 SF
405	STATE FARM	1,200 SF
410	ULTA	9,988 SF
420	BARNES & NOBLE	23,574 SF
430	ROSS	25,083 SF
440	SHOE CARNIVAL	10,000 SF
450	PETSMART	12,636 SF
460	LANE BRYANT	4,540 SF
470	CRUMBL COOKIES	2,764 SF
<b>95,558 SF</b>		

**BUILDING E**

500	AVAILABLE	3,600 SF
510	AVAILABLE	20,000 SF
520	KIRKLAND'S	8,000 SF
530	AMERICAN FREIGHT	55,939 SF
540	AVAILABLE	7,631 SF
560	AVAILABLE	14,731 SF
<b>109,980 SF</b>		

**BUILDING F**

600	BELK	73,138 SF
610	TJ MAXX	25,000 SF
620	MICHAEL'S	21,680 SF
630	AVAILABLE	7,796 SF
640	MAURICE'S	4,480 SF
645	BATH & BODY WORKS	3,120 SF
650	OLD NAVY	14,913 SF
660	PHASE II	N/A
<b>150,447 SF</b>		

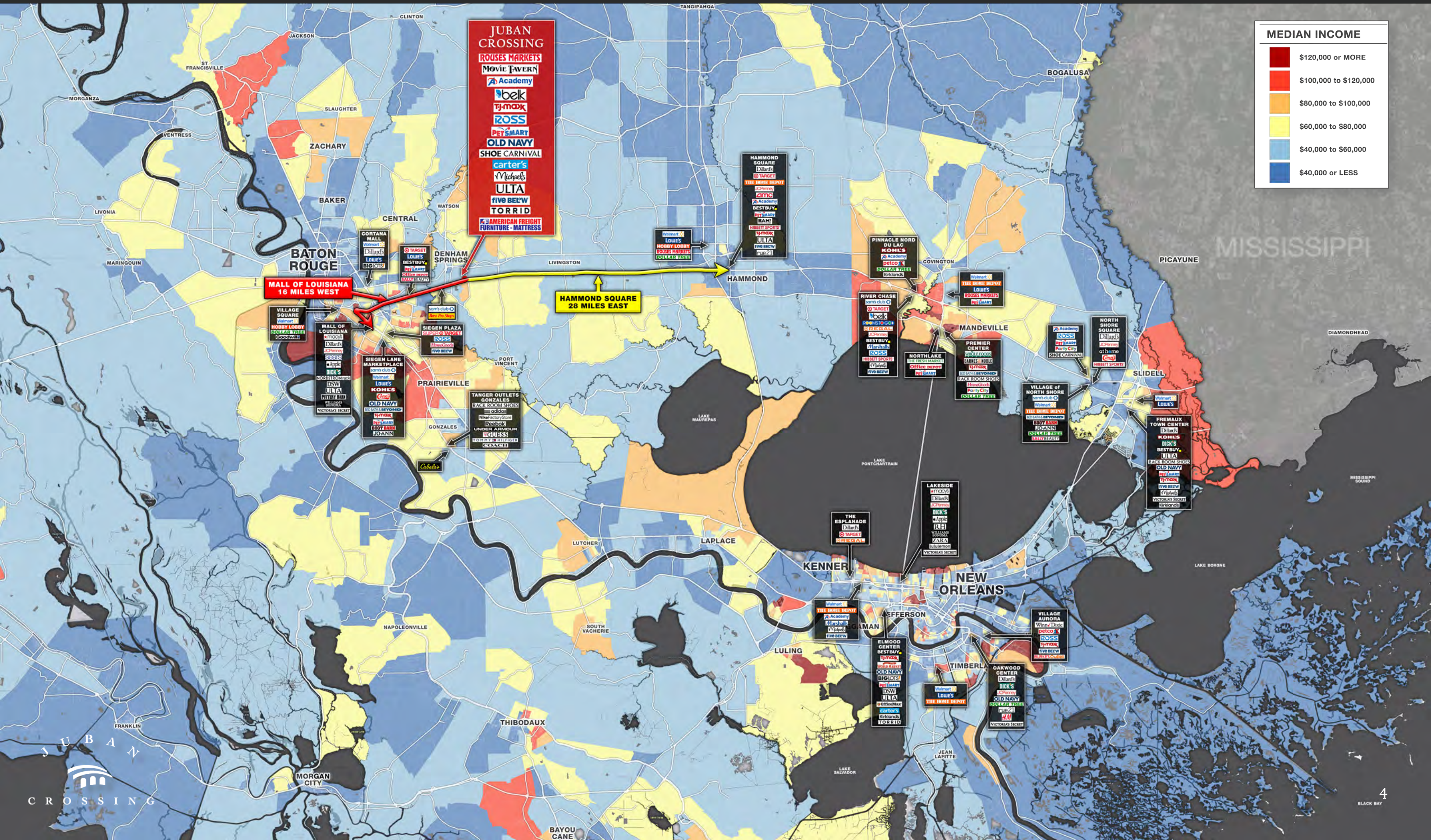
**PAD SITES**

PAD 1	AVAILABLE	1.51 AC
PAD 2	AVAILABLE	1.13 AC
PAD 3	AT&T	5,200 SF
PAD 4	PEDRO'S MEXICAN	8,378 SF
PAD 5	AVAILABLE	1.06 AC
PAD 6	AVAILABLE	1.44 AC
PAD 7	TEXAS ROADHOUSE	7,163 SF
PAD 8	ZEA ROTISSERE & BAR	6,000 SF
PAD 9	PICCADILLY	7,400 SF
PAD 10	AVAILABLE	2.04 AC
PAD 11	AVAILABLE	1.50 AC
PAD 12	AVAILABLE	2.33 AC
PAD 14	WALK-ON'S	7,500 SF





# LOUISIANA INCOME MAP



MEDIAN INCOME	
<span style="color: red;">■</span>	\$120,000 or MORE
<span style="color: orange;">■</span>	\$100,000 to \$120,000
<span style="color: yellow;">■</span>	\$80,000 to \$100,000
<span style="color: lightblue;">■</span>	\$60,000 to \$80,000
<span style="color: blue;">■</span>	\$40,000 to \$60,000
<span style="color: darkblue;">■</span>	\$40,000 or LESS

**JUBAN CROSSING**  
 ROUSES MARKETS  
 MOVIE TAVERN  
 Academy  
 bek  
 TJ-MAXX  
 ROSS  
 PET SMART  
 OLD NAVY  
 SHOE CARNIVAL  
 carter's  
 Michaels  
 ULTA  
 FIVE BEW  
 TORRID  
 AMERICAN FREIGHT  
 FURNITURE - MATTRESS

**MALL OF LOUISIANA**  
16 MILES WEST

**HAMMOND SQUARE**  
28 MILES EAST



# TRADE AREA OVERVIEW





# SITE PLAN & AVAILABILITY

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**BUILDING E**

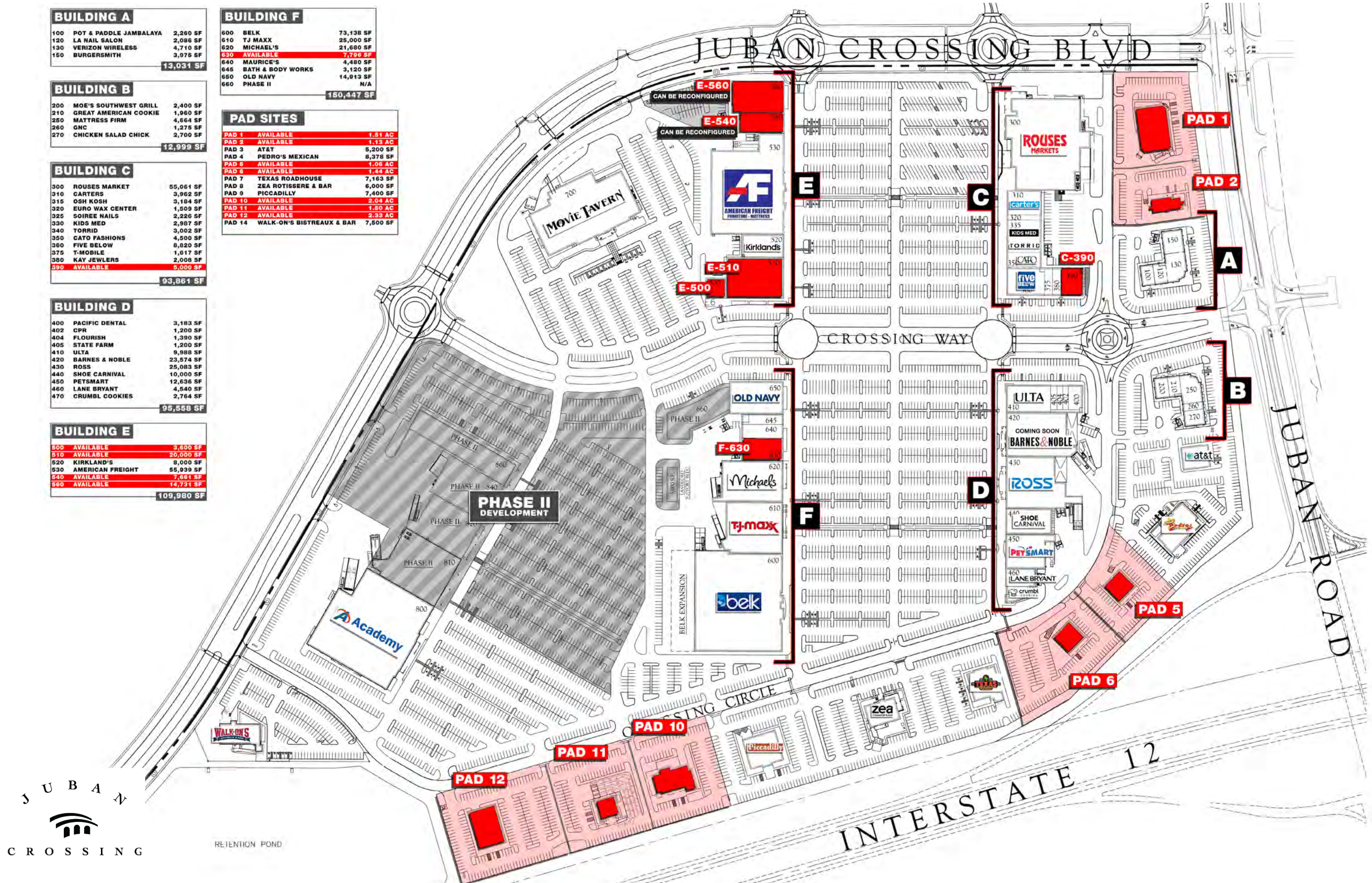
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PAD 10	<b>AVAILABLE</b>	<b>2,304 SF</b>
PAD 11	<b>AVAILABLE</b>	<b>1.80 AC</b>
PAD 12	<b>AVAILABLE</b>	<b>2.33 AC</b>
PAD 14	WALK-ON'S BISTREAUX & BAR	7,500 SF



RETENTION POND

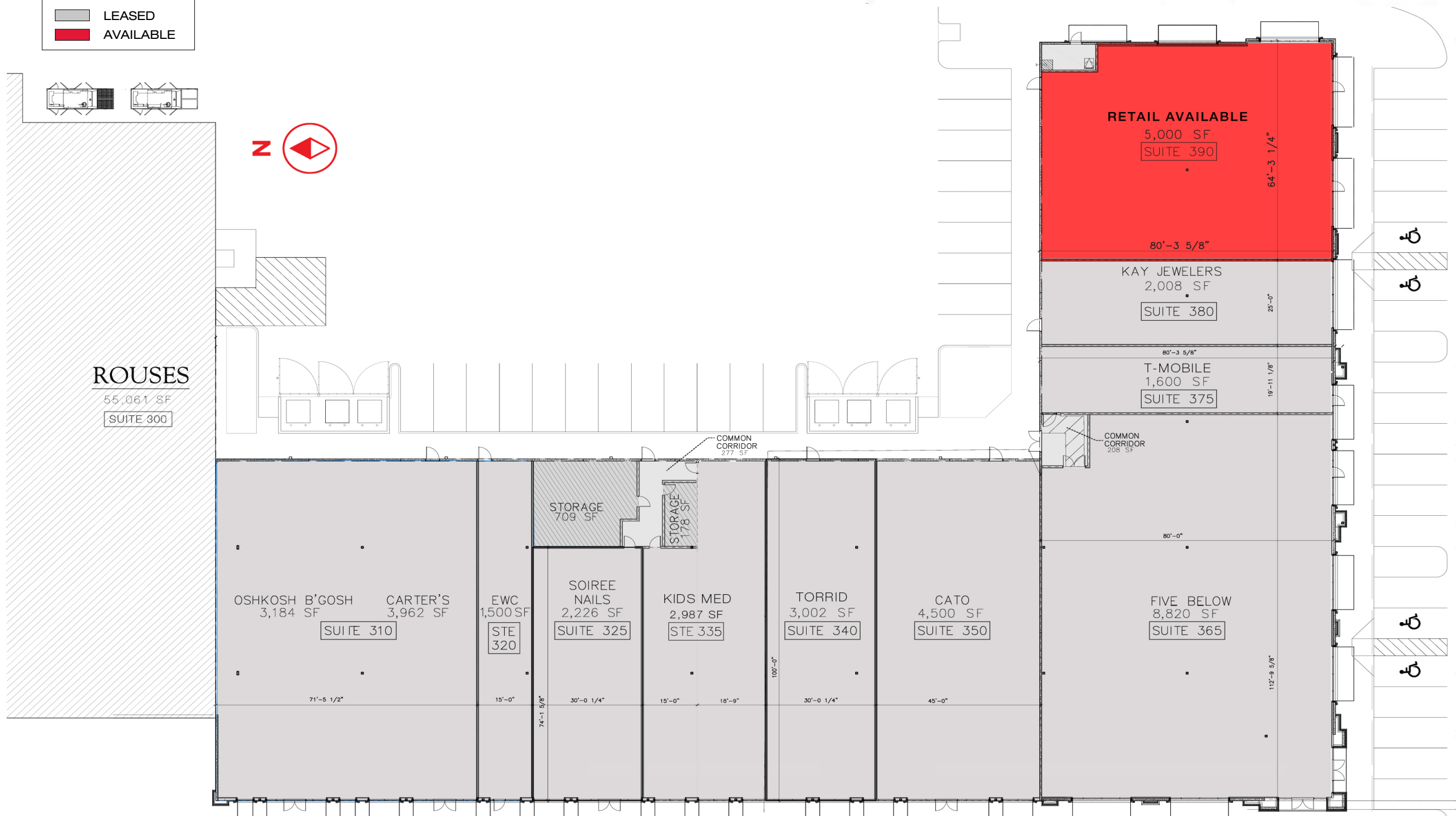


# BUILDING C | L.O.D & ELEVATIONS



**LEGEND**

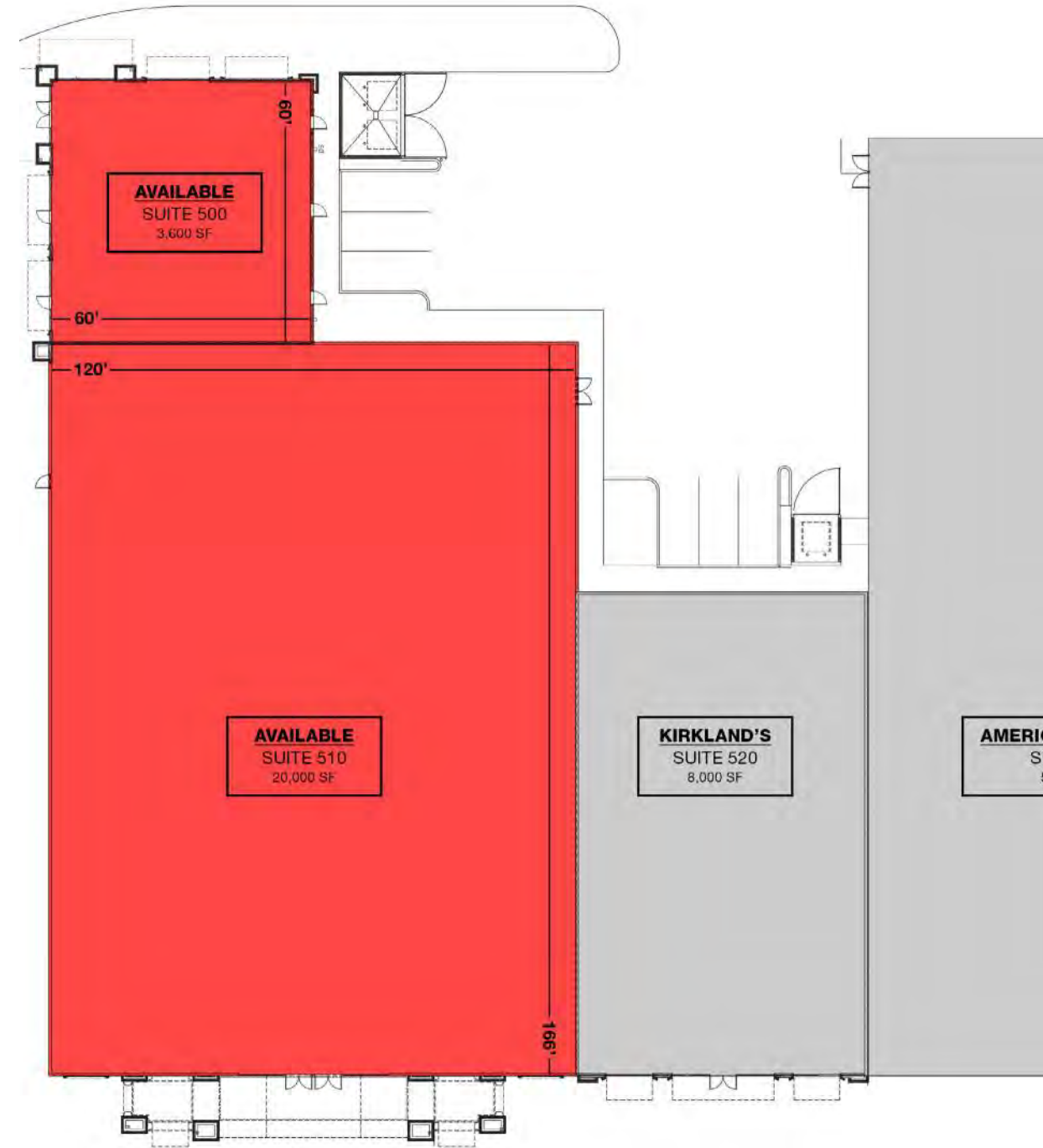
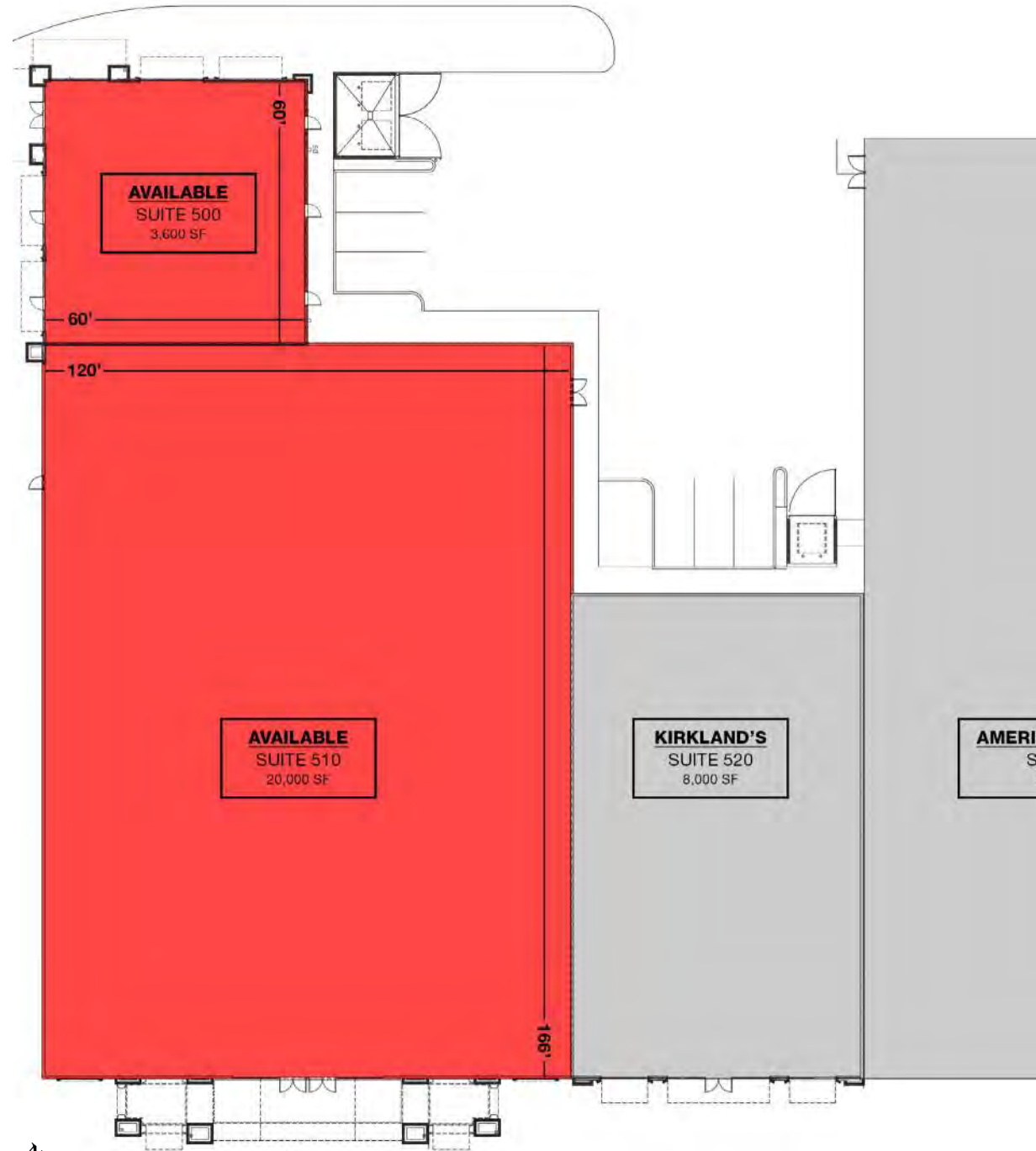
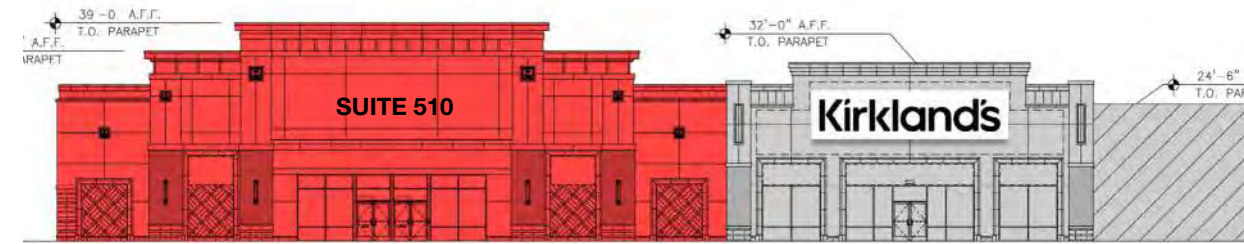
- LEASED
- AVAILABLE



# BUILDING E | L.O.D & ELEVATIONS



SUITE 500 SOUTH ELEVATION

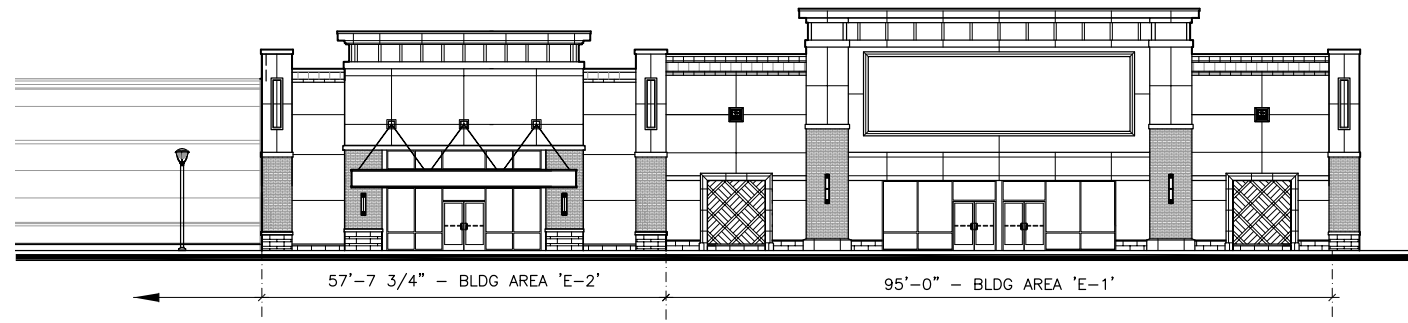


**LEGEND**

- LEASED
- AVAILABLE







**LEGEND**

- LEASED
- AVAILABLE





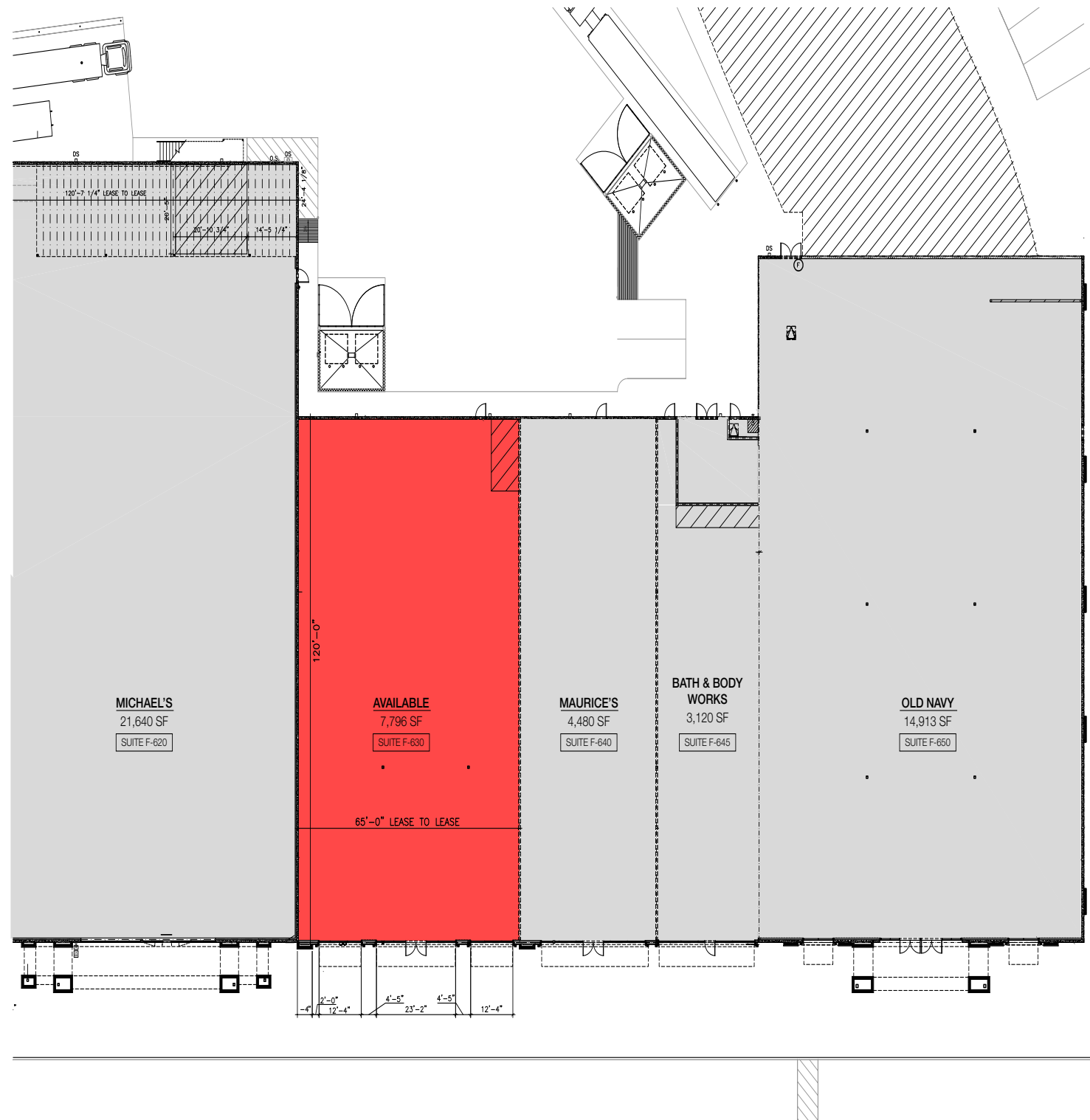
# BUILDING F | L.O.D & ELEVATIONS



SUBJECT TO CHANGE

7 BLDG 'F'  
PARTIAL EAST ELEVATION  
A-1 SCALE: 1/16" = 1' - 0"

**LEGEND**  
 [Grey Box] LEASED  
 [Red Box] AVAILABLE





**INFORMATION ABOUT BROKERAGE SERVICES**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price

greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

JP Retail Advisors LLC	9003881	info@streetwiseretail.com	713.595.9500
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
V. Edward James	374627	ejames@streetwiseretail.com	713.595.9500
<b>DESIGNATED BROKER OF FIRM</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

BUYER, SELLER, LANDLORD OR TENANT

DATE