



# University Club Retail Center

RETAIL PROPERTY FOR LEASE

735 E Hwy 30 Saint Gabriel, LA 70776

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## PROPERTY SUMMARY



### Property Description

University Club Retail Center sits a half mile east of University Club Subdivision. The master plan for this retail development calls for a hotel development, office, multifamily, and storage. Minutes from L'auberge Casino, Gonzales, Uclub, Tanger Outlet, Cabelas, and more. Established neighborhoods surround this development.

### Property Highlights

- Building One: Five 1,250 SF Units Available
- Building One: End Cap Available Up to 3,750 SF
- Suite A is Drive Thru Capable
- Building Two: Fully Leased
- Currently in Shell Condition, Landlord capable of delivering in Vanilla Box Condition
- Current Tenants Include Anytime Fitness, Gulf Coast Express Carriers, & State Farm
- 0.50 Miles From University Club Subdivision
- \$3.50 PSF CAM

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### Offering Summary

Lease Rate:	\$16.00 - 18.00 SF/yr (NNN)
Available SF:	1,250 - 3,750 SF
Building Size:	7,500 SF

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	207	4,391	19,033
Total Population	673	11,536	43,884
Average HH Income	\$134,631	\$93,525	\$86,776



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## LEASE SPACES

### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 3,750 SF	Lease Rate:	\$16.00 - \$18.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite B	Available	1,250 SF	NNN	\$16.00 SF/yr	Dark Shell. Landlord willing to deliver in Vanilla Box Condition.
Suite D	Available	1,250 - 3,750 SF	NNN	\$16.00 SF/yr	Dark Shell. Landlord willing to deliver in Vanilla Box Condition.
Suite E	Available	1,250 - 3,750 SF	NNN	\$16.00 SF/yr	Dark Shell. Landlord willing to deliver in Vanilla Box Condition.
Suite F	Available	1,250 - 3,750 SF	NNN	\$18.00 SF/yr	Dark Shell. Landlord willing to deliver in Vanilla Box Condition.
Suite A	Available	1,250 - 2,500 SF	NNN	\$18.00 SF/yr	Drive Thru Capable. Dark Shell condition, Landlord willing to deliver in Vanilla Box Condition.

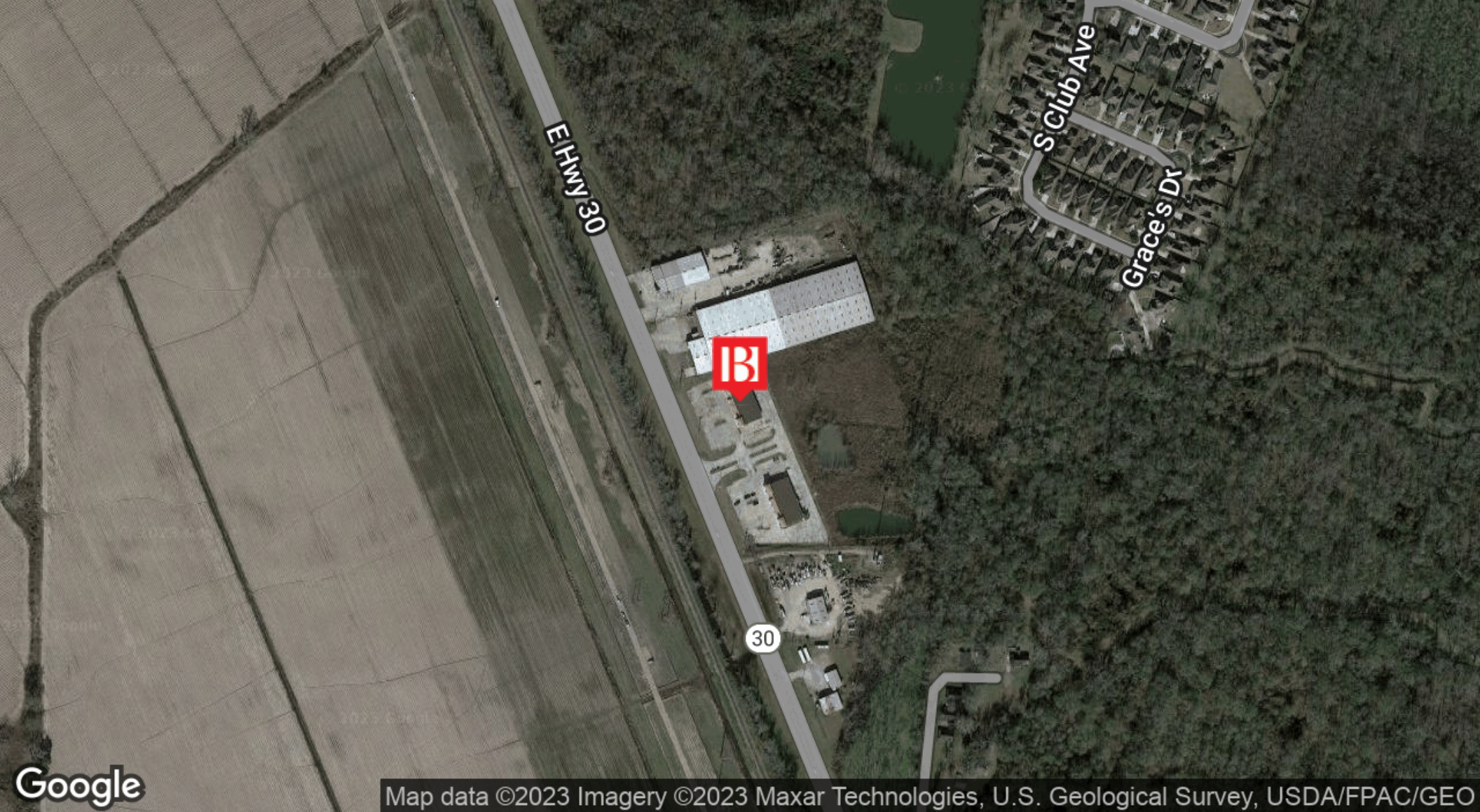
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LOCATION MAP



Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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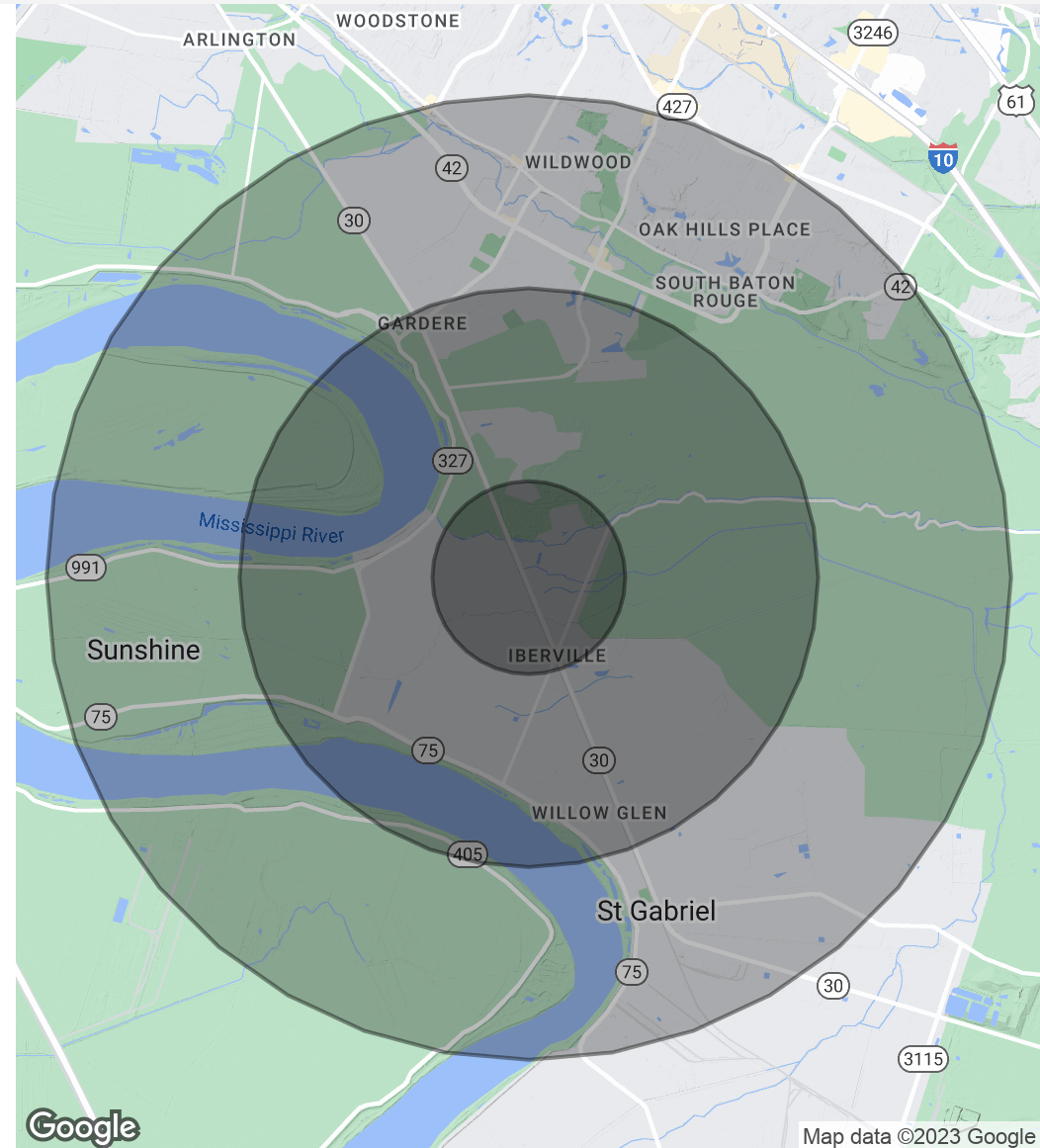
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	673	11,536	43,884
Average Age	37.7	33.2	36.2
Average Age (Male)	39.4	32.9	36.8
Average Age (Female)	37.1	34.3	35.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	207	4,391	19,033
# Of Persons Per HH	3.3	2.6	2.3
Average HH Income	\$134,631	\$93,525	\$86,776
Average House Value	\$377,243	\$273,613	\$265,785

\* Demographic data derived from 2020 ACS - US Census



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