

OFFERING MEMORANDUM



ACTUAL PROPERTY IMAGES



10150 I-10 Service Road, New Orleans, Louisiana 70127



Disclaimer

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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PROPERTY HIGHLIGHTS

- NN Lease To Genuine Parts Company
- Corporate Guarantee
- Tenant Has Operated at the Location since 2014
 - The Only NAPA Auto Parts Store in New Orleans, Louisiana
 - Drastically Low Rent
 - LL Responsible for Roof & Structure (Recently Renovated)
 - Strategically Located Right Off Highway I-10
 - Surrounded by Retail/Hospitality/Industrial
 - Robust, Rapidly Growing Demographics in Surrounding Area



PROPERTY OVERVIEW



LOCATION

The property is located at 10150 I-10 Service Road, New Orleans, Louisiana 70127

LOT SIZE

Approximately .92 Acres or 40,075 Square Feet.

IMPROVEMENTS

Approximately 10,000 square foot retail building for **NAPA Auto Parts** pursuant to a **NN Lease**

PRICE

\$1,075,000

6.14% CAP RATE

ANNUAL RENT

Year	Total Rent	Return
1/1/25 - 12/31/29	\$66,000	6.14%
1/1/30 - 12/31/34 (Option)	\$72,600	6.75%
1/1/35 - 12/31/39 (Option)	\$79,860	7.43%

FINANCING

The property will be delivered free and clear of permanent financing.
Financing Available thru several local and regional banks.

TENANT INFORMATION



NAPA Auto Parts, founded in 1925, is a leading American retailer and distributor of automotive replacement parts, accessories, and service items. Operated by Genuine Parts Company (GPC), NAPA has grown to include over 6,000 stores across the U.S. and a strong presence in Canada, Mexico, and other international markets. Its success is built on a vast distribution network, trusted brand recognition, and a focus on serving both individual consumers and professional repair shops. NAPA's commitment to quality parts, knowledgeable service, and widespread availability has made it a key player in the automotive aftermarket industry for nearly a century.



The map displays the city of New Orleans and its surrounding areas. Key features include:

- Landmarks:** Louis Armstrong New Orleans International Airport, East Jefferson General Hospital, The University of New Orleans, Tulane University, West Jefferson Medical Center, and Jackson Square.
- Geography:** The Mississippi River flows through the city, and Lake Pontchartrain is to the north.
- Highways:** Major roads like I-10, I-55, and I-610 are shown.
- Callout:** A blue callout bubble with the NAPA logo and "AUTO PARTS" text points to a location in the eastern part of the city, near the intersection of I-10 and I-55.