

RIVER *Market Place*

Lafayette, Louisiana

SUPER  TARGET

ROSS
DRESS FOR LESS

Total  Wine
SPIRITS • BEER & MORE



Offering Summary

PROPERTY SUMMARY

ADDRESS

4403 Ambassador Caffery Pkwy, Lafayette, LA 70508

GLA & ACREAGE

168,421 SF / 23.756 acres

EFFECTIVE OCCUPANCY*

99%

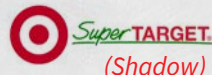
YEAR 1 NOI*

± \$3,092,000

YEAR BUILT

2003

ANCHOR TENANTS



OWNED OUTPARCELS



RETAILERS OPERATING PROXIMATE TO RIVER MARKET PLACE



*Ownership is currently negotiating a lease with a National / Regional Tenant Prospect, which is included in the Effective Occupancy and Year 1 NOI.



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION			
2020 Estimate	65,858	134,119	238,379
2025 Estimate	67,346	136,754	243,154
AVERAGE HOUSEHOLD INCOME			
2020 Estimate	\$94,718	\$84,114	\$76,147

INVESTMENT HIGHLIGHTS

**PREMIER, SUPER-REGIONAL
RETAIL DESTINATION**

**MULTI-ANCHOR
DRAWING POWER**

**THE MOST DURABLE RENT
ROLL IN THE SUBMARKET**

**EXCELLENT PROPERTY
FUNDAMENTALS**

**DOMINANT RETAIL
TRADE CORRIDOR**

**VALUE-CREATION
POTENTIAL**

**RESILIENT PROPERTY THROUGHOUT THE COVID-19 PANDEMIC
PROPERTY VISITS OVER THE TRAILING 9 MONTHS HAVE INCREASED BY 29%**

PREMIER, SUPER-REGIONAL RETAIL DESTINATION

88% OF INCOME
NATIONAL / REGIONAL TENANCY

10+ YRS.
WEIGHTED AVG. TENURE
ACROSS THE PROPERTY

99%
EFFECTIVE OCCUPANCY*

TRAFFIC COUNTS OF NEARLY

80,000
VEHICLES PER DAY

LAYETTE'S **BUSIEST**
INTERSECTION

*Ownership is currently negotiating a lease with a National / Regional Tenant Prospect, which is included in the Effective Occupancy shown above.



Representative Photo

RIVER Market Place

7TH
MOST VISITED
RETAIL DESTINATION
IN LOUISIANA
(343 PROPERTIES)

4.9+
MILLION
VISITORS OVER THE
TRAILING TWELVE
MONTHS

TOP 2%
OF ALL RETAIL
DESTINATIONS
IN THE UNITED STATES
(31,188)

RIVER Market Place

IS THE MOST VISITED RETAIL DESTINATION WITHIN **50 MILES**

Placer.ai



ENORMOUS DRAWING POWER
EXTENDING ACROSS
THREE STATES



DOMINANT TRADE AREA WITH ENORMOUS DRAWING POWER

SUPER-REGIONAL DESTINATION



23+ MILLION
ANNUAL VISITORS TO
River Market Place
5-MILE TRADE AREA

12.9 MILLION
RETAIL SF WITHIN 5 MILES OF
River Market Place

97% OCCUPANCY
RATIO WITHIN 5 MILES OF
River Market Place

River Market Place's
TRADE AREA EXTENDS
30+ MILES

PROXIMITY TO MAJOR ECONOMIC DRIVERS

University of Louisiana at Lafayette



- 2nd Largest University in Louisiana
- 19,400+ Enrollees
- Located 4 miles from River Market Place

Our Lady of Lourdes Regional Medical Center



- 347 staffed beds
- Employs more than 2,200, incl. 600+ physicians
- Located less than 1 mile from River Market Place

Lafayette Regional Airport



- Undergoing \$150 Million renovation project to upgrade passenger terminal and widen runway
- 1,500+ employees
- Located 5 miles from River Market Place



All references in this visual regarding customer visits to various properties / chain rankings was sourced via Placer.ai

THE MOST DURABLE RENT ROLL IN THE SUBMARKET

LOYAL, TENURED TENANT LINE UP

16
TENANTS ARE ORIGINAL TO THE PROPERTY

15
TENANTS HAVE RENEWED AT LEAST ONCE

10+
YEARS WTD. AVG. TENURE

58% OF INCOME HAS BEEN OPERATING AT THE PROPERTY FOR MORE THAN **15 YRS.**

ALL TENANTS ARE CURRENT ON RENT COLLECTIONS

PROVEN TRACK RECORD & RECENT LEASING MOMENTUM

River Market Place has a proven track record with a history of being able to quickly backfill vacancies, reflecting the desirability of the Property.

STAGE

Total Wine & MORE

WORLD MARKET
One World. One Store.

sears

O'Charley's
RESTAURANT • BAR

chili's

Johnny Carino's

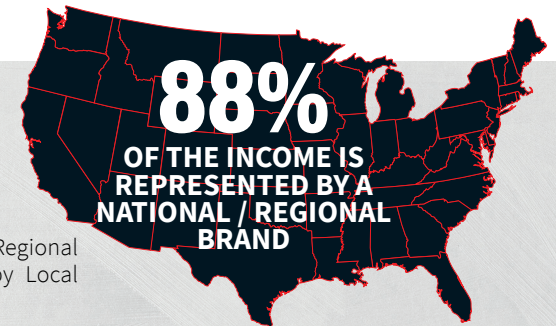
SALTGRASS
STEAK HOUSE

33% OF INCOME AT THE PROPERTY HAS EXECUTED AN LOI, RENEWAL, OR NEW LEASE IN THE PAST 18 MONTHS

NATIONAL / REGIONAL TENANCY

COMPLIMENTED BY LOCAL FAVORITES

While 88% of the income is generated by National / Regional Tenants, the remainder of the Property is occupied by Local favorites that are staples amongst the nearby community.



3.5 Stars based on 16 TripAdvisor Reviews



Tenure exceeding **18 Yrs** at River Market Place



Renewed **4 times** at River Market Place



4.5 Stars based on 28 Google Reviews



4.7 Stars based on 11 Google Reviews



Renewed **3 times** and recently expanded by an additional 1,125 SF

Luxurious Nails

Tenure exceeding **18 Yrs** at River Market Place



4.5 Stars based on 47 Google Reviews



3.5 Stars based on 26 Google Reviews



Tenure exceeding **8 Yrs** at River Market Place

Renewed **3 times** at River Market Place



3.7 Stars based on 107 Google Reviews



Tenure exceeding **17 Yrs** at River Market Place

Wonder Cuts

Renewed **2 times** at River Market Place

EXCELLENT PROPERTY FUNDAMENTALS

MULTI-ANCHOR DRAWING POWER



55% OF THE TOTAL GLA

10+ Yrs. WTD, AVG. TENURE

100% NATIONAL / REGIONAL



The Super Target shadowing River Market Place is the **Most Visited Target store in the state of Louisiana** (Source: Placer ai) and is rumored to be the **2nd Top Performing Target location in the Southeast**.

VALUE-CREATION OPPORTUNITY

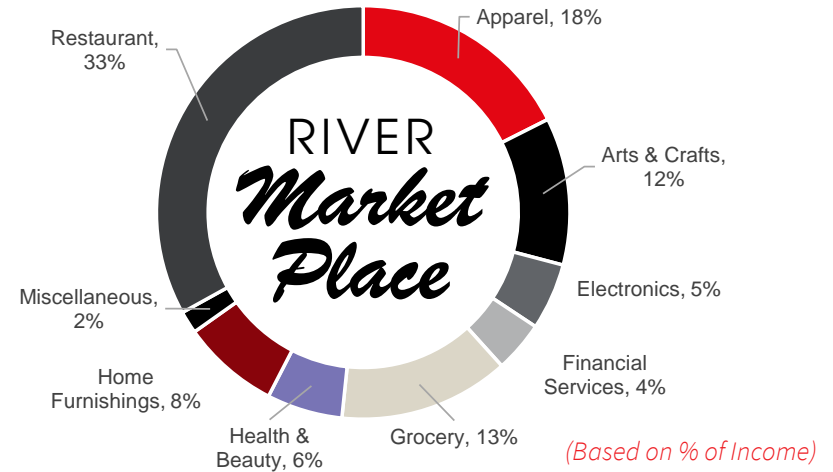
River Market Place offers the next Owner with a compelling value-creation opportunity via the **immediate lease up of 1,285 SF** coupled with the ability to **spin off the six owned Outparcels on an individual basis** at debt maturity.



RIVER
Market Place

DIVERSIFIED, SYNERGISTIC TENANCY

River Market Place incorporates all the elements of modern retailing concepts. The shadow Super Target complements the property with a **necessity, grocery anchor** serving to boost customer traffic making the Property the **ultimate one-stop shop**.



LOCATION ADVANTAGE

River Market Place is strategically located at the **busiest intersection in Lafayette's retail epicenter** with close proximity to local economic drivers and affluent neighborhoods.

Robust Traffic Counts

79,000+ VEHICLES PER DAY

Affluent Demographics

Residents within 3 miles

65,858 **\$94,718**

Residents within 5 miles

134,119 **\$84,118**

RIVER Market Place

TENANT ROSTER

Suite	Tenant	Size
A0A	Geico	3,360
A0D	Tenant Prospect*	8,040
A0H	Rack Room Shoes	7,200
B0A	Ross Dress For Less	29,989
B0G	Sears Home & Life	18,300
B0H	Total Wine	26,500
B0T	CATO	4,075
COA	H&R Block	1,618
COD	McAlister's Deli	3,940
COH	Available	1,285
COJ	GameStop	1,600
COK	The Silver Suitcase	1,125
COL	The Silver Suitcase (Expansion)	1,125
COM	Luxurious Nails	1,125
CON	Louisiana Hot Stuff	1,443
COR	Izzo's Illegal Burrito	2,933
DOA	Vision For Less	3,500
DOC	T-Mobile	2,100
DOD	Wonder Cuts	1,544
DOF	The Orchard	1,575
DOJ	Buffalo Wild Wings	6,217
GOA	Books-A-Million	18,000
ROB	Chili's Grill & Bar	5,692
ROC	Raising Cane's	3,500
ROE	The Ground Pat'i Grille & Bar	4,500
ROF	Saltgrass Steak House	6,435
ROG	Smoothie King	1,700
Total		168,421

*Ownership is currently negotiating a lease with a National / Regional Tenant Prospect, which is reflected in the Tenant Roster above.

PROPERTY GLA
168,421 SF

EFFECTIVE OCCUPANCY
99%

WEIGHTED AVERAGE TENANT TENURE
10+ Yrs

NATIONAL / REGIONAL TENANCY
88% of Income

Best-In-Class Shadow Anchor

River Market Place is shadowed by the **2nd Best Performing Target store in the Southeast** and **Most Visited Target store in the state of Louisiana** (Source: Placer AI).

Multi-Anchor Drawing Power

River Market Place benefits from Multi-Anchor Drawing Power, serving to generate strong traffic counts from an extended trade area.

Site Plan Key

- Occupied
- Vacant
- Not A Part



Ambassador Caffery Pkwy | **44,689 AADT**

Main & Main Intersection

River Market Place is strategically positioned at the Main & Main intersection within Lafayette's retail epicenter that sees **nearly 80,000 vehicles passing by the Property daily.**

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