

SIEGEN PLAZA

BATON ROUGE, LA



Investment Overview

Jones Lang LaSalle ("JLL"), is pleased to exclusively offer Siegen Plaza (the "Property"), a 94% leased, 156,441 square foot, Target shadow-anchored power center advantageously located at the heavily traveled intersection of Interstate 10 and Siegen Lane in Baton Rouge, Louisiana. The Property offers stable cash flow with a robust national tenant roster, near-term value enhancement potential through mark-to-market opportunities, **and the ability to sell the five restaurant ground leases at accretive cap rates.**

Siegen Plaza provides investors with the unique investment opportunity to acquire one of the highest-performing centers in Baton Rouge's most dominant retail corridor with a reliable cash flow, strong tenant mix, and multiple value enhancement opportunities.

EXCEPTIONAL

Customer Loyalty

STRATEGICALLY POSITIONED

Rent Roll

82% NATIONAL / REGIONAL TENANCY

SuperTarget

SHADOW-ANCHORED

OUTSTANDING

Tenant Tenure

13+ YEARS

CITY OF

Baton Rouge

HOME TO LSU AND STATE CAPITOL

Top 3%
VISITED SHOPPING CENTER NATIONALLY





Siegen Plaza

Address	6725 Siegen Ln
Owned GLA	156,441
Site	~22.88 Acres
Occupancy	94%
Anchors	Ross, HomeGoods, Petco, Five Below
Year Built / Renovated	2001 / 2011
Parking	2,944 Surface Spaces

High Performing Regional Power Center



Offering includes 5 free standing pad sites: Whataburger, IHOP, Olive Garden, T-Mobile/CC's Cof

ve **BELOW**

carter's

OshKosh
B'gosh



TARGET®

NAP

#1 in Baton Rouge
Top 96% in US

T-Mobile



Chick-fil-A



coffee House, and Chick-Fil-A

NAP

Dedicated Rent Roll Ensuring Cash Flow Stability

- ❖ Evenly spread rollover with no significant expiration events
- ❖ Ross Dress for Less (30,186) and Petco (13,500) recently exercised their 5-year renewal options
- ❖ **Zero anchor tenant rollover until 2024**

MAJOR TENANTS



MOODY'S:
A2



MOODY'S:
A2



PAD SITES



MOODY'S:
BAA3



Exceptionally High-Performing Tenancy

The high-performing, demographically aligned tenant mix perfectly serves the surrounding trade area demographics creating a highly loyal customer base. The average customer visits the center 4.6 times annually, and over 660,000 visits are driven by customers that shop at Siegen Plaza 30+ or more times annually.



#1

HOMEGOODS
IN LOUISIANA



#2

ROSS DRESS FOR LESS
IN LOUISIANA



Top 96%
IN THE US

Siegen Plaza

PAST 12 MONTHS AT A GLANCE

Top 3%
OF U.S.
SHOPPING
CENTERS

5.0M
ESTIMATED
NUMBER
OF VISITS

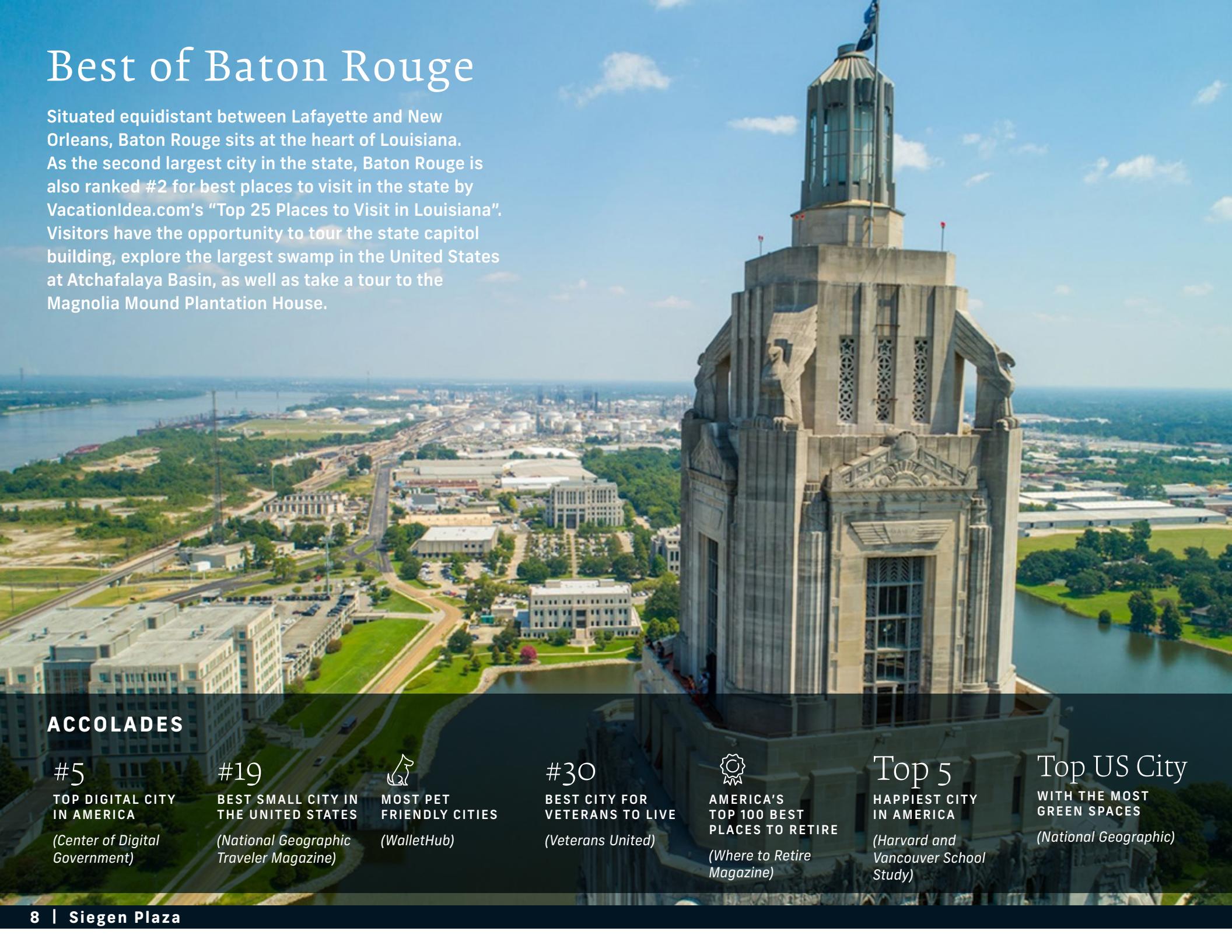
4.58
AVERAGE
VISITS PER
CUSTOMER

*Source: Placer



Best of Baton Rouge

Situated equidistant between Lafayette and New Orleans, Baton Rouge sits at the heart of Louisiana. As the second largest city in the state, Baton Rouge is also ranked #2 for best places to visit in the state by VacationIdea.com's "Top 25 Places to Visit in Louisiana". Visitors have the opportunity to tour the state capitol building, explore the largest swamp in the United States at Atchafalaya Basin, as well as take a tour to the Magnolia Mound Plantation House.



ACCOLADES

#5
TOP DIGITAL CITY
IN AMERICA

*(Center of Digital
Government)*

#19
BEST SMALL CITY IN
THE UNITED STATES

*(National Geographic
Traveler Magazine)*

 MOST PET
FRIENDLY CITIES

(WalletHub)

#30
BEST CITY FOR
VETERANS TO LIVE

(Veterans United)

 AMERICA'S
TOP 100 BEST
PLACES TO RETIRE

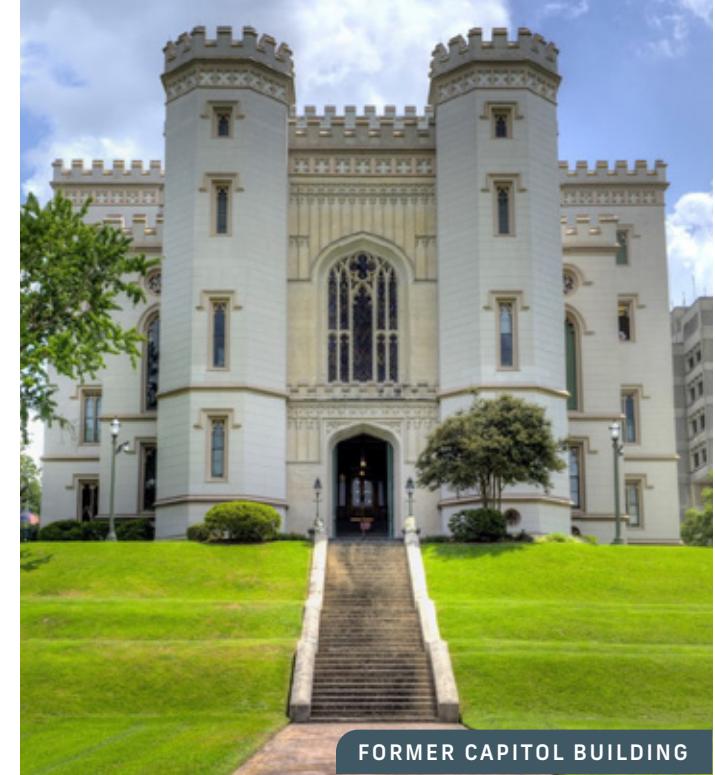
*(Where to Retire
Magazine)*

Top 5
HAPPIEST CITY
IN AMERICA

*(Harvard and
Vancouver School
Study)*

Top US City
WITH THE MOST
GREEN SPACES

(National Geographic)



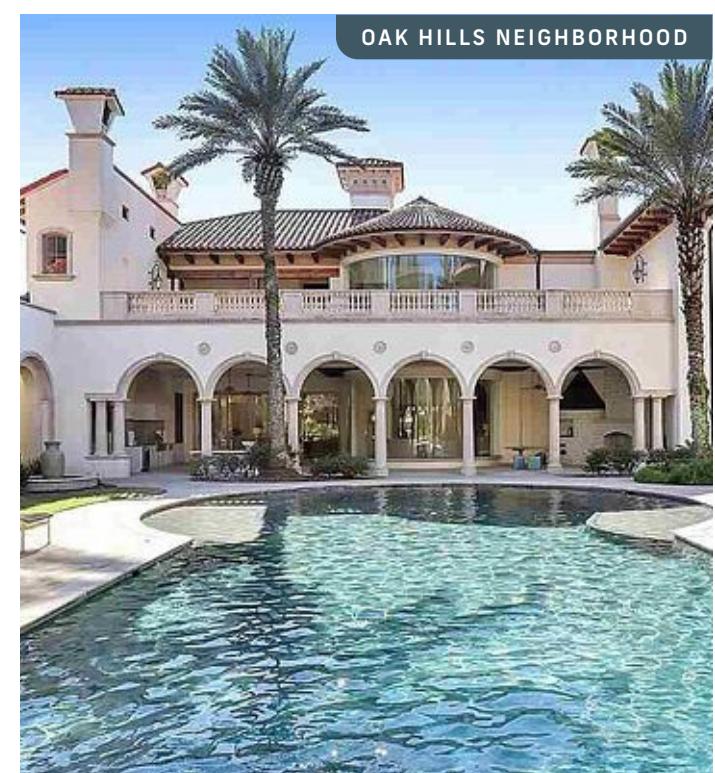
FORMER CAPITOL BUILDING



ATCHAFALAYA BASIN



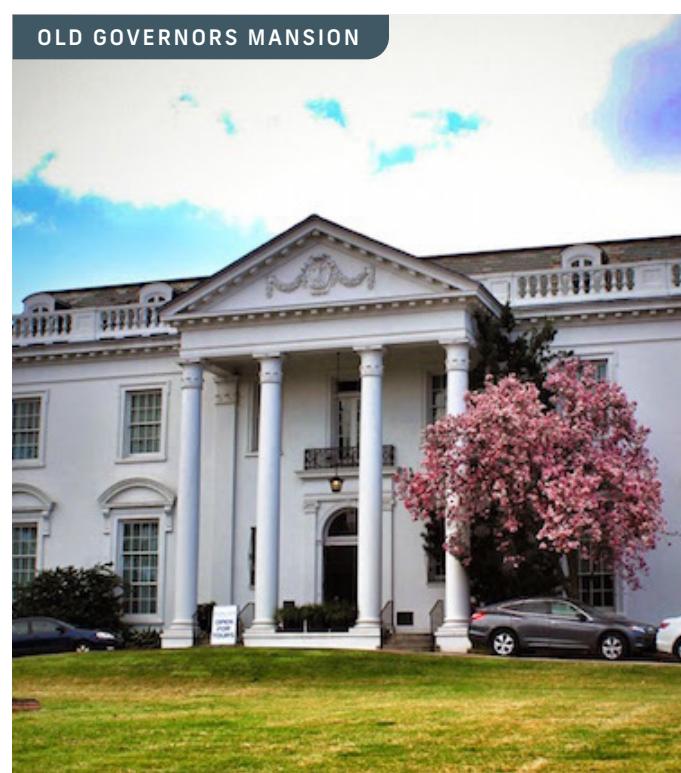
LONGWOOD NEIGHBORHOOD



OAK HILLS NEIGHBORHOOD



USS KIDD MUSUEM



OLD GOVERNORS MANSION

Superior Access and Visibility



Demographics



3-Mile

Population	103,269
Population Growth (since 2000)	17%
Households	28,699
Average Household Income	\$100,847
Consumer Spending Power	\$1,630,099,920

5-Mile

Population	205,489
Population Growth (since 2000)	22%
Households	69,141
Average Household Income	\$103,190
Consumer Spending Power	\$4,010,618,539

10-Mile

Population	471,888
Population Growth (since 2000)	16%
Households	165,613
Average Household Income	\$86,829
Consumer Spending Power	\$8,127,100,946

SIEGEN PLAZA

OFFERING SUMMARY

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