



P I N N A C L E N O R D D U L A C

— COVINGTON (NEW ORLEANS MSA), LA —



OFFERING SUMMARY

NORD DU LAC

ADDRESS

6102 Pinnacle Pkwy,
Covington (New Orleans MSA), LA 70433

SIZE

215,058 SF
~46.81 AC

YEAR BUILT

Built: 2010

FINANCIALS

As-Is NOI: ~\$2,360,000
Occupancy: 96%

GROWTH

NOI Growth: ~35%+
CAGR: ~2.7%+

NOTABLE TENANTS



AFFLUENT DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION			
2023 Estimate	30,652	78,826	143,669
2028 Estimate	35,596	82,718	149,757
AVERAGE HOUSEHOLD INCOME			
2023 Estimate	\$137,526	\$122,244	\$119,477



INVESTMENT HIGHLIGHTS



SUPER REGIONAL RETAIL DESTINATION WITH 50+ MILE EXTENDED TRADE AREA



DOMINANT RETAIL CORRIDOR WITH EXPLOSIVE GROWTH



BEST-IN-CLASS ANCHOR LINE UP AND ADJACENT TO NEW COSTCO WHOLESALE AND FLOOR & DECOR



LOCATED WITHIN THE HIGHLY AFFLUENT NEW ORLEANS "NORTH SHORE" NEIGHBORHOOD WITH AHHI OF ~\$140K



VALUE CREATION POTENTIAL VIA LEASE UP AND DISPOSITION OPTIONALITY



SIGNIFICANT DISCOUNT TO REPLACEMENT COST

SUPER-REGIONAL DRAWING POWER AND EXTENDED TRADE AREA

NORD DU LAC
2.4 MILLION
 ANNUAL VISITS
 (T-12 MONTHS)

Costco WHOLESALE
+2.7 MILLION
 ADDITIONAL ANNUAL VISITS ONCE OPEN Q3 2024
 (AVG. ANNUAL VISITS PER LOCATION)

TOP 10%
 MOST VISITED SHOPPING CENTERS
 IN LOUISIANA

TOP 13%
 MOST VISITED SHOPPING CENTERS
 IN THE UNITED STATES

Source: Placer.ai



DOMINANT RETAIL CORRIDOR WITH EXPLOSIVE GROWTH

THE OFFICES AT RIVER CHASE

51K SF Class A Office Building to be Delivered End of 2024

Master Plan includes 600K SF of Class A Office

RIVER CHASE SHOPPING CENTER

5.7M ANNUAL VISITS

#4 MOST VISITED RETAIL CENTER IN LA



ESTIMATED TO OPEN Q3 2024



Franciscan Missionaries of Our Lady HEALTH SYSTEM

ACQUIRED LAND IN 2021



39,700 VPD



ESTIMATED TO OPEN Q1 2025



BEST-IN-CLASS ANCHOR TENANT LINE UP



ANECDOTALLY RANKS TOP 4 OF 20 STORES IN DISTRICT

RECENT 10 YEAR RENEWAL

ONLY SPORTING GOODS RETAILER IN 50 MILE TRADE AREA

PLANNING TO OPEN 180 NEW STORES NEXT 5 YEARS

ANECDOTALLY RANKS TOP 5 OF 30 STORES IN DISTRICT

10+ YEAR OPERATING HISTORY

INVESTMENT GRADE CREDIT RATING (S&P: BBB)

NEARLY 15 YEAR OPERATING HISTORY

FUTURE COSTCO & FLOOR & DECOR SHADOW ANCHORS



OPENING Q3 2024

2.7M AVG. ANNUAL VISITS PER LOCATION



OPENING Q1 2025

148K AVG. ANNUAL VISITS PER LOCATION

SIGNIFICANT VALUE CREATION POTENTIAL

IMMEDIATE LEASE UP POTENTIAL

~9K SF
OF VACANCY AVAILABLE
FOR LEASE UP



~\$25 PSF
MARKET SHOP RENTS (NNN)



~\$220K
IMMEDIATE VALUE CREATION
POTENTIAL

DISPOSITION OPTIONALITY



SITE PLAN AND TENANT ROSTER

Tenant Roster

Ste.	Tenant	SF
3019	Buffalo Wild Wings Grill & Bar	6,342
3029	Escapology	3,520
3039	Sport Clips	1,116
3047	Available	1,170
5207	Affordable Dentures & Implants	4,937
5209	Dollar Tree	10,000
5211	Kirkland's	10,000
5217	JFK Martial Arts	2,393
5229	Sola Salon Studios	5,797
5235	Marvelous Nails & Spa	2,000
5237	Available	1,703
5241	Available	1,540
5247	Available	1,417
6001	AT&T	4,015
6021	Bra Genie	3,928
6025	Texas Roadhouse (Ground Lease)	6,995
6107	Available	1,468
6109	Eyewear Society	2,141
6111	Available	1,360
6115	Hobby Lobby	55,042
7205	Academy Sports & Outdoors	75,674
7303	Petco	12,500
Total		215,058
Occupied		206,400
Available		8,658



STRONG TRAFFIC COUNTS
(39,700+ VPD ON INTERSTATE 12)



PREMIER ADJACENT OUTPARCELS
AND SHADOW ANCHORS



90%+ NATIONAL TENANCY



IDEAL ANCHOR TO SHOP GLA RATIO
65% / 35%



Occupied Suite



Available Suite



Unowned / NAP



Separate / NAP
Parcel Outline



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