



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

EXECUTIVE SUMMARY

SUPER-REGIONAL DRAWING POWER AND EXTENDED TRADE AREA





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



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**



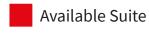
90%+ NATIONAL TENANCY

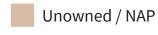


IDEAL ANCHOR TO SHOP GLA RATIO 65% / 35%













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