

FOR LEASE

AMBASSADOR CROSSING

Ambassador Caffery Pkwy & Settlers Trace Blvd

4247 Ambassador Caffery Parkway | Lafayette, LA 70508



AVAILABLE
1,200–7,998 SF

RATES | NNN
Please Call for Rates

PROPERTY INFORMATION

- Located in the heart of Lafayette’s most affluent neighborhoods
- Lafayette’s only Whole Foods
- Surrounded by other national retail chains such as Target, Kohl’s, Ulta, DSW, Petco, Academy, Albertson’s, Cost Plus World Market, Stage Stores, and Books-a-Million.
- Ambassador Crossing’s distinctive architecture and site amenities, combined with an outstanding tenant mix, create a shopping environment that is unsurpassed in this market.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	65,900	137,811	245,065
2019 Daytime Population	71,694	172,357	279,641
2023 Projected Population	70,001	146,239	260,354
Average HH Income	\$96,462	\$85,015	\$76,668
Median Age	37.7	34.8	35.3



FOR MORE INFORMATION, PLEASE CONTACT

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REV 02/19/2020

PROPERTY IMAGES

Ambassador Crossing



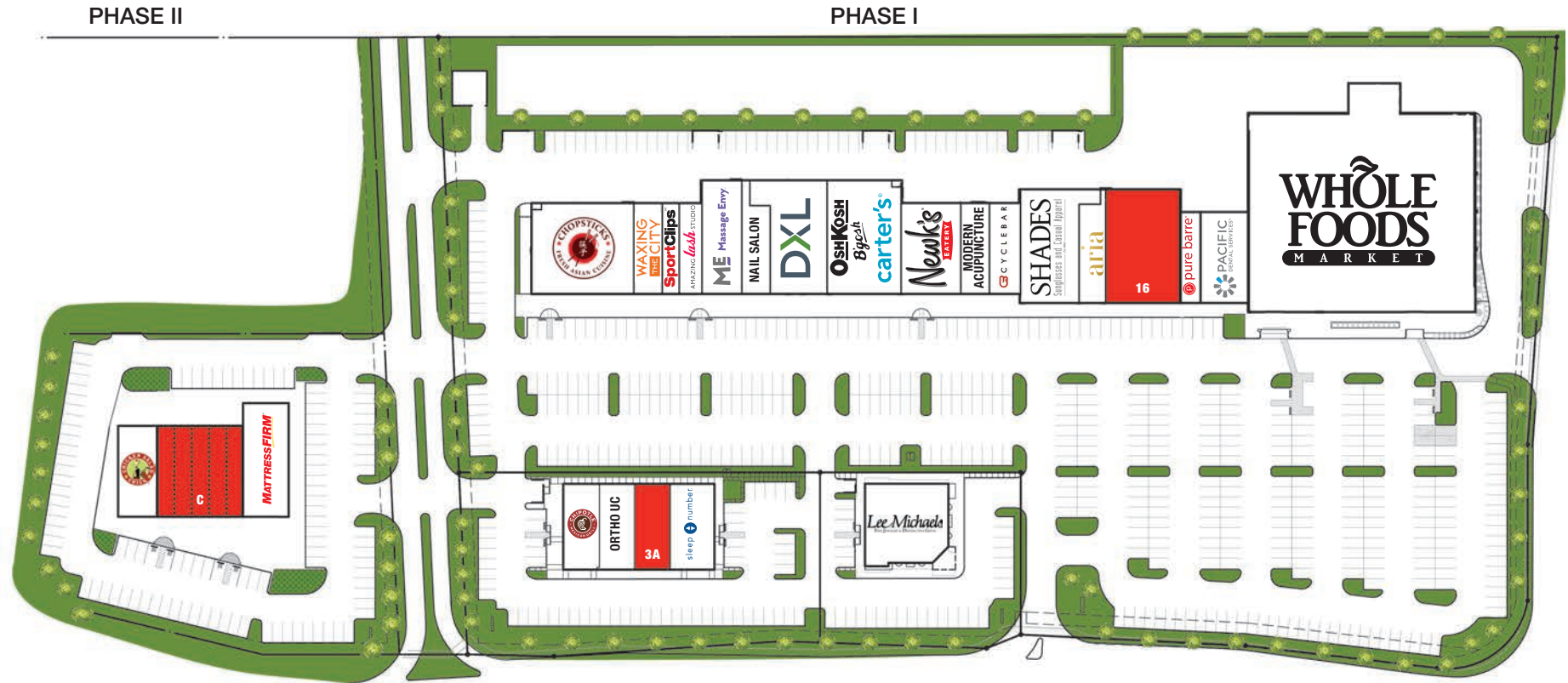
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SITE PLAN

Ambassador Crossing



AVAILABLE SPACES—PHASE I

	Frontage	Depth	SF
3A	30'	75'	2,226
16 (available 2/1/2021)	65'	100'	6,525

AVAILABLE SPACES—PHASE II

	Frontage	Depth	SF
C	100'	80'	7,998
Subdivided C	20'	80'	1,600

DEVELOPMENT SYNOPSIS

	PHASE I	PHASE II
Land Area	512,555 SF 11.7 AC	101,006 SF 2.32 AC
Building Area	108,590 SF	14,800 SF
Parking Provided	578 cars	110 cars
Parking Ratio	5.3/1,000	7.4/1,000
Density	21.2%	14.7%

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TENANT LISTING OBLIQUE

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TENANTS SF				
1	Chopsticks	7,158	16 AVAILABLE 2/1/2021	6,525
2	Wax the City	2,000	17 Pure Barre	1,400
4	SportClips	1,200	18 Pacific Dental	3,400
5	Amazing Lash Studio	1,600	19 Whole Foods	36,170
6	Massage Envy	3,500	1A Chipotle	2,349
7	Nail Salon	2,100	2A Ortho Urgent Care	2,438
8	DXL	5,400	3A AVAILABLE	2,266
9	Osh Kosh/Carter's	6,463	4A Sleep Number	2,952
10	Newk's Eatery	4,200	1B Lee Michaels	5,683
12	Modern Acupuncture	1,613	1C Chicken Salad Chick	2,800
13	CycleBar	2,661	C AVAILABLE*	7,998
14	Shades	5,425	7C Mattress Firm	4,017
15	Aria	2,086	*SPACE IS DIVISIBLE	

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IMMEDIATE INTERSECTION

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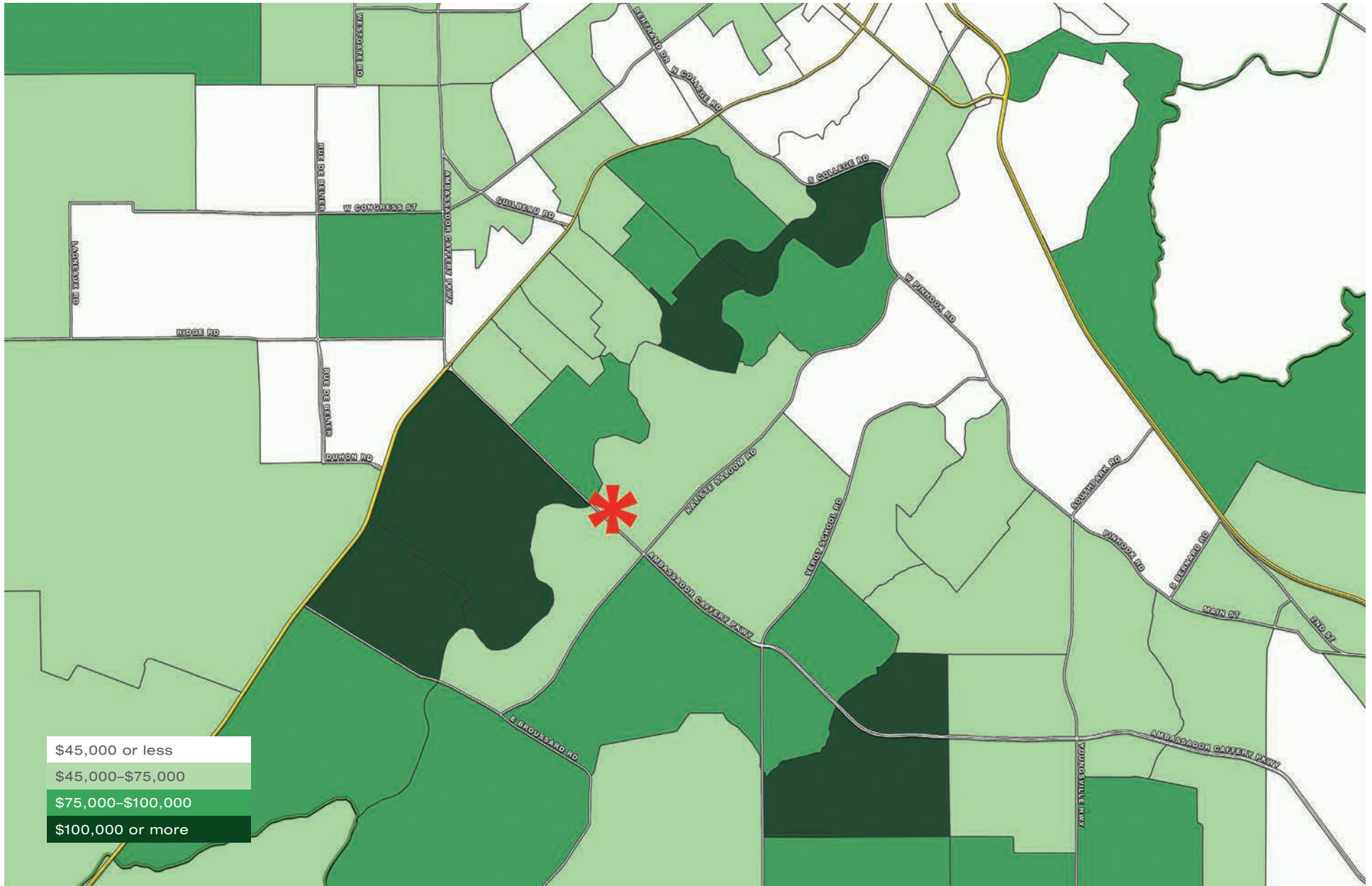
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MEDIAN HOUSEHOLD INCOME

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3 MILE TRADE AREA

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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

JP Retail Advisors LLC 9003881 info@streetwisetail.com 713-595-9500

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

V. Edward James

374627

ejames@streetwisetail.com

713-595-9500

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov