

# BOULEVARD SHOPPING MALL

100-128 ARNOULD BLVD LAFAYETTE, LA 70506



## LEASE RATE: CONTACT BROKER

### 1,208 SF SUITE AVAILABLE

- One suite available
- Located at signalized intersection of Arnould Blvd / Johnston St (32,895 VPD)
- Approximately 1.3 miles south of ULL Campus

**CONTACT:**

WILL CHADWICK    KEAGAN FINLEY  
225.659.8657    225.659.8658

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Boulevard Shopping Center is a 68,000 SF retail center anchored by Piccadilly, Harbor Freight, and golfballs.com.
- It sits at the signalized hard corner of Arnould Blvd and the highly-traveled Johnston St (Hwy 167) which sees 32,895 vehicles per day.
- The property is approximately 1.3 miles south of the University of Louisiana at Lafayette, and surrounding by dense residential areas.
- Across Arnould Blvd sits another popular retail center that helps drive traffic to both centers, On The Boulevard Shopping Center.

## CO-TENANT SUMMARY

- Co-tenants feature a mix of retail, professional services, and restaurants.
- **Restaurants/Food:** Piccadilly and Siro's Bistro, Asian Market Grocery Store
- **Professional Services:** ABC Insurance Agencies (Progressive), Payday Advance (Easy Money EG)
- **Retail:** Harbor Freight Tools, golfballs.com, City Nails, Sew It Seams Sewing School, Dollar Tree

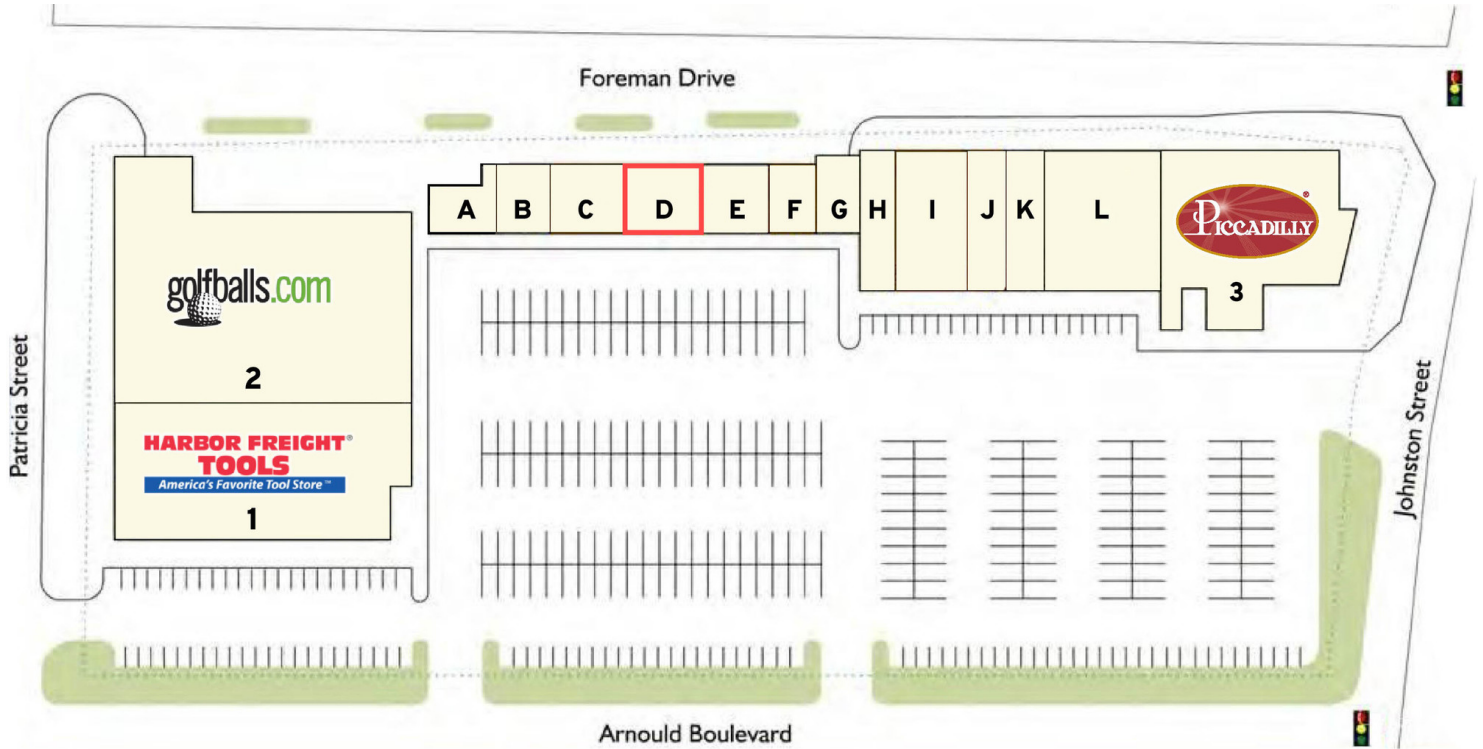
## LOCATION SUMMARY

- Johnston St is a highly-traveled thoroughfare for local residents and is densely populated with retail establishments.

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# LEASE SPACES



## AVAILABLE SPACES

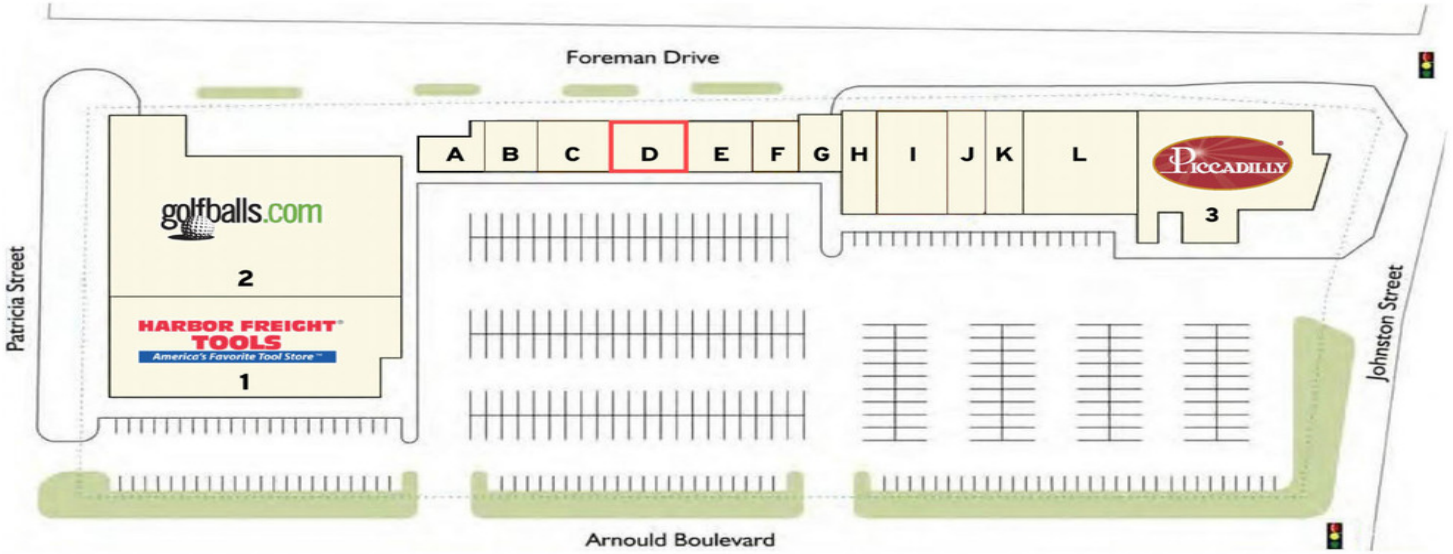
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	NNN EXPENSES
1	Harbor Freight Tools	11,950 SF	N/A	-	-
2	GolfBalls.com	19,025 SF	N/A	-	-
3	Piccadilly	10,440 SF	N/A	-	-
A	City Nails	1,302 SF	N/A	-	-
B	City Nails	1,032 SF	N/A	-	-
C	City Nails	2,507 SF	N/A	-	-
D	Available	1,208 SF	NNN	Contact Broker	\$2.73/SF NNN Expenses
E	Easy Money EMG	1,583 SF	N/A	-	-
F	ABC Insurance Agency	1,096 SF	N/A	-	-
G	Sew it Seams	1,099 SF	N/A	-	-
H	Siro's Bistro	2,200 SF	N/A	-	-
I - J	Asian Grocery	5,150 SF	N/A	-	-
K - L	Dollar Tree	9,150 SF	N/A	-	-

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800.895.9329 | elifinrealty.com | December 2020  
 640 Main St, Suite A, Baton Rouge, LA 70801  
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# AERIAL PHOTOS



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# EXTERIOR PHOTOS



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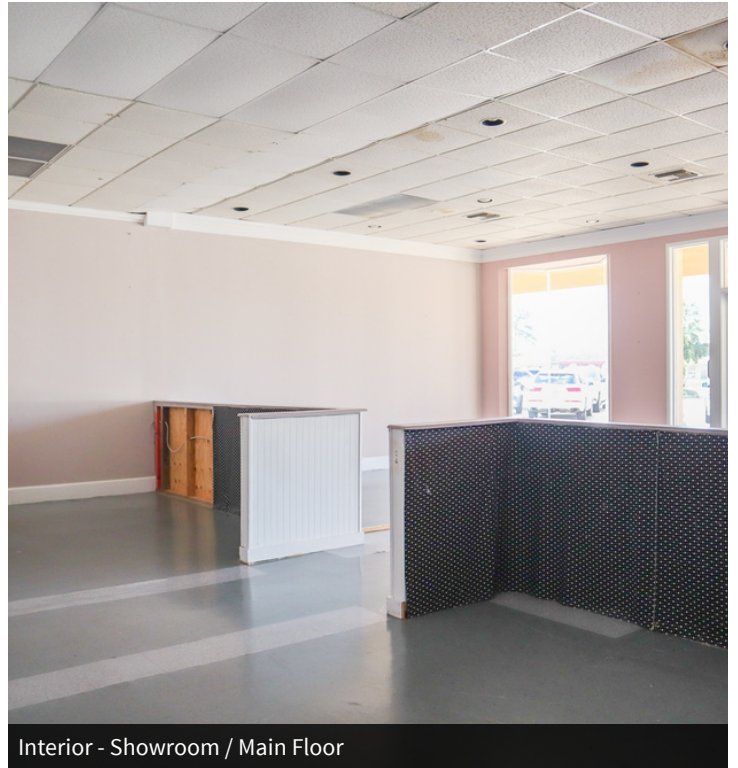
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225.659.8657

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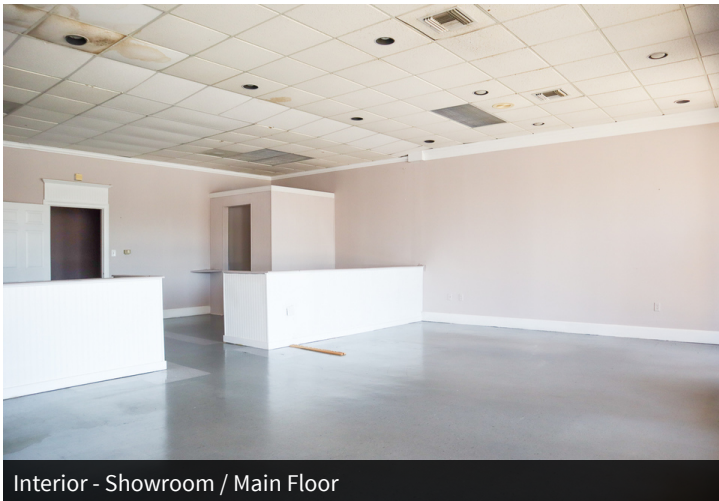
# AVAILABLE - SUITE D



Storefront - Previously Toni's Alterations



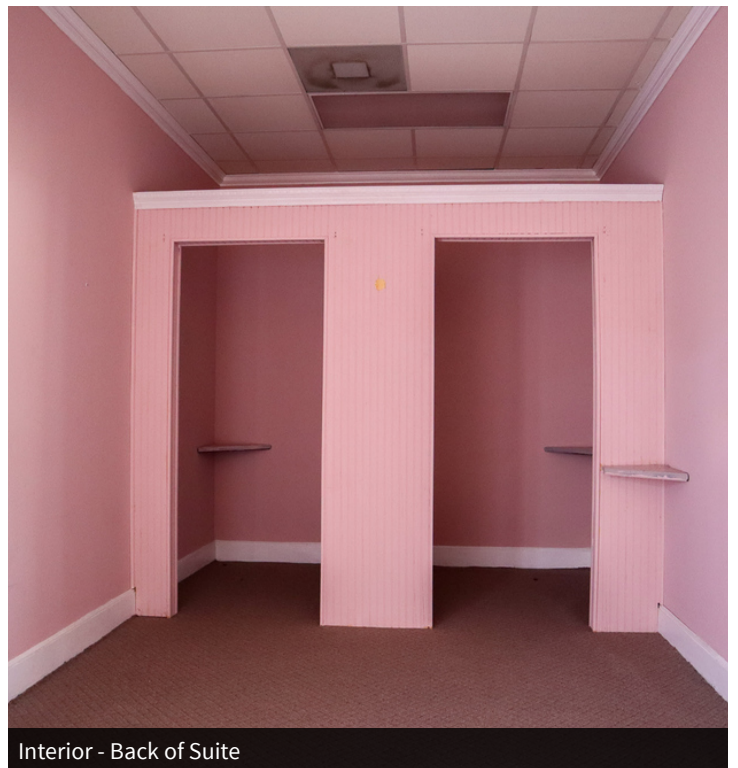
Interior - Showroom / Main Floor



Interior - Showroom / Main Floor



Interior - Showroom / Main Floor



Interior - Back of Suite

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# LEASE TERMS: NNN EXPENSE BREAKDOWN

## 2020 NNN

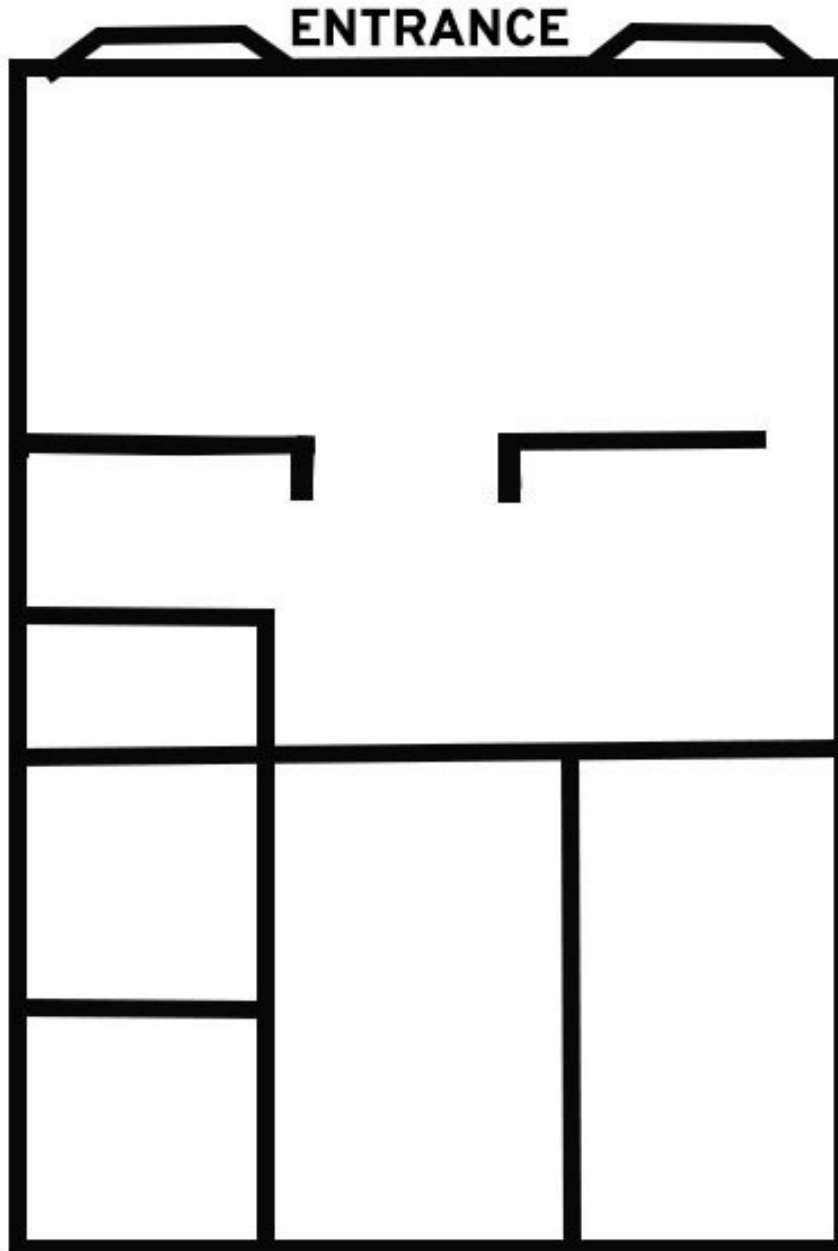
### Boulevard (Lafayette, LA) - LA3 Centers LP

Expense	2019	+	2020	GLA	\$/S.F.
RE Tax	\$ 49,981	2%	\$ 50,981	68,012	0.75
Insurance	\$ 41,709	3%	\$ 42,960	68,012	0.63
CAM	\$ 77,304				
+ 15% Admin	\$ 11,596				
CAM	\$ 88,900	3%	\$ 91,567	68,012	1.35
<b>Total NNN Estimates for 2020</b>					<b>2.73</b>

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# FLOORPLAN - SUITE D

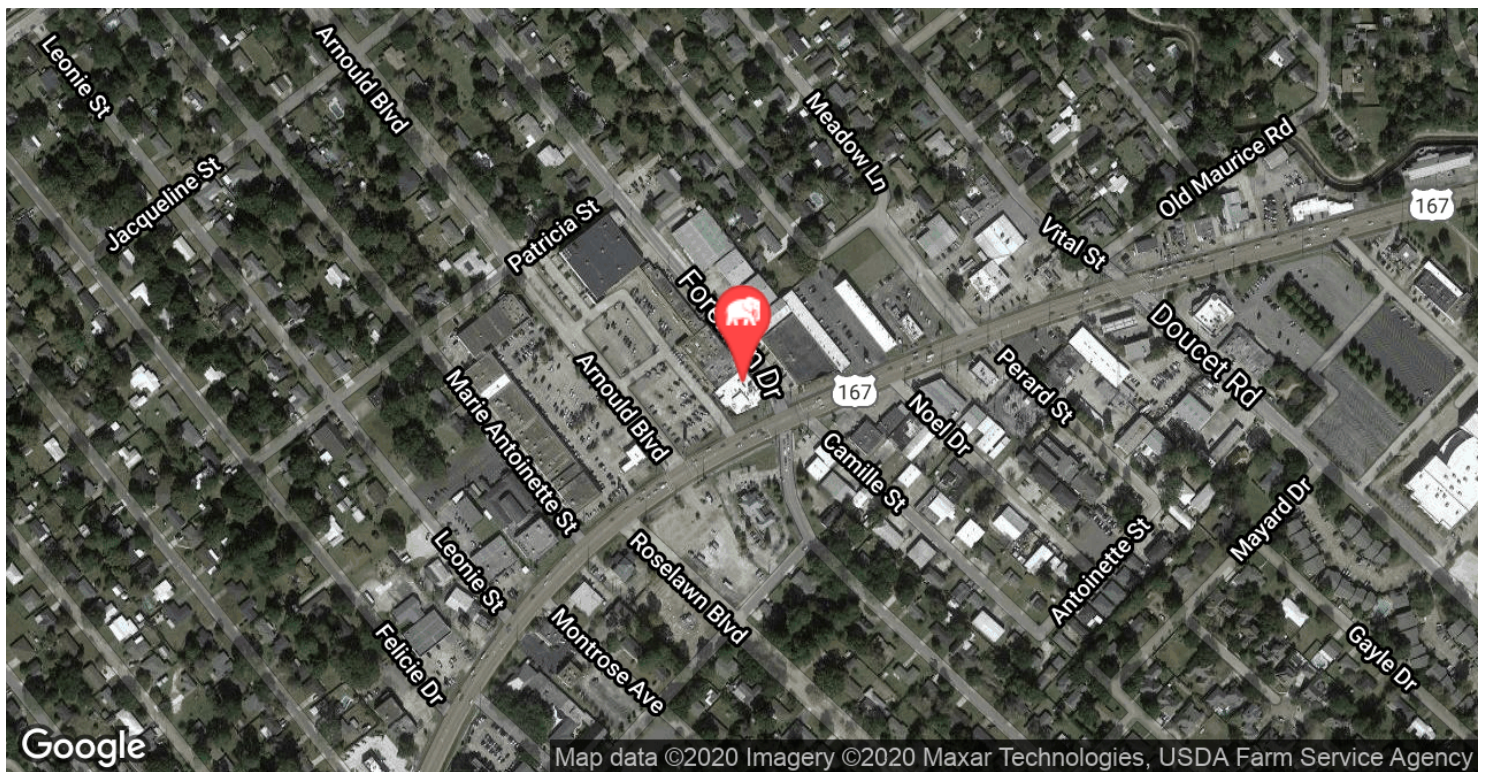


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# LOCATION MAPS

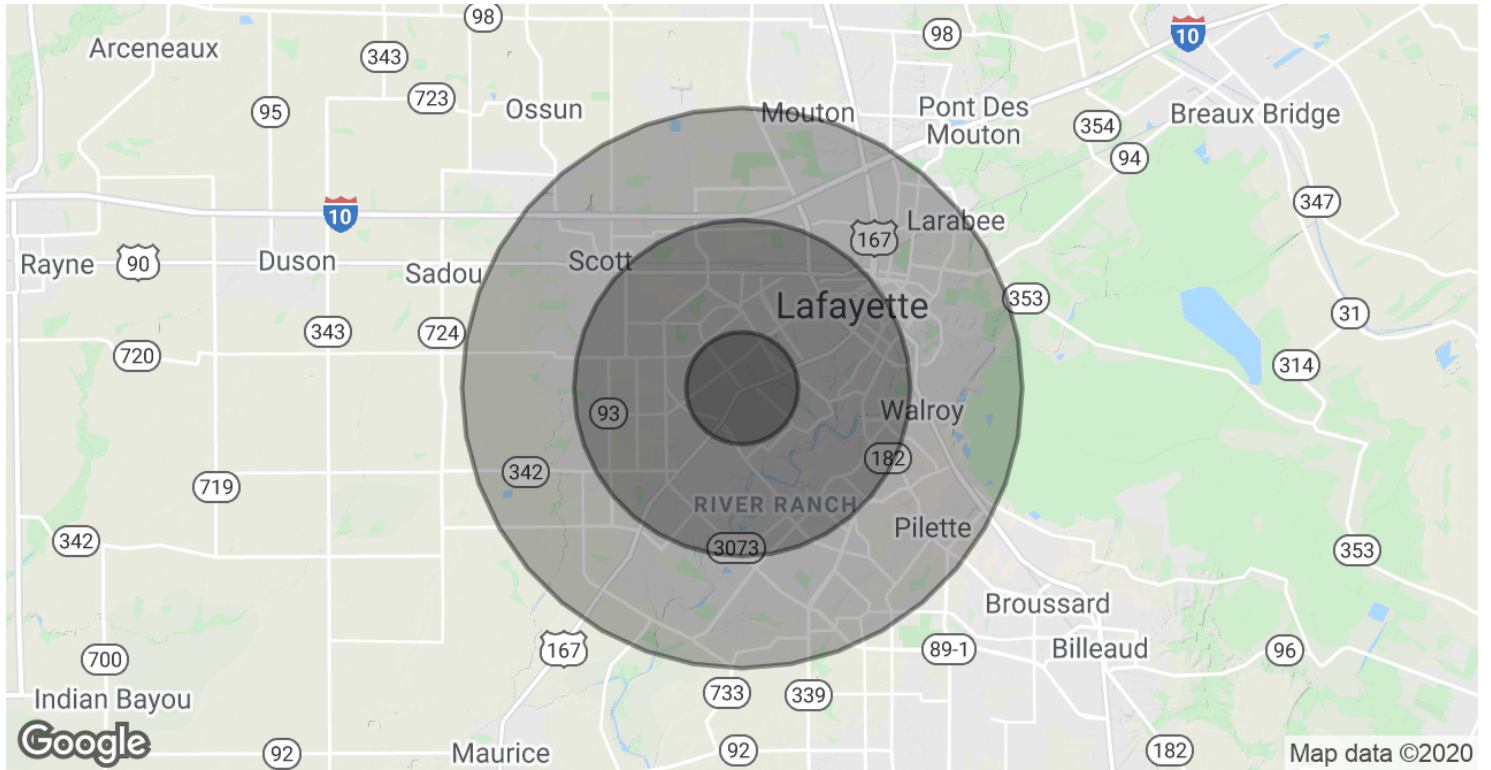


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,254	73,879	135,124
Average age	31.8	34.3	33.7
Average age (Male)	29.6	32.0	32.0
Average age (Female)	34.2	36.8	35.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,412	30,759	53,995
# of persons per HH	2.3	2.4	2.5
Average HH income	\$64,656	\$69,428	\$66,850
Average house value	\$234,035	\$202,374	\$184,823

\* Demographic data derived from 2010 US Census

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