

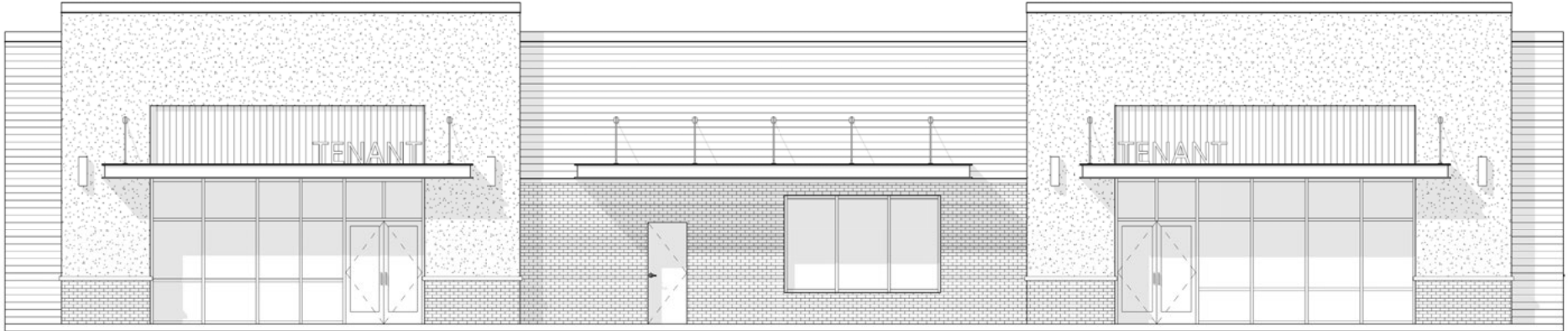
# THE COMMONS AT CLEARVIEW CITY CENTER



FOR LEASE:  
*Veterans Boulevard Retail Redevelopment*  
Veterans Blvd at Houma Blvd, Metairie, LA 70006

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**LOCATION**

4236 Veterans Memorial Blvd  
Metairie, LA 70006



**AVAILABLE SPACE**

Suite 101 B: 4,555 SF\*  
Suite 201 B: 5,066 SF\*  
Suite 101 A: 2,451 SF

\*Can be combined to total 9,621 SF

**FOR LEASE: Veterans Memorial Blvd Retail Redevelopment**  
4236 Veterans Memorial Blvd, Metairie, LA 70006

**DESCRIPTION**

Anchored by Clearview City Center, Target, and the recently announced Ochsner Health Super Clinic, the Veterans Boulevard and Clearview Parkway interchange has seen a vibrant resurgence. Now under new ownership, 4236 Veterans Boulevard is a rare redevelopment opportunity in this area. Traffic counts on Veterans Blvd. are 55,023 ADT. Up to 9,621 square feet are available in this redevelopment. This is a great opportunity to be a part of this dynamic stretch of Veterans Boulevard.

Ochsner recently announced they will be opening a 185,000 sf super clinic at the former Sears site. When fully staffed, this will have approximately 400 employees and include outpatient surgery, a medi-spa, and physical therapy among other offerings. Located at the signalized corner of Veterans Blvd & Houma Blvd, this site also is connected to East Jefferson General Hospital and the Metairie medical corridor.



**LEASE PRICE**

\$40 PSF NNN



**TOTAL LAND SIZE**

32,013 SF



**TRAFFIC**

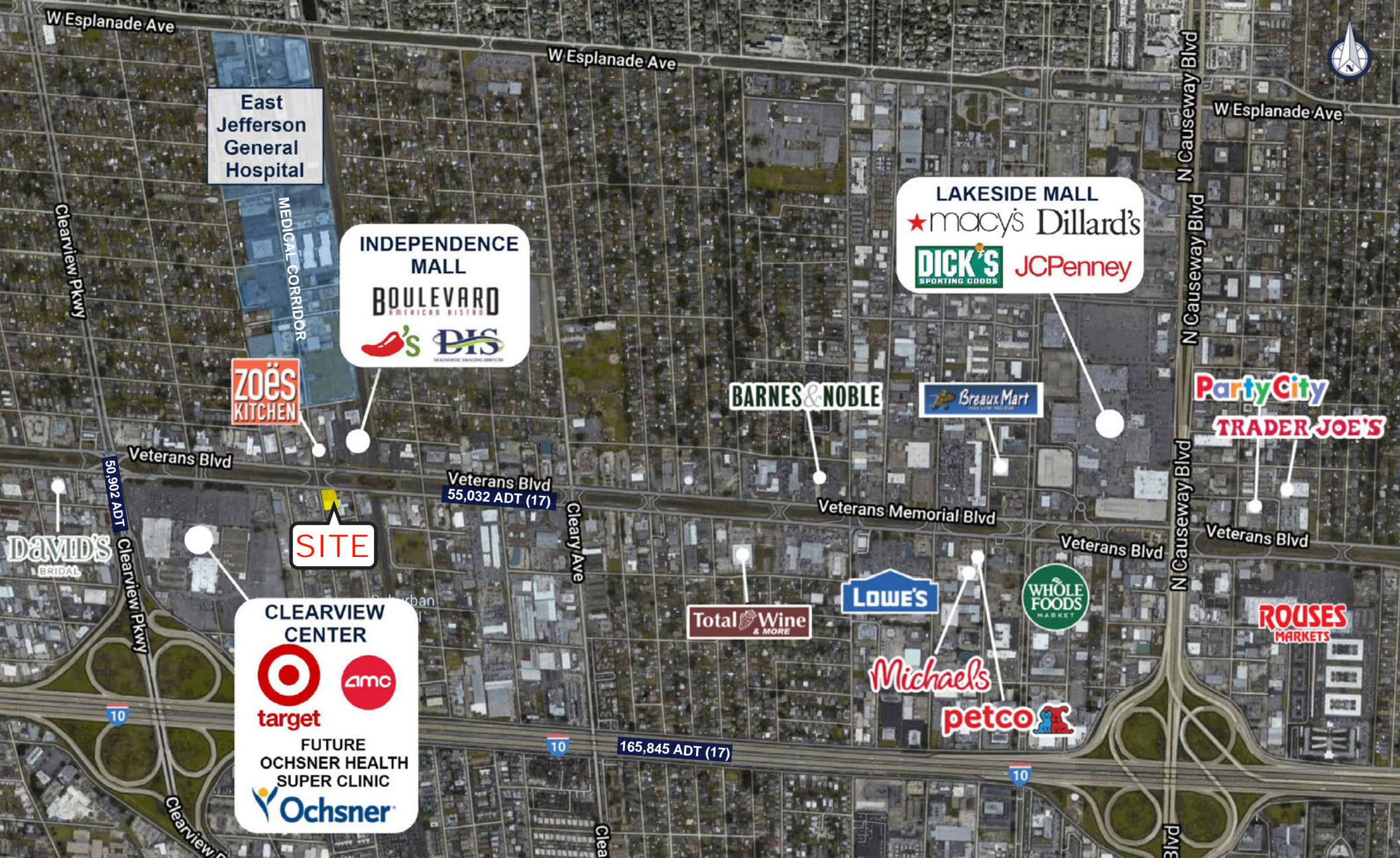
55,032 ADT



**ZONING**

C-2

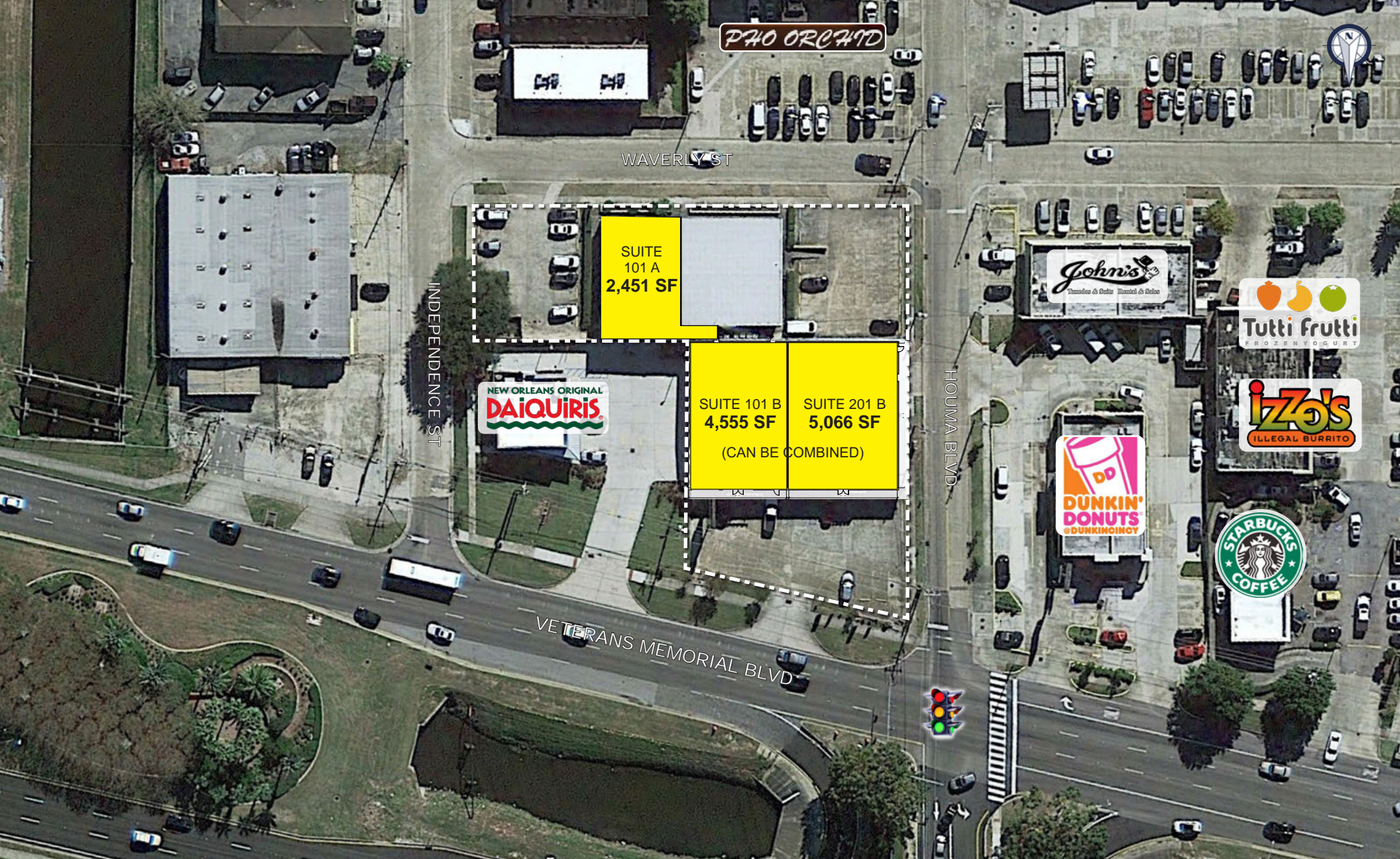




## MARKET AERIAL

4236 Veterans Memorial Blvd, Metairie, LA 70006





## ZOOM-IN AERIAL

4236 Veterans Memorial Blvd, Metairie, LA 70006

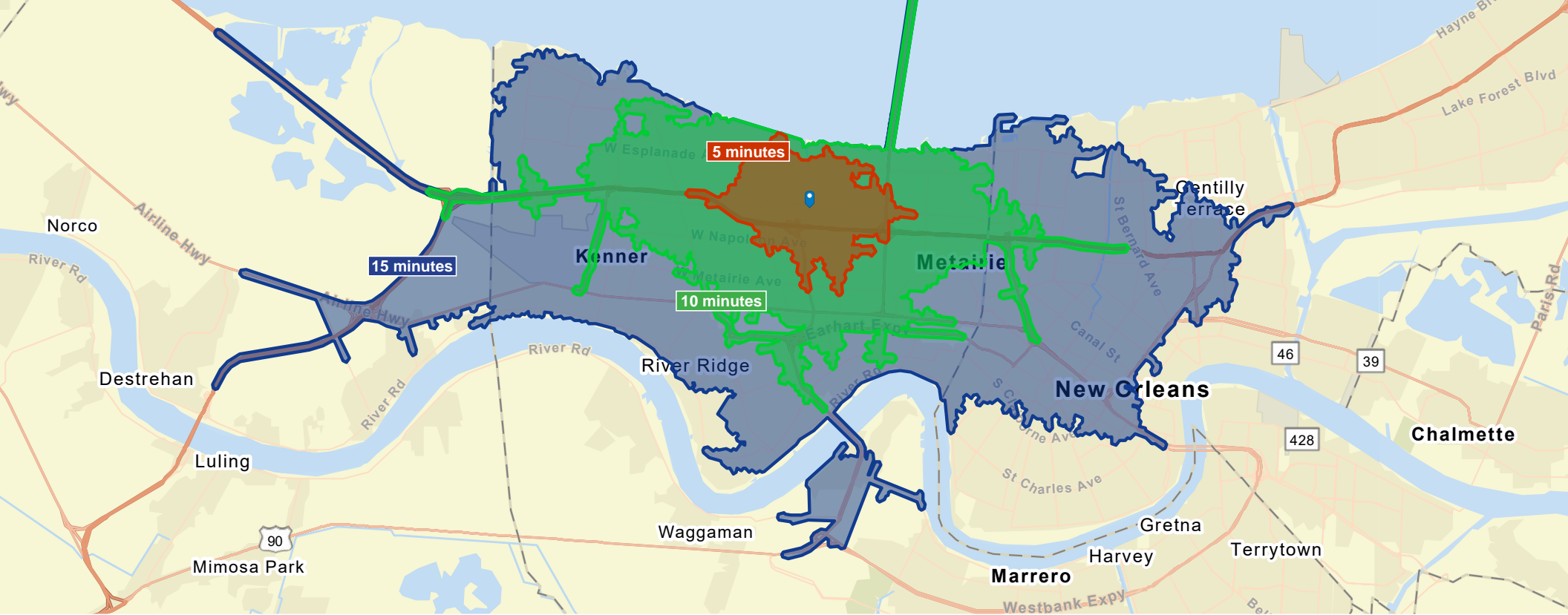









## SITE PLAN

4236 Veterans Memorial Blvd, Metairie, LA 70006





 DRIVE TIME	 TOTAL POPULATION	 DAYTIME POPULATION	 TOTAL # HOUSEHOLDS	 AVERAGE HH INCOME
<b>5 MINUTES</b>	37,089	45,512	15,884	\$71,383
<b>10 MINUTES</b>	144,069	153,097	62,077	\$81,222
<b>15 MINUTES</b>	354,032	375,814	148,332	\$74,178

## DRIVE TIME & DEMOGRAPHICS

4236 Veterans Memorial Blvd, Metairie, LA 70006



# Customer Information Form

## What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

