

ARLINGTON MARKETPLACE

BATON ROUGE, LA

ROUSES
MARKETS

**GRAND
OPENING!**

ROUSES MARKET

STIRLING
PROPERTIES

FOR LEASE

PROPERTY HIGHLIGHTS

New construction retail center anchored by Rouses Market near Louisiana State University (LSU) in Baton Rouge, LA. Retail/restaurant/bank pad sites, retail storefronts, junior anchor shops and build-to-suits available. Within walking distance to 1,000+ apartment units and located on LSU bus line. This new development at the intersection of Burbank Drive and West Lee Drive is within walking distance of new student housing (+7,500 beds) and 550+ new single-family residential homes.

AVAILABILITY

- 1,181 SF up to 1,200 SF. Existing In-Line Space (Ready for immediate occupancy)
- Up to 38,000 SF New Construction

LEASE RATE

- \$18-\$25 SF/YR, NNN
- \$30 - \$31 SF/YR, NNN

PROPERTY HIGHLIGHTS

- Anchored by Rouses Market, a 55,000+ SF regional grocery store
- Other tenants include Jason's Deli, Orangetheory Fitness, Uno Dos Tacos, Ochsner Urgent Care, Mid Tap, CC's Coffee House, AT&T, Sports Clips and more!
- 1 mile from Louisiana State University (LSU) campus, Louisiana's largest university with nearly 31,000 students enrolled (as of Fall 2018)
- 7,100+ new student housing beds within walking distance
- 550+ new single family residential housing units slated for construction
- Heavily trafficked retail corridor / Signalized access to development
- Desired Tenants include soft goods, service and food users
- Large pad sites available that can accommodate drive-thru or large sit-down restaurants
- Developed by Eisenberg Company





Arlington Marketplace

SITE SUMMARY

ANCHOR LEASED AVAILABLE

Suite	Tenant	SF	Rate	Status
630-A/B	Crave	2,400	\$ 30.00	Leased
630C	AVAILABLE	1,200	\$ 30.00	Vacant
630D	Hibachi Express	1,200	\$ 30.00	Leased
630E	Bubble Waffle	1,200	\$ 29.00	Leased
630F	Exotic Nails	1,148	\$ 30.00	Leased
630G	Smoothie King	1,200	\$ 29.00	Leased
640A	CC's Coffee	1,600	\$ 31.00	Leased
640B	Ubreakifix	1,148	\$ 30.00	Leased
640C	Planet Beach	1,800	\$ 30.00	Leased
640D	The Joint	1,200	\$ 32.00	Leased
640E	AVAILABLE	1,200	\$ 31.00	Vacant
640F	Unos Dos Tacos	3,000	\$ 31.00	Leased
650A	Jason's Deli	2,600	\$ 30.00	Leased
650B	Jason's Deli	1,800	\$ 30.00	Leased
650C	AT&T	1,500	\$ 30.00	Leased
650D	SportClips	1,080	\$ 30.00	Leased
650E	Ochsner Urgent Care	2,920	\$ 31.00	Leased
660A	Orange Theory	3,100	\$ 31.00	Leased
660B	Playa Bowls	1,105	\$ 29.50	Leased
660C	AVAILABLE	1,181	\$ -	Vacant
660D	Mid Tap Beer and Wine	2,100	\$ 30.00	Leased
660E	Wingstop	1,500	\$ 30.00	Leased
660F	Finbomb	1,500	\$ 31.00	Leased

Developed By

Eisenberg Company
Full service commercial real estate



COVER

SUMMARY

SITE PLAN

AERIAL

PHOTOS

RESIDENTIAL

DEMOGRAPHICS





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ARLINGTON MARKETPLACE

636 Arlington Creek Center Boulevard, Baton Rouge, LA

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