

Fully Leased Shopping Center

2040 Gause Blvd. East

Slidell, LA 70461



FOR SALE

Offering Price:

\$3,135,000



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Property Summary

Address:	2040 Gause Blvd. East, Slidell, LA
Property Description:	Multi-tenant, Neighborhood Strip Center Investment Opportunity
Listed Price:	\$3,135,000
Capitalization Rate:	6.75%
Current Occupancy;	100%
Building Size	16,946 Sq. Ft.
Land Size:	1.479 Acres, or 64,428 Sq. Ft.
Utilities:	Municipal Water & Sewer

Overview:

- **100% currently leased neighborhood office/retail center on the main thoroughfare in Slidell. Suite 9 will become available on May 31, 2025.**
- **Excellent mix of tenants, including a P.J's Coffee with a drive-through facing Gause Blvd. East. Other tenants include Coldwell Banker, Quest Diagnostics, a physical therapist, title company and other quality tenants.**
- **Stable tenant base with no known vacancies on the horizon. Most leases are triple-net.**
- **Parking areas recently resurfaced by the Seller at a cost of \$90,000.00.**
- **There is no deferred maintenance.**



DISCLAIMER

The information presented in this marketing material is believed to be accurate, however a potential purchaser will need to undertake their own independent evaluation of this information. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, including property condition, hazards contained therein and the financial information presented herein.

Financial Summary

TENANT	SQ/FT	% of Center	Lease Expiration	2025	2024		
				Annual Base Rent	Base Rent/sf	Tenant NNN Reimburse- ments	
Suite 1: P.J.'s (East Gause Coffee)	1,200	6.43%	9/30/2025	\$23,400	\$19.50	\$6,696.71	
Suite 2: P.J.'s Ice Cream	1,801	10.70%	3/31/2027	\$30,616	\$16.99	\$11,143.92	
Suite 3: Divine Nails	1,006	6.00%	7/31/2025	\$16,624	\$16.52	\$6,248.93	
Suites 4 & 5: Coldwell Banker (TEC)	3,488	20.40%	5/31/2026	\$51,792	\$12.33	\$12,208.00	1
Suites 6,7,8: Bennett Phys. Therapy	4,199	24.50%	12/31/2029	\$48,000	\$11.43	\$	2
Suite 9: Fleur De Lis Title	1,840	11.00%	5/31/2025	\$31,519	\$17.13	\$11,456.30	3
Suites 10 & 11: Quest Diagnostics	3,412	20.37%	3/17/2028	\$52,850	\$15.48	\$13,102.08	4
Total	16,946	100%		\$254,801		\$60,855.94	

Base Rent - Current	\$254,801
Expense Recovery	\$60,856
Total Gross Income	\$315,657

Expenses

Property Taxes	(\$38,048)
Property Insurance	(\$34,596)
Building Repairs	(\$10,663)
Cleaning, Maintenance	(\$10,738)
Utilities	(\$428)
Dumpster	(\$5,201)
Bookkeeping	(\$4,475)
Total Expenses	(\$104,148)

Net Operating Income	\$211,509
Cap Rate	6.75%
Purchase Price	\$3,135,000

Footnotes:

1. The NNN charges are capped at \$12,208.00 annually
2. This lease does not have any NNN reimbursement.
4. Tenant will vacate on May 31, 2025, being advertised for relet.
4. The NNN charges are currently capped at \$13,102.08 annually.





