

RETAIL PROPERTY FOR LEASE

# THE COMMONS AT CLEARVIEW CITY CENTER

4236 Veterans Blvd, Metairie, LA

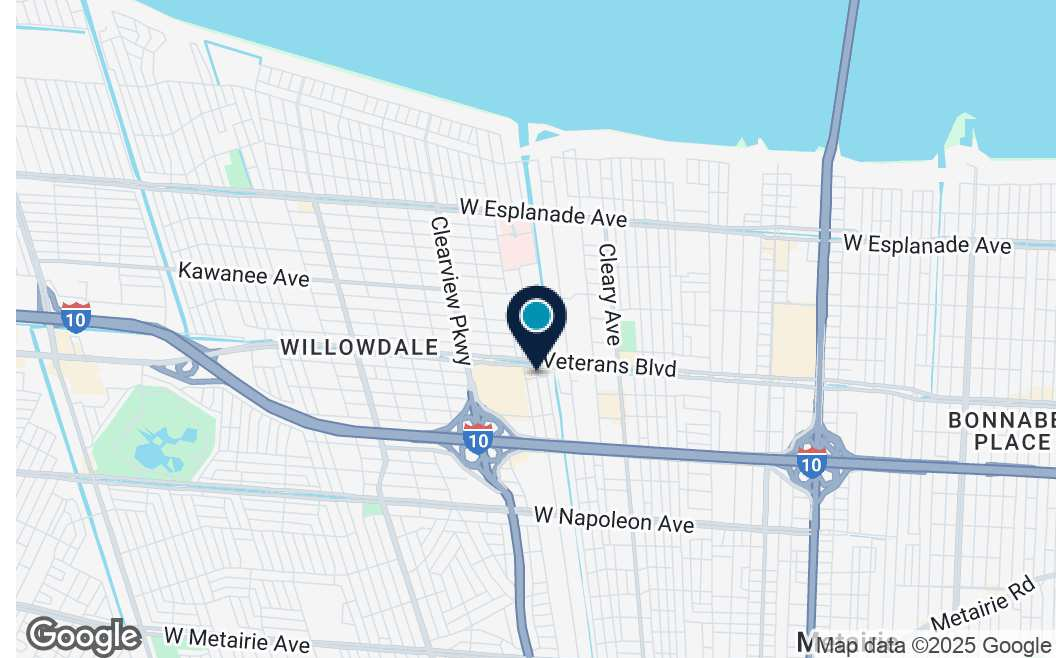


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## PROPERTY DESCRIPTION

SRSA Commercial Real Estate is pleased to offer 2,451 SF of prime retail space at 4236 Veterans Boulevard, now part of the fully redeveloped Commons at Clearview City Center. This high-visibility corner, located at the signalized intersection of Veterans Boulevard and Houma Boulevard, offers strong co-tenancy with Ruby Slipper Café and Mo's Chalet.

The available suite, formerly a nail salon, is positioned within a center that has undergone a transformative redevelopment. Down the street, Clearview City Center is anchored by Target, AMC, and the new Ochsner Health Super Clinic—a 210,000 SF facility employing over 400 people. Located just off Clearview Parkway and at the gateway to the Jefferson Parish medical corridor via Houma Boulevard, this site offers a strategic opportunity in a high-traffic commercial corridor.

Space is available for immediate occupancy.

## 360° VIRTUAL TOUR

## LOCATION DESCRIPTION

The Commons at Clearview City Center is located along the prime Veterans Blvd corridor between Causeway Blvd and Clearview Pkwy. This vibrant retail stretch is anchored by the redeveloped Clearview City Center, home to Target, Ochsner Health, and AMC. The site benefits from high visibility and consistent traffic along Veterans Blvd and Clearview Pkwy.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,451 SF
Lot Size:	42,958 SF
Building Size:	9,600 SF



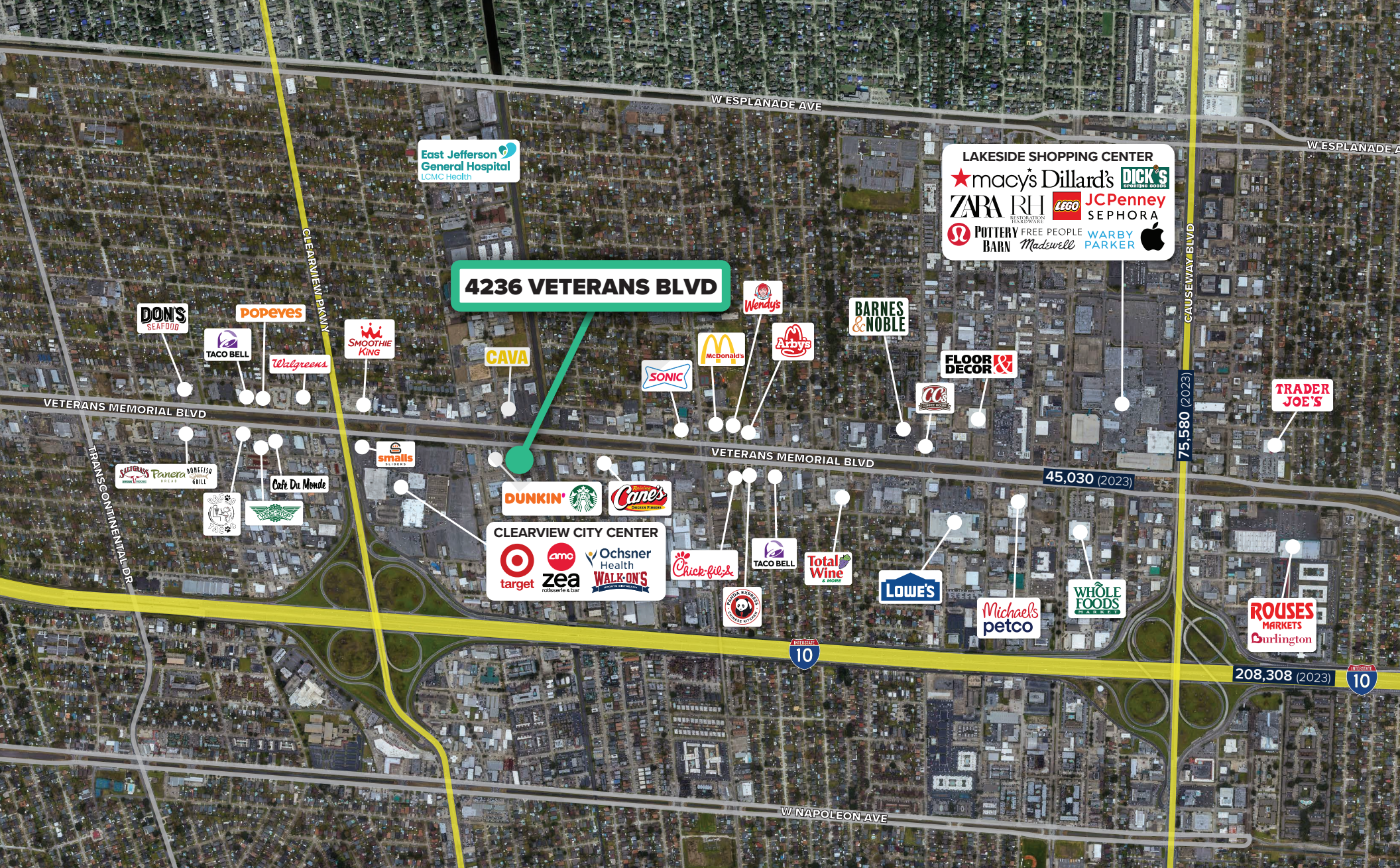
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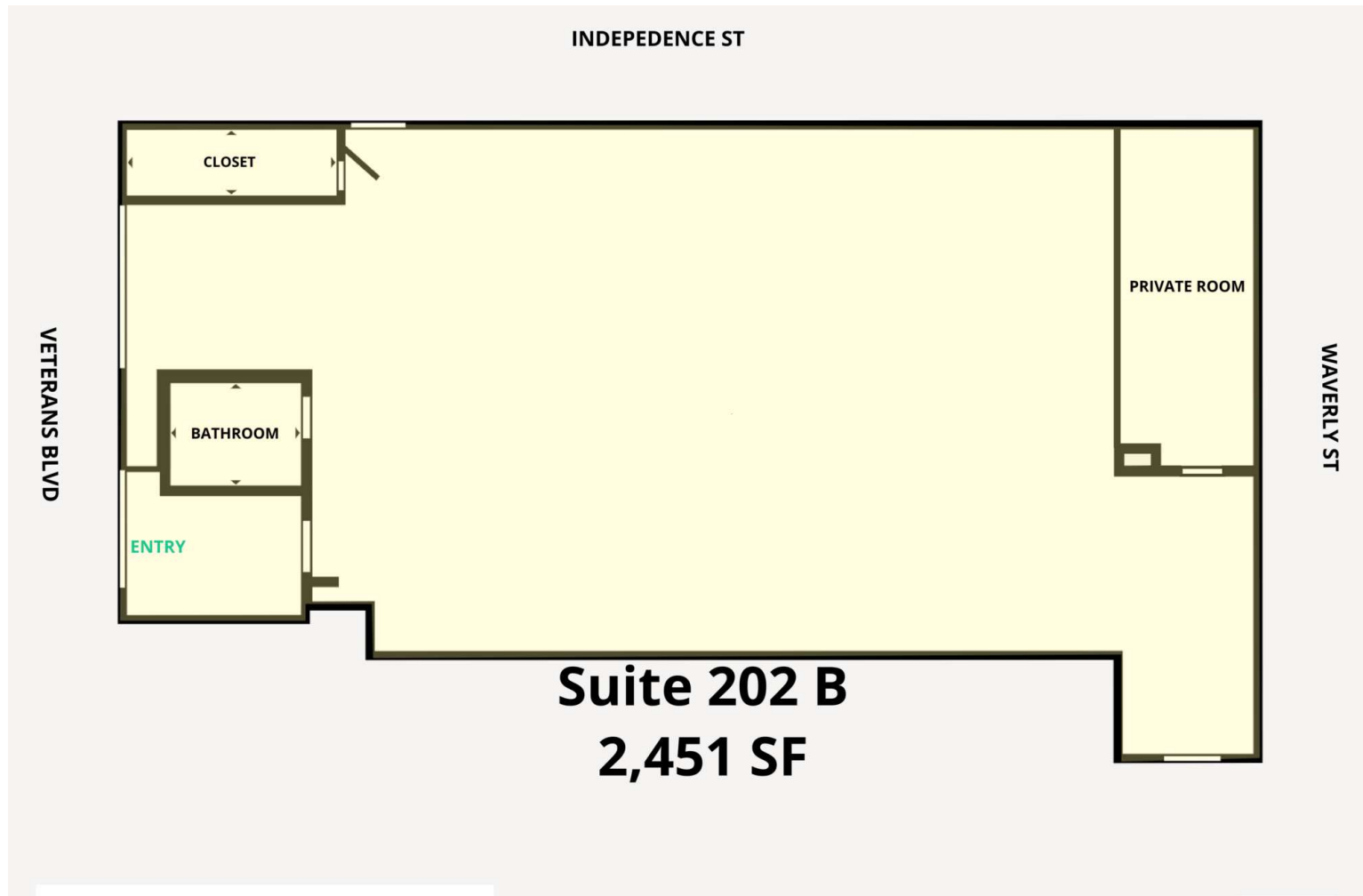




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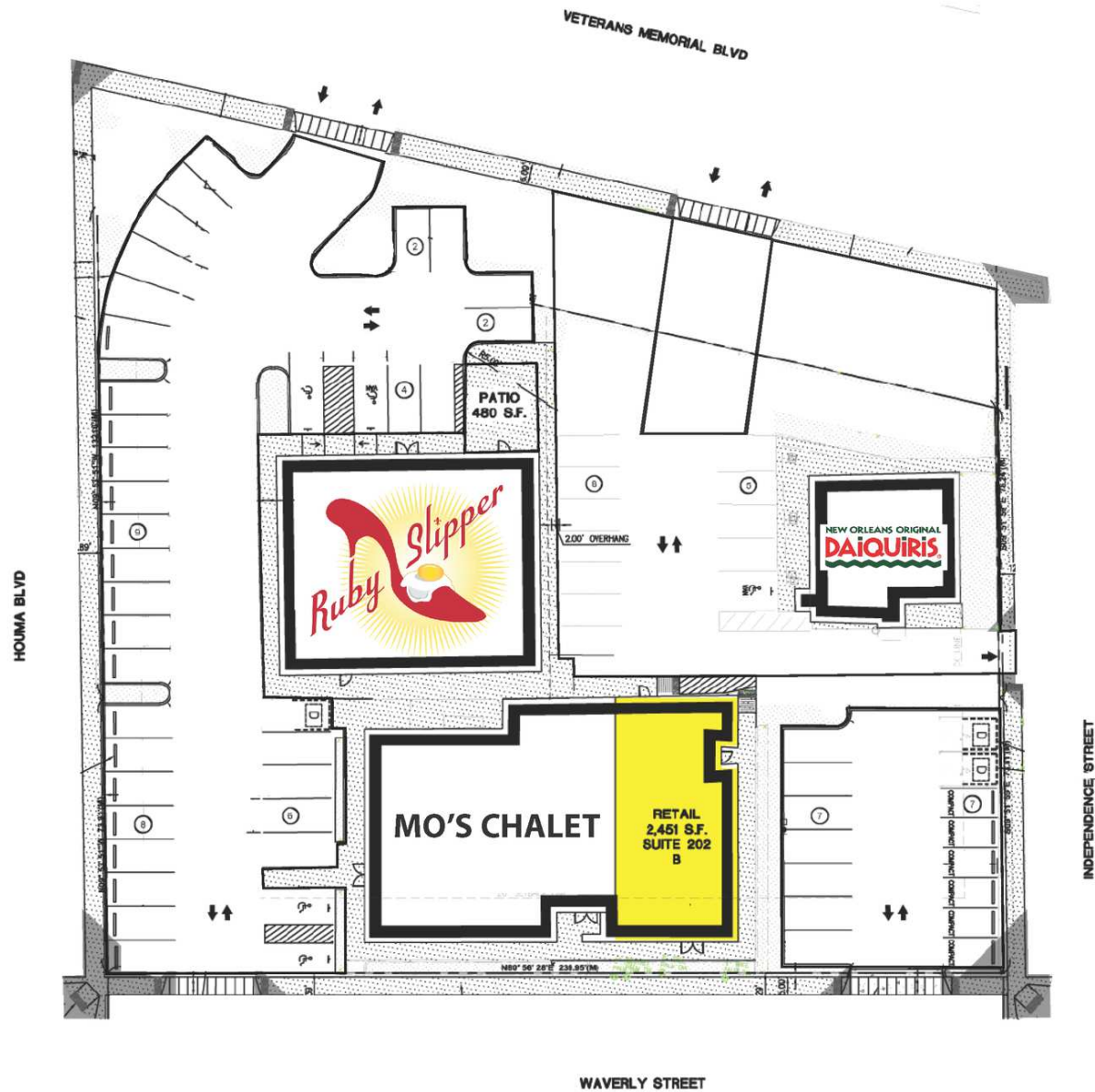
#### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Suite 202 B	Available	2,451 SF	NNN	See Agent	Former nail salon



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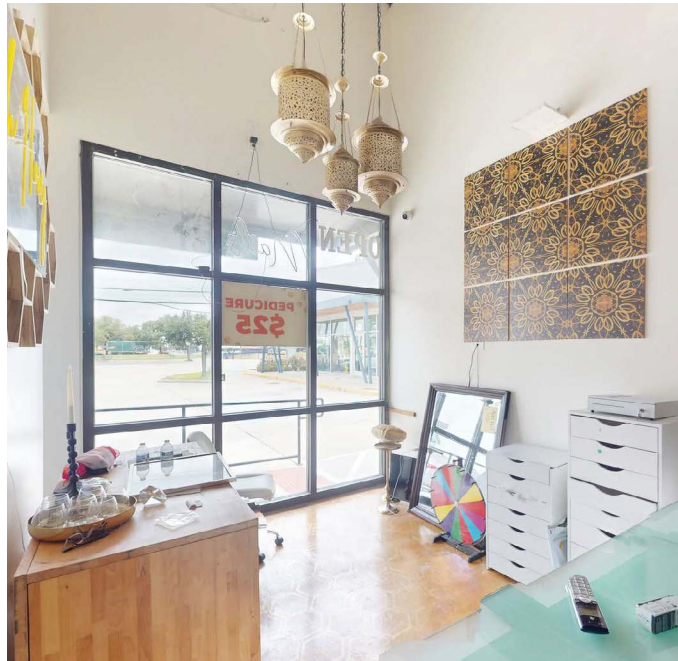
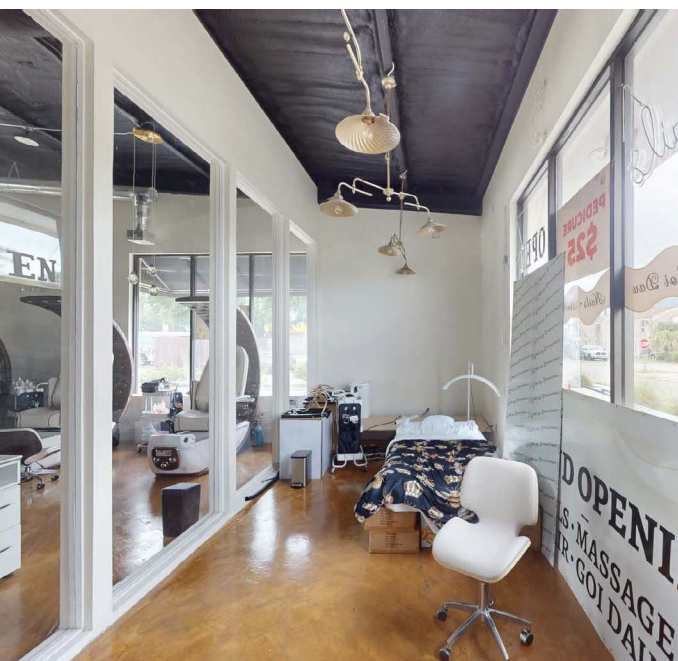
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## DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	28,792	121,169	330,184
DAYTIME POPULATION	34,289	121,776	376,945
TOTAL HOUSEHOLDS	12,902	53,313	144,513
MEDIAN HH INCOME	\$62,066	\$73,200	\$62,317
TOTAL BUSINESSES	2,561	8,488	21,336



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# 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.



AgencyForm Rev. 05/21

Buyer/Lessee:

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

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

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

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

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

Seller/Lessor:

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

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

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

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

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



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