The Commons at Clearview City Center

4236 Veterans Boulevard, Metairie, LA 70006

For Lease



COMMERCIAL REAL ESTATE

XTEAM RETAIL ADVISORS

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Lease Rate	See Agent
Suite A	2,451 SF
Suite B	4,045 SF
Combined	6,496 SF
Center Size	9,600 SF
Lot Size	42,958 SF
Parking	Surface Lot
Zoning	C-2

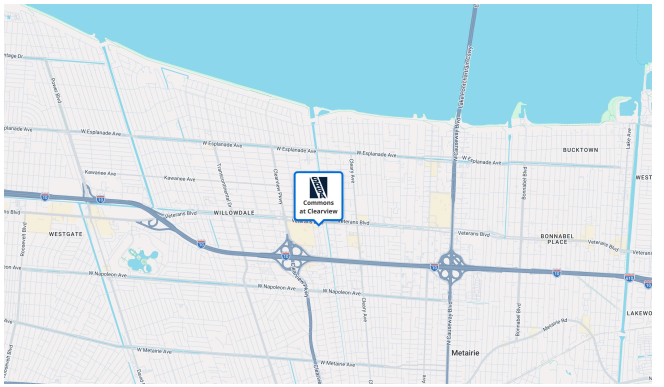
- Suite 202 B is ideal for salons or wellness services
- Permitted uses include banks, medical clinics, and general retail

Property Description

Join Ruby Slipper Café in this newly redeveloped center fronting Veterans Boulevard with steady daily traffic. Right next door, a move-in-ready suite previously built out as a nail salon is available now, with existing equipment available for purchase. Offers are being accepted, making it a great option for someone looking to get started with minimal upfront costs. A second suite (4,045 SF) will be available in May 2027.

Location Overview

The center extends the footprint of Clearview City Center, which is undergoing a major mixed-use redevelopment anchored by Target, AMC, and Ochsner Medical Center. It sits in the corridor between Causeway Boulevard and Clearview Parkway, with a signalized intersection at Houma Boulevard offering direct access to the Jefferson Parish medical corridor. Two new luxury apartment communities, The Metro and Latitude, recently opened in the neighborhood, providing a built-in customer base.



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Metairie Market Aerial

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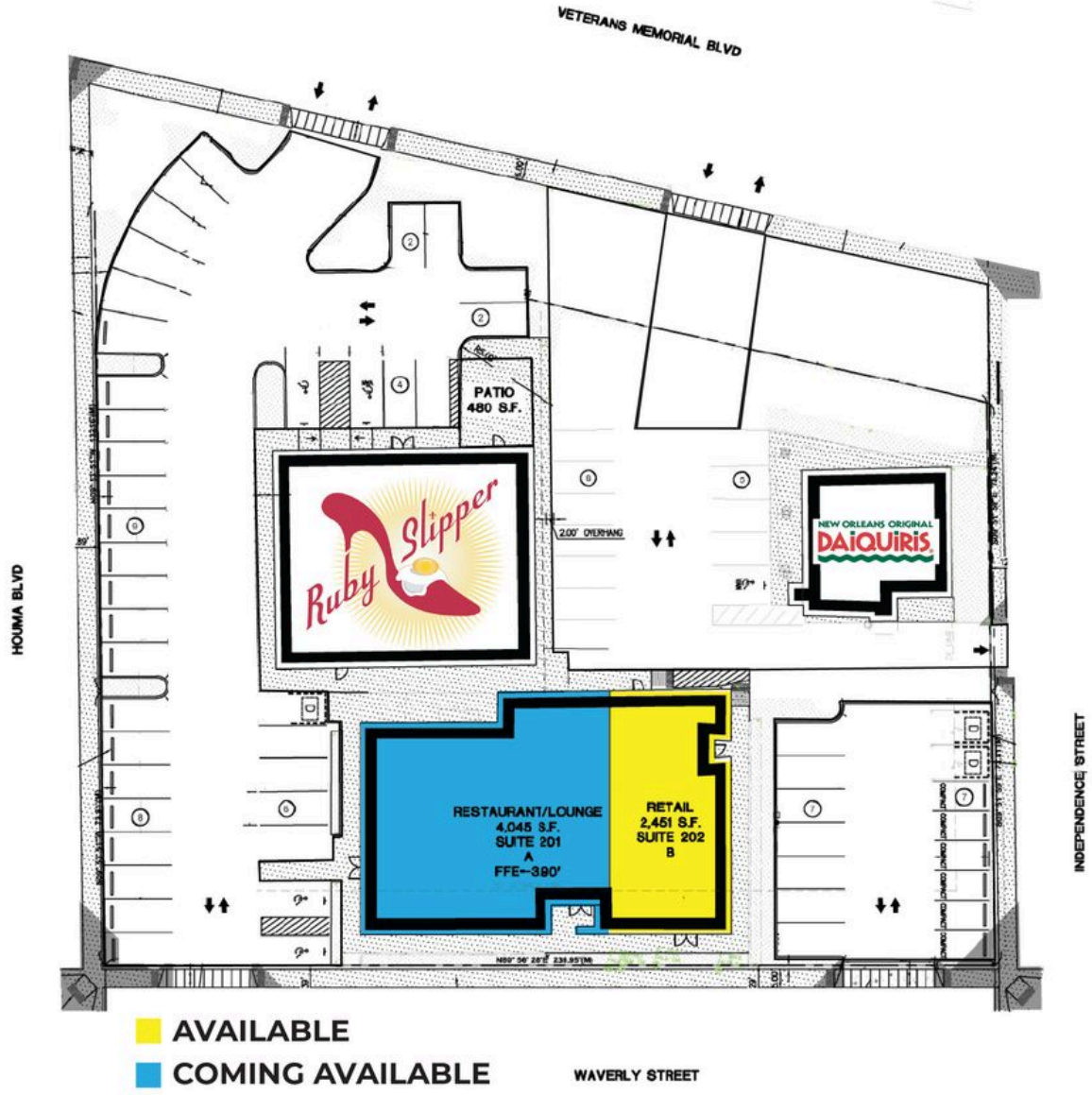
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Site Plan

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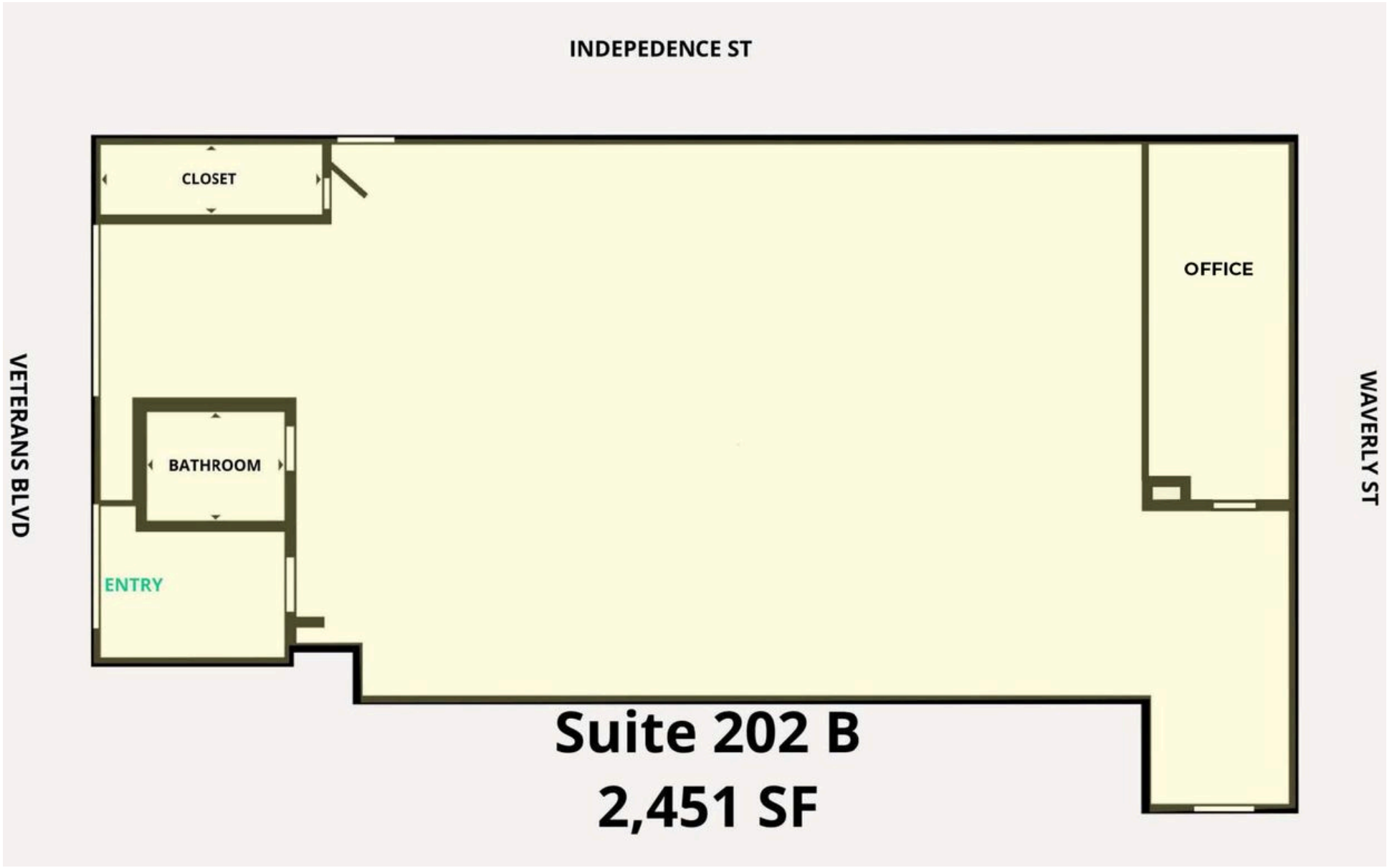
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Suite 202 B Floor Plan

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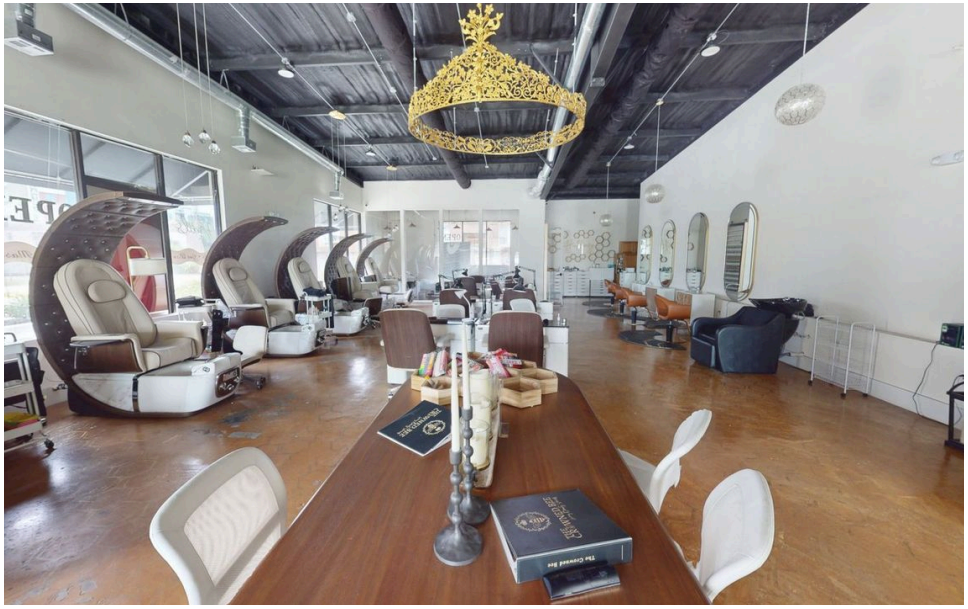
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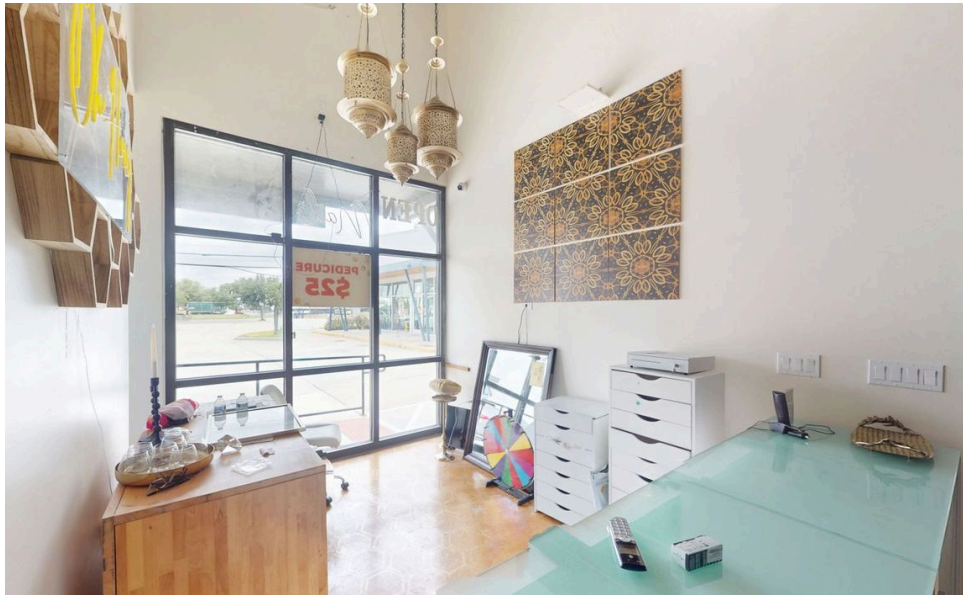
Suite 202 B Interior Photos

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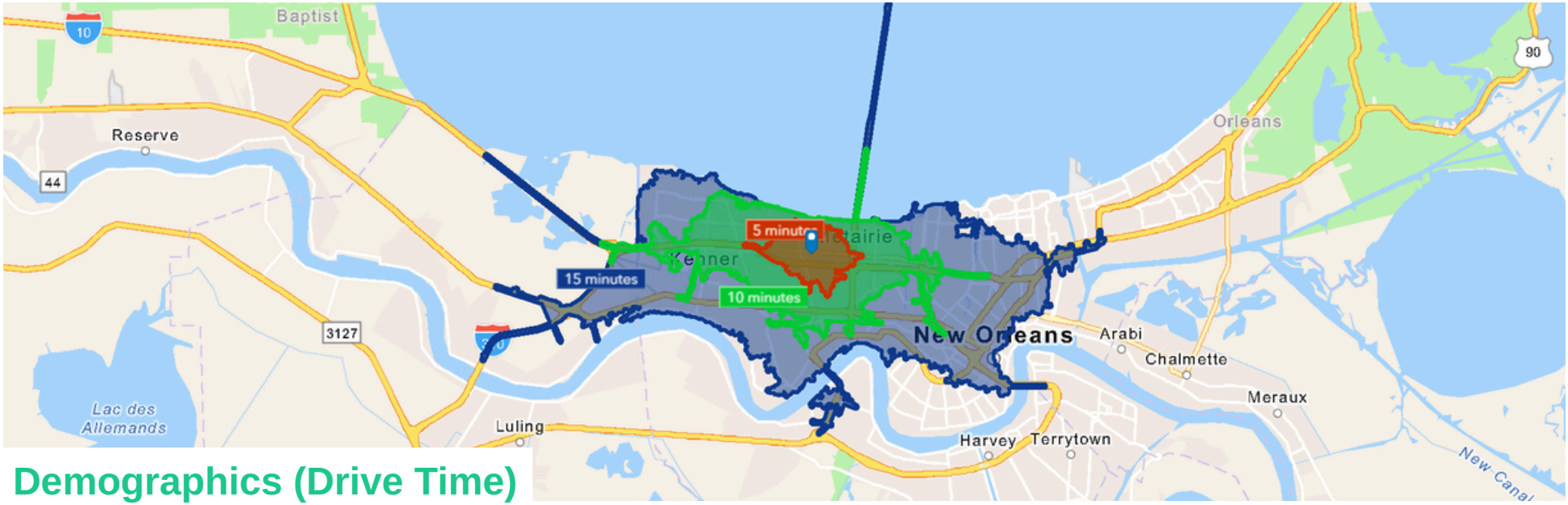
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Demographics (Drive Time)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	35,579	144,704	362,373
Total Daytime Population	42,859	148,742	412,220
Total Households	15,917	63,009	162,227
Median HH Income	$65,879	$76,944	$67,702
Total Businesses	2,650	9,267	22,407

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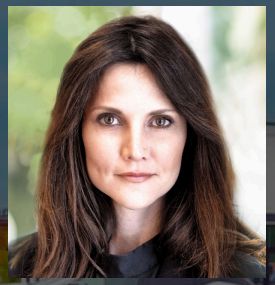
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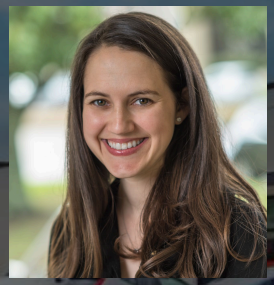
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Customer Information Form

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.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____