



ALBERTSONS

2265 S MACARTHUR DR, ALEXANDRIA, LA





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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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INVESTMENT SUMMARY

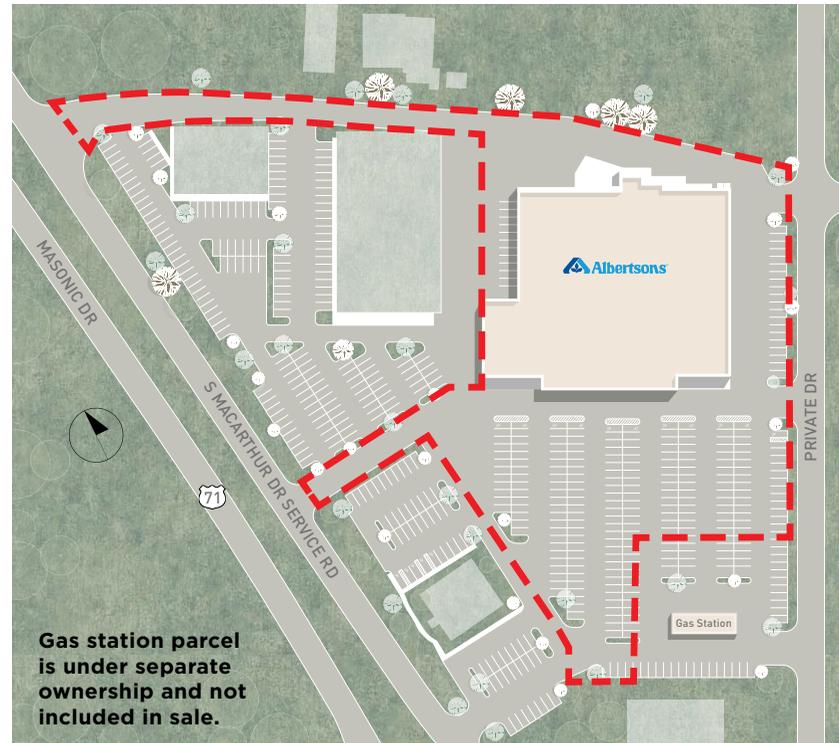
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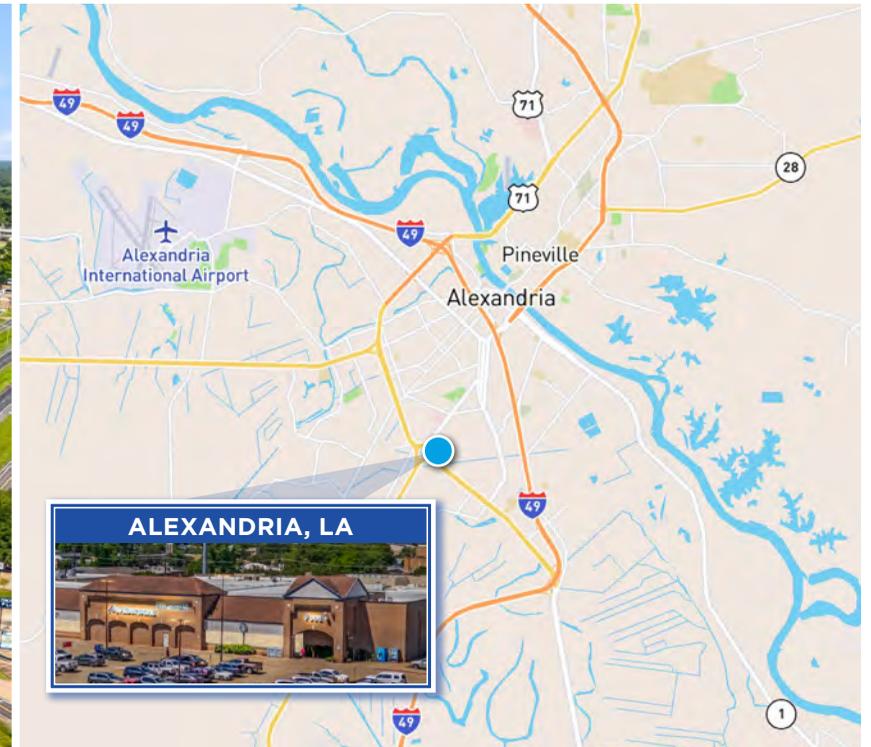
Address:	2265 South MacArthur Drive, Alexandria, LA 71301
Parish:	Rapides, LA Parish
Building Size:	62,117 square feet
Parcel Size:	5.85 acres
Parking Spaces:	302 spaces
Year Built:	1990
NOI:	\$783,770
NOI PSF:	\$12.62 PSF
Cap Rate:	9.50%
Price:	\$8,250,200

DEMOGRAPHICS	3 mile	5 mile	10 mile
Population:	42,208	55,667	90,994
Households:	17,756	23,372	37,111
AHI:	\$70,313	\$67,273	\$74,906

PROPERTY HIGHLIGHTS

- + **Absolute NNN Lease:** Albertsons' absolute NNN lease features ± 4.7 years of term remaining with six, 5-year renewal options.
- + **Prime Location & Accessibility:** Albertsons is situated along South MacArthur Drive (2,951 VPD), which runs parallel with US Highway 71 (34,988 VPD). Interstate 49 (43,294 VPD) is less than 2 miles from the site.
- + **Strategic Location:** The property anchors a shopping center that is also home to Planet Fitness, Chili's Grill & Bar, Wingstop, GameStop, Crumbl, and Tropical Smoothie Cafe. Albertsons is feet from the 869,000+ SF Alexandria Mall, which features Dillard's, JCPenney, Hibbett, Michaels and Sears Appliance Repair, and drives significant traffic towards the site.
- + **Retail & Commercial Corridor:** In total, there are 6.1 MSF of retail, 1.7 MSF of office, 3.2 MSF of industrial, 4,750 multifamily units, and 1,900+ hotel rooms within a 5-mile radius. Major retailers in the surrounding area include Walmart Supercenter, Sam's Club, Target, Home Depot, Lowe's Home Improvement, Hobby Lobby, Best Buy, PetSmart, Marshalls, Boot Barn, Old Navy, Ross Dress for Less, and Academy Sports + Outdoors.





ALEXANDRIA, LA

Cabrini Hospital Alexandria
295 Staffed Beds
325+ Physicians

Walgreens

Summit Retirement Center

All Star Storage



AFCO Industries

BOOT BARN

Michaels

Walmart



869,000+ SF Alexandria Mall

DOLLAR TREE

The Grand Movie Theater

ACA Mechanical Industrial

165

71

Kirkland's

JCPenney

Four Seasons Bowling Center

Dillard's



Albertsons

TOWNEPLACE SUITES MARRIOTT

BAM! BOOKS-A-MILLION

COURTYARD BY MARRIOTT

HOME2 SUITES BY HILTON

HOBBY LOBBY

HAVERTYS FURNITURE

Marshalls **BEST BUY** **SHOE CARNIVAL** **sam's club**
ROSS DRESS FOR LESS **five BELOW** **PETSMART Bath & Body Works** **OLD NAVY**

US HIGHWAY 71: 34,988 VPD

SOUTH MACARTHUR DRIVE: 2,951 VPD

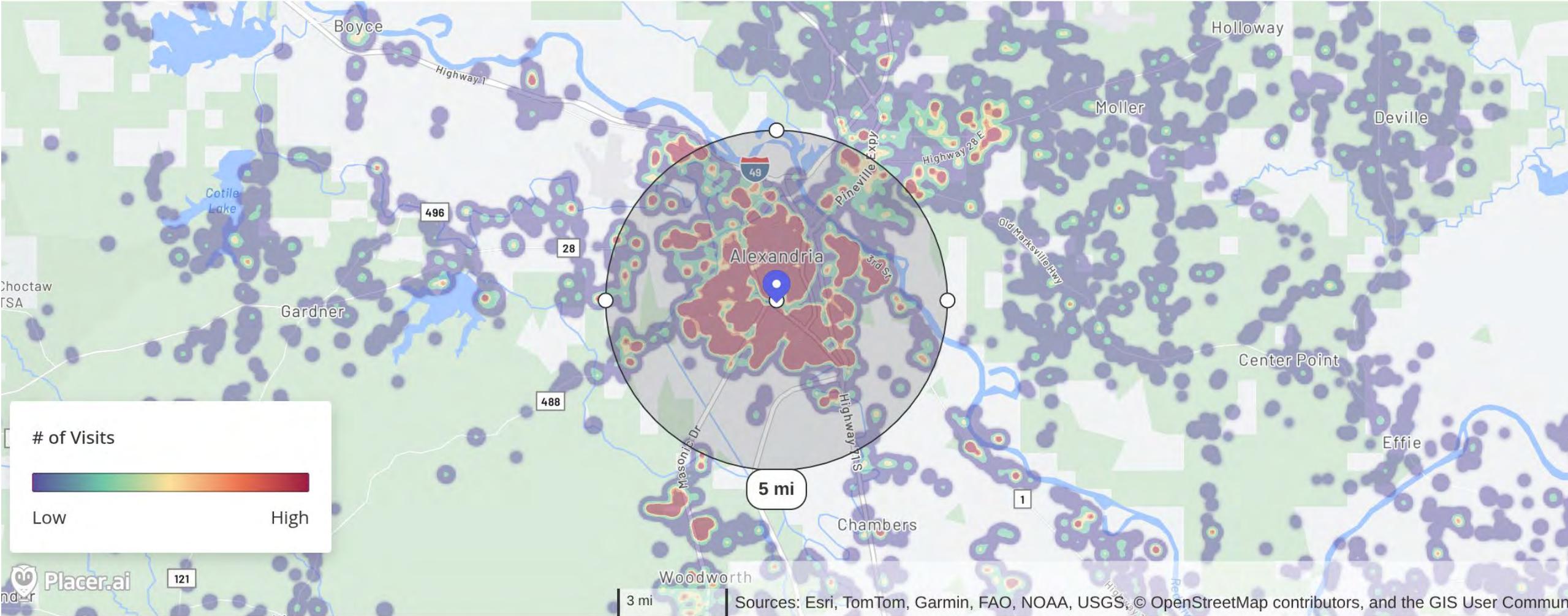
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TRADE AREA MAP

Albertsons

S Macarthur Dr, Alexandria, LA



LEASE SUMMARY

Tenant:	Albertson's LLC
Lease Type:	Absolute NNN
Original Term:	20 years
Rent Commencement:	October 26, 2010
Lease Expiration:	October 31, 2030
Term Remaining:	±4.7 years
Annual Rent:	Current to October 31, 2030: \$783,770
Rent Increases:	Flat for remainder of term
Renewal Options:	Six 5-year
Option Rent:	Rent for each option is equal to the greater of (i) Annual Rent in effect during previous 5-year period and (ii) 95% of FMV.
Taxes:	Tenant agrees to pay, as they accrue, all taxes and assessments levied or assessed against, imposed upon or arising with respect to the Leased Premises prior to or during the Term of this Lease including, without limitation, any excise, transaction, privilege, license, sales, use and other taxes upon the rental or other payments due under the Lease.
Repairs & Maintenance:	<p>Tenant shall, at Tenant's sole cost and expense, maintain the Leased Premises in good repair and condition, except for ordinary wear and tear, and will make all structural and non-structural, foreseen and unforeseen and ordinary and extraordinary changes and repairs which may be required with respect to the Leased Premises, including pursuant to any Permitted Exception</p> <p>Landlord shall not be required to maintain, alter, repair, replace or rebuild the Leased Premises.</p>
Insurance:	Tenant shall maintain: (i) workers' compensation and employers' liability insurance; (ii) comprehensive general liability insurance covering its obligations and insuring against claims for personal injury, bodily injury or death, and property damage or destruction, with limits not less than \$2,000,000 for personal injury or bodily injury or death of any one person, \$2,000,000 for personal injury or bodily injury or death of more than one person in one occurrence and \$2,000,000 with respect to damage to or destruction of property (or in lieu of such coverage, a combined single limit covering personal injury, bodily injury or death and property damage or destruction with a limit of not less than \$2,000,000 per occurrence); and (iii) insurance against damage caused by fire, lightning, windstorm, hail, smoke and all other risks from time to time included in "extended coverage" policies in an amount not less than 100% of the Insurable Value of the Building (excluding footings and foundations).
Common Area Maintenance:	Tenant shall maintain or cause to be maintained the Common Area at all times in accordance with the Declaration. All costs, expenses and obligations of every kind and nature whatsoever relating to the Leased Premises, including without limitation, all costs relating to any Permitted Exceptions shall be paid and performed by Tenant.
ROFR:	Yes, 30 days.



TENANT OVERVIEW



Albertsons is an American grocery store operating as a banner of Albertsons Companies, Inc. Founded in 1939 in Boise, Idaho, Albertsons Companies, Inc. is among the largest supermarket chains in North America. The company operates stores across 34 states and the District of Columbia under more than 20 well known banners including Albertsons, Safeway, Vons, Pavilions, Randalls, Tom Thumb, Carrs, Jewel-Osco, ACME, Shaw's, Star Market, United Supermarkets, Market Street, Haggen, Kings Food Markets and Balducci's Food Lovers Market. As of Q3 2025, the company operates 2,243 stores, 404 fuel stations, 1,708 in-store pharmacies, 22 distribution centers, and 19 manufacturing plants and employs approximately 280,000 employees.

The stores operate in premier locations and have leading market share within attractive and growing geographies. The company holds a #1 or #2 position by market share in 66% of the 122 metropolitan statistical areas in which it operates. As of November 29, 2025, the company reported TTM net sales of \$81.7 billion, TTM net income of \$870.0 billion, and total assets of \$27.1 billion.

The tenant under the lease—Albertson's LLC—is a wholly owned subsidiary of Albertsons Companies, Inc.



COMPANY BANNERS



ALBERTSONS COMPANIES, INC. | COMPANY FACTS

Year Founded:	1939
Ticker:	NYSE: ACI
Credit Rating:	Moody's: BB+
TTM Net Sales:	\$81.7 Billion (as of 11/29/2025)
Number of Stores:	2,243
Number of Employees:	280,000
Headquarters:	Boise, ID
Website:	www.albertsons.com

RAPIDES PARISH, LA OVERVIEW

Rapides Parish, Louisiana, boasts a rich history and vibrant culture. Located in Central Louisiana, it's known for its authentic Southern charm and connection to the state's heritage. The parish offers a unique blend of experiences, from exploring historic sites to enjoying the natural beauty of the Kisatchie National Forest. Rapides Parish has a diverse economy with strengths in healthcare, military installations (Fort Polk), and timber industries. Alexandria, the parish seat, serves as a regional hub with a growing population, drawing visitors with its historical significance, outdoor adventures, and a welcoming community spirit.

Top Industry Sectors

-  Retail Trade
-  Accomodation & Food Services
-  Construction
-  Manufacturing



Rapides Parish is a vibrant area with a distinct identity, showcasing a diverse economic landscape and offering a unique Louisiana experience rooted in history and community.

Parish At-A-Glance

-  **126,465**
Parish Population
-  **40.1**
Median Age
-  **83,211**
of Employees
-  **20,063**
Bachelor's Degree+
-  **\$76,024**
Average Household Income
-  **57.5%**
Owner-Occupied Units

Louisiana
@UGLYMUGMARKETING

Source: CBRE 2026



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