

CONFIDENTIAL OFFERING  
MEMORANDUM

**MULTI-TENANT RETAIL  
INVESTMENT OPPORTUNITY**

4600 & 4610 CHEF MENTEUR HWY  
NEW ORLEANS, LA



**stirling**



# MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY

4600 & 4610 CHEF MENTEUR HIGHWAY, NEW ORLEANS, LA

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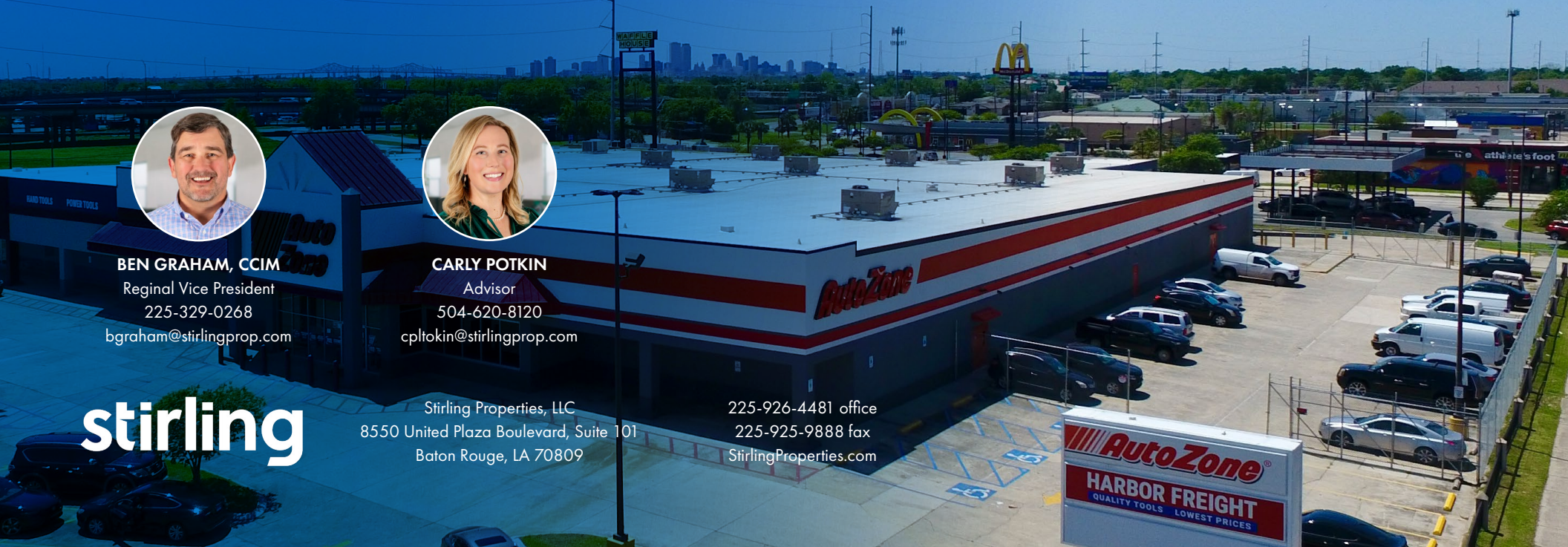
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# / EXECUTIVE SUMMARY /

## INVESTMENT SUMMARY

ADDRESS	4600 & 4610 Chef Menteur Highway New Orleans, LA
TENANT	AutoZone & Harbor Freight
GROSS BUILDING SIZE	57,827 SF
TOTAL PARCEL SIZE	Total Parcel Size = 5.115 Acres Main Parcel = 3.737 Acres Outparcel = 1.379 Acres
ZONING	C-2 SC
FLOOD ZONE	X



## INVESTMENT HIGHLIGHTS

### 100% Leased

- Anchored by AutoZone and Harbor Freight – both long-term, creditworthy occupiers
- NNN lease structure provides stable, predictable cash flow

### Value-Add Potential via Subdivided Outparcel

- 1.379-acre separately subdivided outparcel included – ideal for future development or disposition

### Recently Renovated Asset

- \$1,000,000+ in capital improvements completed in 2023, including new roof
- Originally built in 2000 – significant useful life remaining

### Strategic New Orleans Location

- Exceptional visibility at signalized intersection
- 25,000+ vehicles per day and strong access to Hwy 90 & I-10 corridors

### Attractive In-Place Returns

- NOI: \$424,919
- Long-term leases with structured rental increases

## LOCATION DESCRIPTION

The property is situated at the intersection of Chef Menteur Highway and Desire Parkway, along a corridor that features a diverse blend of retail, residential and commercial developments. Boasting excellent visibility, the site benefits from daily exposure to over 33,000 vehicles. Its strategic location near major routes such as US Highway 90 and I-10, along with its proximity to key industrial zones, offers convenient access to shipping and logistics networks.



# / FINANCIAL ANALYSIS /

## RENT SCHEDULE

	SQUARE FOOTAGE		START DATE	END DATE	MONTHLY RENT	ANNUAL RENT	RATE PSF	REIMBURSEMENTS
<b>AutoZone®</b>	38,210	Primary	6/1/23	5/31/28	\$22,919.67	\$275,036.04	\$7.20	INS: PRS
		STEP	6/1/28	5/31/33	\$24,524.05	\$294,288.60	\$7.70	RET: PRS
		STEP	6/1/33	5/31/38	\$26,240.73	\$314,888.76	\$8.24	CAM: PRS incl. Mgmt;
		Option 1	6/1/38	5/31/43	\$28,077.58	\$336,930.96	\$8.82	4% cap (cumulative & compounding) on controllable
		Option 2	6/1/43	5/31/48	\$30,043.01	\$360,516.12	\$9.44	
		Option 3	6/1/48	5/31/53	\$32,146.02	\$385,752.24	\$10.10	
		Option 4	6/1/53	5/31/58	\$34,396.24	\$412,754.88	\$10.80	All caps reset first year of each option period
<b>HARBOR FREIGHT</b>	19,605	Option 5	6/1/58	5/31/63	\$36,803.98	\$441,647.76	\$11.56	
		Primary	7/20/24	7/31/29*	\$12,661.56	\$151,938.75	\$7.75	INS: PRS
		STEP	8/1/29	7/31/34	\$13,935.89	\$167,230.65	\$8.53	RET: PRS
		Option 1	8/1/34	7/31/39	\$15,324.58	\$183,894.90	\$9.38	CAM: PRS + 10% admin fee
		Option 2	8/1/39	7/31/44	\$16,860.30	\$202,323.60	\$10.32	
		Option 3	8/1/44	7/31/49	\$18,543.06	\$222,516.75	\$11.35	5% cap on controllable
		Option 4	8/1/49	7/31/54	\$20,405.54	\$244,866.45	\$12.49	
		Option 5	8/1/54	7/31/59	\$22,447.73	\$269,372.70	\$13.74	

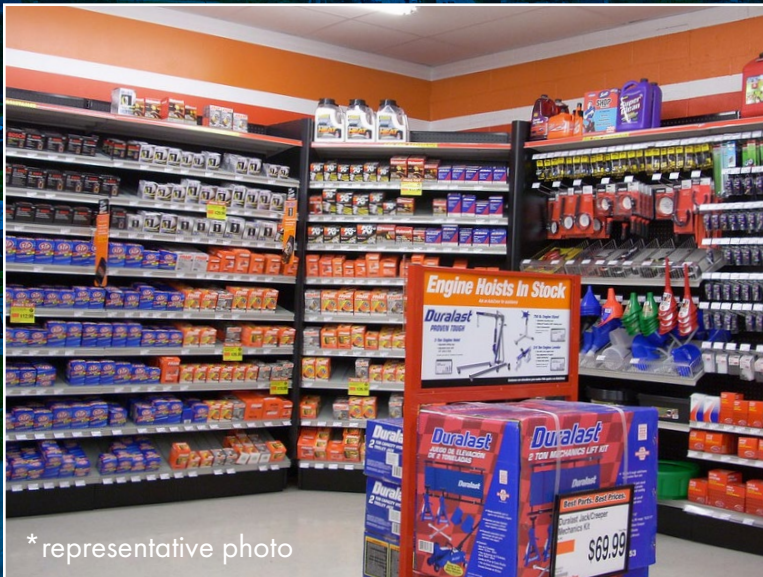


# / TENANT OVERVIEW /

## AutoZone Inc.

A leading American retailer and distributor of aftermarket automotive parts and accessories, headquartered in Memphis, Tennessee. Founded in 1979 by J.R. "Pitt" Hyde III as Auto Shack in Forrest City, Arkansas.

- Largest auto parts retailer in the U.S.
- Operates 7,353 stores nation wide.
- Fortune 300 company.
- \$17 billion in annual revenue as of January 2025.
- Employs approximately 119,000 people.
- Owns a distribution network difficult for competitors like Amazon to replicate.



\*representative photo

## Harbor Freight Tools

A privately held American retailer, generates annual revenue of approximately \$8 billion, as reported by LinkedIn data in recent years, making it a significant player in the tool and equipment market. The company, headquartered in Calabasas, California, operates over 1,500 stores across 48 states as of 2024.

- Focuses on aggressive expansion and low-cost operations.
- Offers high-quality tools at up to 80% lower prices than competitors.
- Achieves low prices by sourcing directly from manufacturers and cutting out middlemen.
- Serves a loyal customer base of over 75 million.
- Employs over 28,000 people.

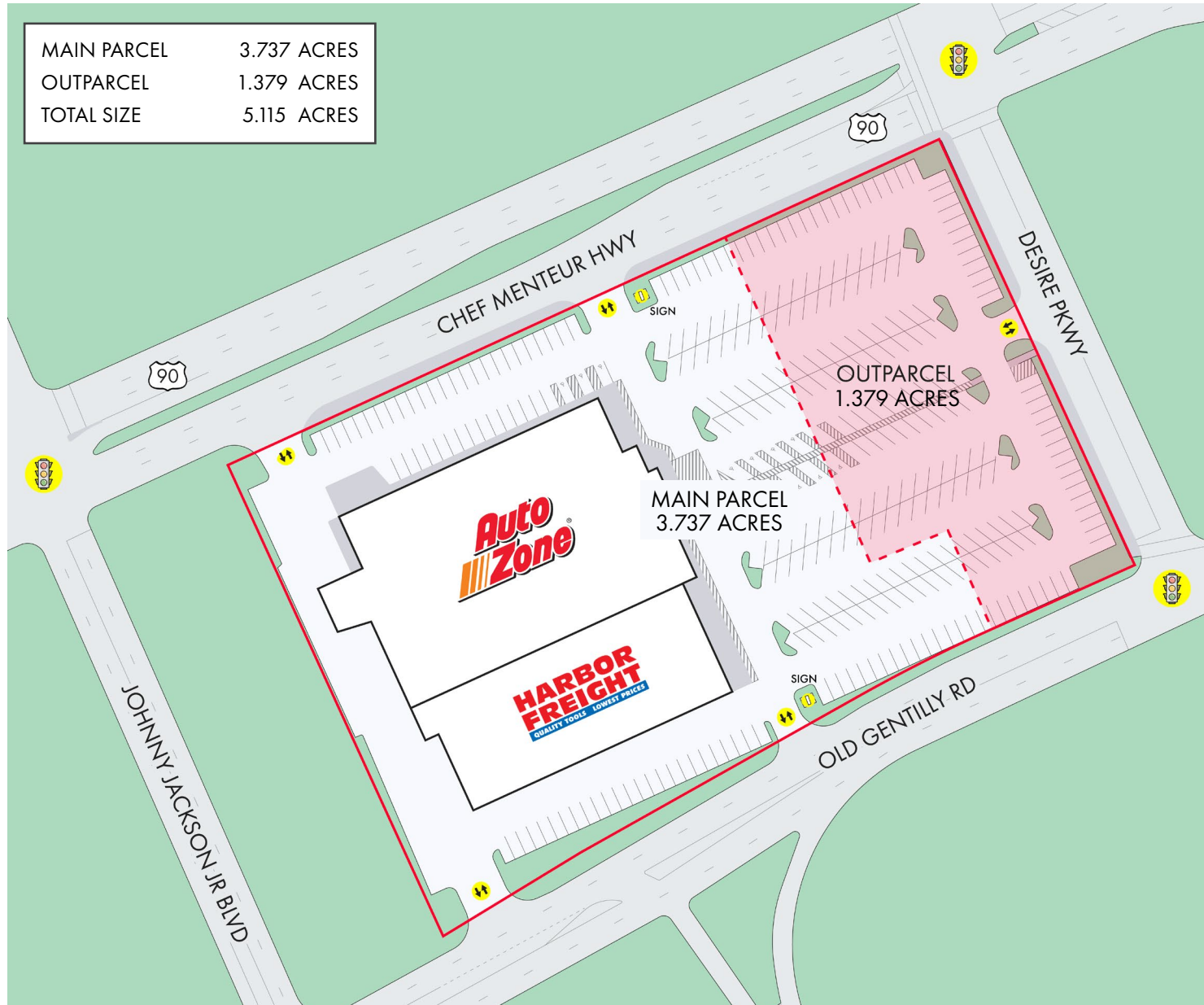


\*representative photo



# / AREA OVERVIEW /

## SITE PLAN





## / AREA OVERVIEW /





## AREA OVERVIEW







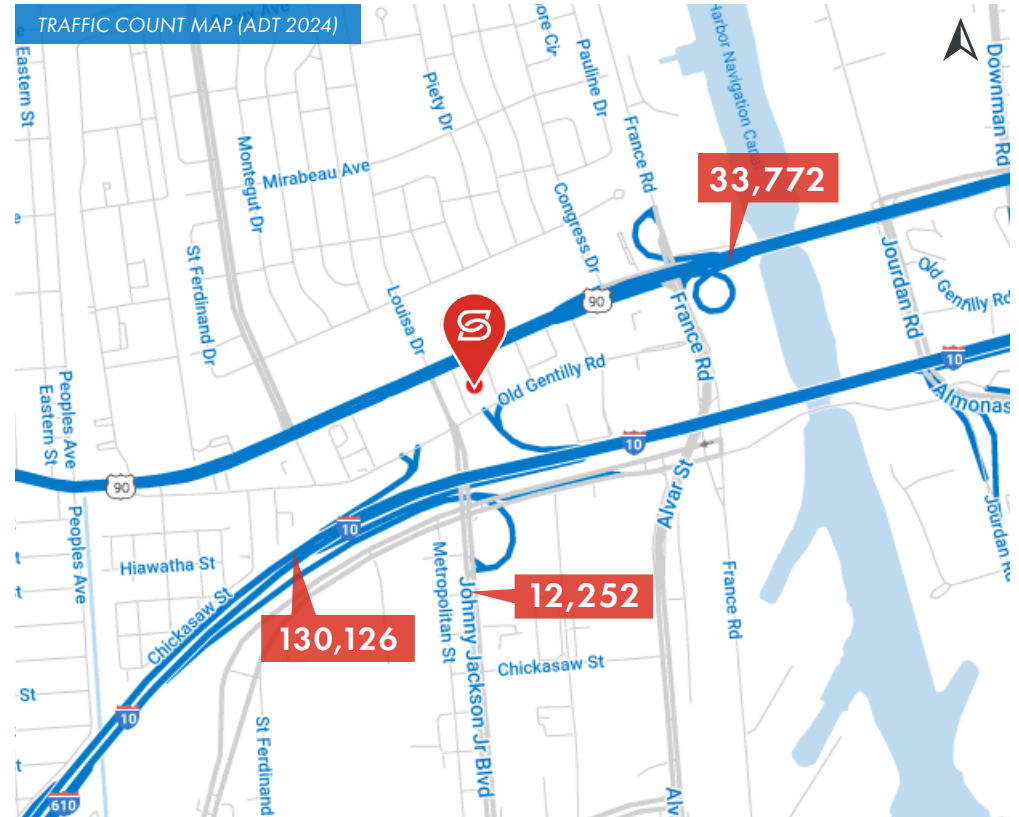
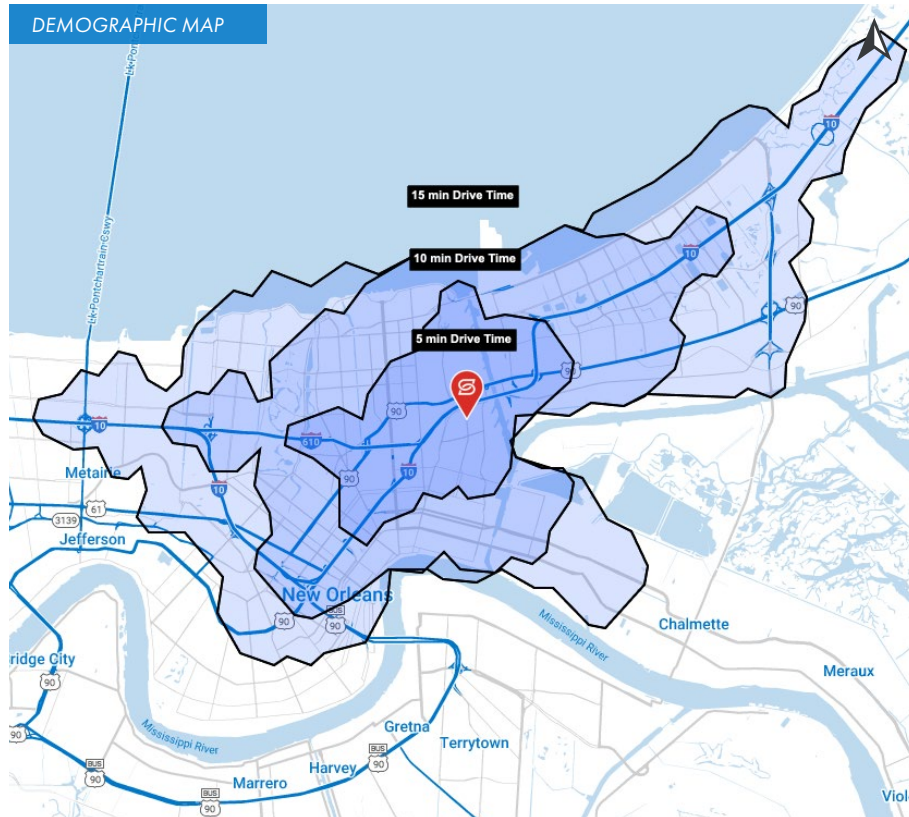









# / AREA OVERVIEW /

## DEMOGRAPHICS



## 2024 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN		5 MIN	10 MIN	15 MIN		5 MIN	10 MIN	15 MIN
<div><div>POPULATION</div></div> <div>52,761627,361839,128</div>				<div><div>AVG. HH INCOME</div></div> <div>\$53,451\$90,980\$92,885</div>				<div><div>HOUSEHOLDS</div></div> <div>23,481275,129358,029</div>			



# / DISCLAIMER & CONFIDENTIALITY /

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By acknowledging your receipt of the Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.



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HARBOR FREIGHT  
QUALITY TOOLS • LOWEST PRICES

HAND TOOLS

POWER TOOLS

**stirling**

**Auto  
Zone**

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