

Fully Leased Walmart Shadow Center

Shops at Walker

28050 Walker South Road

Walker, LA 70785



FOR SALE

Offering Price:

\$7,450,000



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Shops at Walker

Property Description: Multi-tenant, Walmart Shadow Center

Offering Price: \$7,450,000

Capitalization Rate: 7.5%

Occupancy: 100%

Building Size 37,204 Sq. Ft.

Land Size: 5.461 Acres

Utilities: Municipal Water & Sewer

Overview:

- ♦ 100% leased Walmart shadow center located on the main thoroughfare in the high-growth community of Walker, LA.
- ♦ Excellent mix of tenants, including a Dollar Tree, Sombrero's Mexican restaurant, medical, cellular, retail and other restaurants.
- ♦ Stable tenant base, with no known vacancies on the horizon.
- ♦ No deferred maintenance. The Seller recently expended \$147,600 resurfacing the entire parking area.
- ♦ Cross-easements with Walmart and signaled access from the main highway.
- ♦ Leases are largely triple-net, with Tenants responsible for their pro-rata share of taxes, property insurance and common area 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

Suite	TENANT	SQ/FT	% of Center	Lease Expiration	2025	2024	Tenant NNN Reimbursements
					Annual Base Rent	Base Rent/sf	
A.	Bourg, Chiropractor	3,000	8.06%	12/14/2029	\$27,000.00	\$9.00	\$ 10,987.76
B.	Dollar Tree	10,000	26.84%	4/30/2032	\$94,999.92	\$9.49	\$ 33,529.66
C.	Pink Petal Boutique	1,500	4.03%	8/31/2028	\$25,500.00	\$17.00	\$ 5,493.88
D.	3D Nails	1,200	3.23%	5/31/2034	\$25,034.04	\$20.86	\$ 4,403.25
E.	Pizza Hut	1,200	3.23%	10/31/2025	\$21,417.00	\$17.84	\$ 4,403.26
F.	Ivape	1,800	4.84%	4/31/2028	\$32,400.00	\$18.00	\$ 6,598.11
G.	China Wok	1,500	4.03%	4/30/2027	\$36,501.00	\$24.33	\$ 5,493.88
I.	Blu Wireless	1,800	4.84%	2/28/2027	\$41,400.00	\$23.00	\$ 6,598.11
K.	Fantastic Sam's	1,200	3.23%	8/31/2030	\$22,500.00	\$18.75	\$ 4,403.26
L.	North Oaks Clinic	3,327	8.94%	8/31/2027	\$73,194.00	\$22.00	\$ 12,187.42
M.	Game Stop	1,600	4.30%	2/28/2026	\$30,240.00	\$18.90	\$ 5,861.94
N.	Sombrero's (Storage)	1,200	3.23%	4/13/2026	\$13,920.00	\$11.60	\$ 4,403.26
O.	Color Crush	1,000	2.69%	4/30/2027	\$12,000.00	\$10.00	\$ 3,361.49
P.	Sombrero's	4,237	11.39%	4/13/2026	\$73,800.00	\$17.41	\$ 15,527.37
T.	Gracie United	2,640	6.96%	12/31/2027	\$31,680.00	\$12.00	\$ 9,488.19
Totals		37,204			\$561,585.96		\$132,740.84

Recap

Base Rent - Current	\$ 561,585.96
Expense Recovery	\$ 132,740.84
Total Gross Income	\$ 694,326.80

Expenses

Property Taxes	\$ (44,890.58)
Property Insurance	\$ (39,583.87)
Building Repairs	\$ (11,400.50)
Cleaning, Maintenance	\$ (19,475.00)
Utilities	\$ (16,499.79)
Bookkeeping	\$ (4,475.00)
Total Expenses	\$ (136,324.74)

Net Operating Income	\$ 558,002.06
Cap Rate	7.5%
Purchase Price	\$7,450,000.00





