

BASIC OFFERING MEMORANDUM

3908 Veterans Memorial Blvd, Metairie, LA



INVESTMENT OPPORTUNITY

This high-visibility, income-producing property on Veterans Memorial Blvd presents a rare opportunity to acquire a stabilized asset in the heart of Metairie's commercial corridor. With nearly 90% occupancy and a tenant mix that includes national, medical, financial, and educational users, the center offers immediate cash flow with upside through lease-up and rental growth.



PROPERTY HIGHLIGHTS

Recent Upgrades

New roof with a 20-year warranty (August 2024), state-of-the-art digital pillar signage (\$250K), and a \$150K external staircase for Blue Cliff College.

Modern Enhancements

Updated landscaping, fresh paint (2022), new cement entrances, and asphalt with thermal striping enhance curb appeal and tenant experience.

Current Tenancy

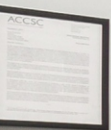
Almost Fully leased, 90% occupied shopping center, with one unit undergoing a café transformation to maximize rental income.

Accessibility

Multiple curb cuts provide ease of access from Veterans Blvd and Cleary Ave





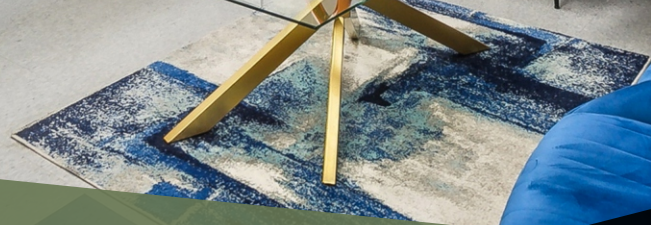
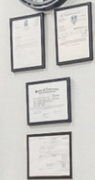


201
RECEPTION
AREA



Blue Cliff
COLLEGE

AUGUST
13





3908
SUITE B

Confidence
Real Estate









3908 VETERANS MEMORIAL BOULEVARD

Rent Roll	Size	Base Rent /Mo	Base Rent (est)	NNN /Mo	NNN /Mo (est)	Total Rent + NNN /Mo	Total (est)	Total /Annual	Total /Annual (est)
Blue Cliff College	24,685 sf	\$33,028.46	-	\$32,473.62	-	\$65,502.08	-	\$786,024.96	-
Bonvenu Bank	9,101 sf	\$22,752.50	-	\$11,972.00	-	\$34,724.50	-	\$416,694.00	-
US Coast Guard Recruiting	4,920 sf	\$11,610.00	-	\$0.00	-	\$11,610.00	-	\$139,320.00	-
Vacant Unit	2,952 sf	\$0.00	\$9,840.00	\$0.00	\$3,885.00	\$0.00	\$13,725.00	\$0.00	\$164,700.00
Gel Nail and Spa	2,432 sf	\$6,321.76	-	\$2,550.00	-	\$8,871.76	-	\$106,461.12	-
Rapid Urgent Care	1,968 sf	\$6,314.00	-	\$2,590.00	-	\$8,904.00	-	\$106,848.00	-
Gus' Fried Chicken (parking only)	n/a	\$1,200.00	-	\$0.00	-	\$1,200.00	-	\$14,400.00	-
Café	1,968 sf	\$0.00	\$6,314.00	\$0.00	\$2,590.00	\$0.00	\$8,904.00	\$0.00	\$106,848.00
Totals	48,026 sf	\$81,226.72		\$49,585.62		\$130,812.34		\$1,569,748.08	\$1,841,296.08 (est)

OFFERING DETAILS

- Size: 48,000 square foot building on a 2.77 acre site (measurements are approximate)
- Marketing Price: \$14,750,000
- Occupancy: Almost fully leased and 90% Occupied*
- Total Fixed Rent: \$974,720.64 | NNN Total Income: \$595,027.44
- Total Current Income: \$1,569,748.08
- Projected income at 100% occupancy including owner-owned unit: \$1,841,296.08
- Average Recurring Expenses: \$409,521.46
- Net Operating Income: \$1,160,226.62
- Projected Net Income if owner-unit is leased: \$1,431,774.62

*One unit is owner-owned



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