

Retail Showroom/Warehouse Sublease

6851 Veterans Memorial Boulevard Metairie, LA 70003

PROPERTY SUMMARY



Property Description

6851 Veterans is a ±92,579 SF multi-tenant retail center featuring a versatile mix of showroom, office, and warehouse space. The available unit is well-suited for large-format retail, specialty stores, or showroom users seeking prominent exposure and functional layout.

The property offers excellent visibility with storefronts facing Veterans Memorial Boulevard and rear-facing signage potential from I-10. Key features include 3-phase power, a loading dock, and an adaptable open floor plan.

Strategically located near the I-10 corridor, the site sits adjacent to Northern Tool and Office Depot and is surrounded by major national retailers including T.J. Maxx, Academy Sports, Aldi, and Planet Fitness.

Matthew Pittman, CCIM

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Property Highlights

- ±92,579 SF retail center with five tenants
- 14,808 SF available for multi-year sublease
- Great visibility from Veterans Blvd and I-10
- 3-phase power + loading dock
- Flexible showroom/office/warehouse layout
- Prime retail corridor with strong co-tenancy

Offering Summary

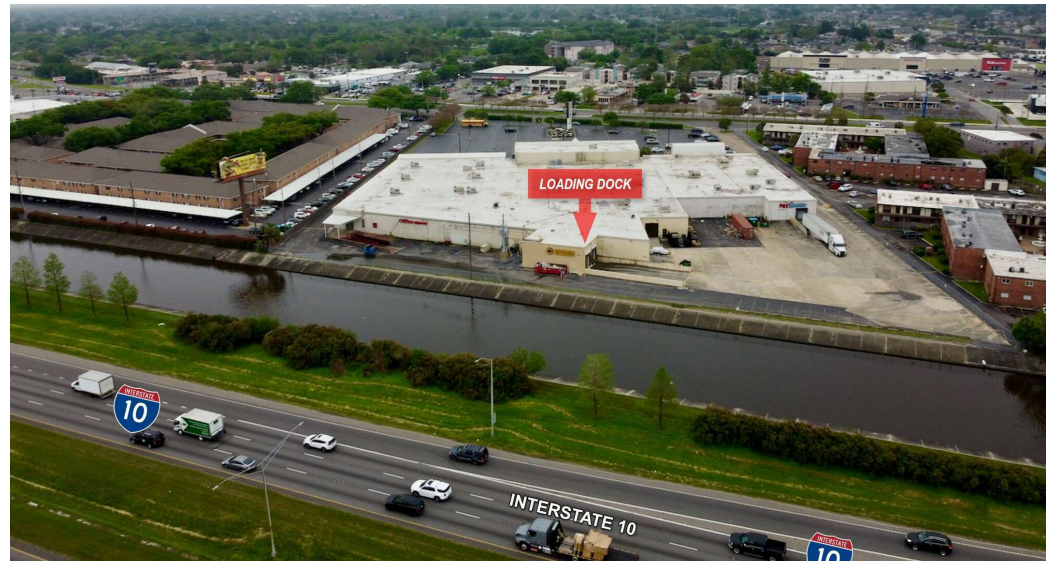
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	14,808 SF
Building Size:	92,579 SF



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ADDITIONAL PHOTOS



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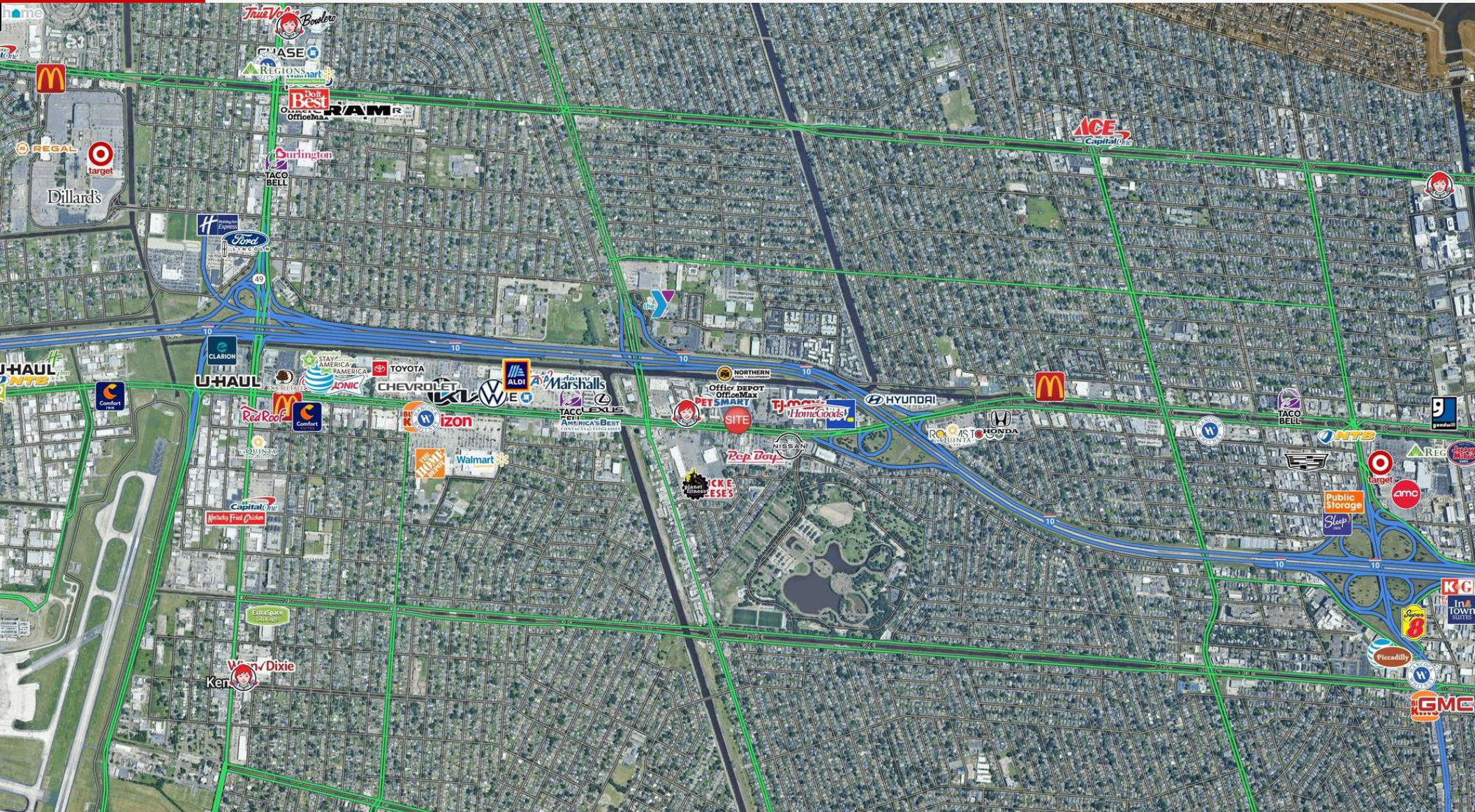
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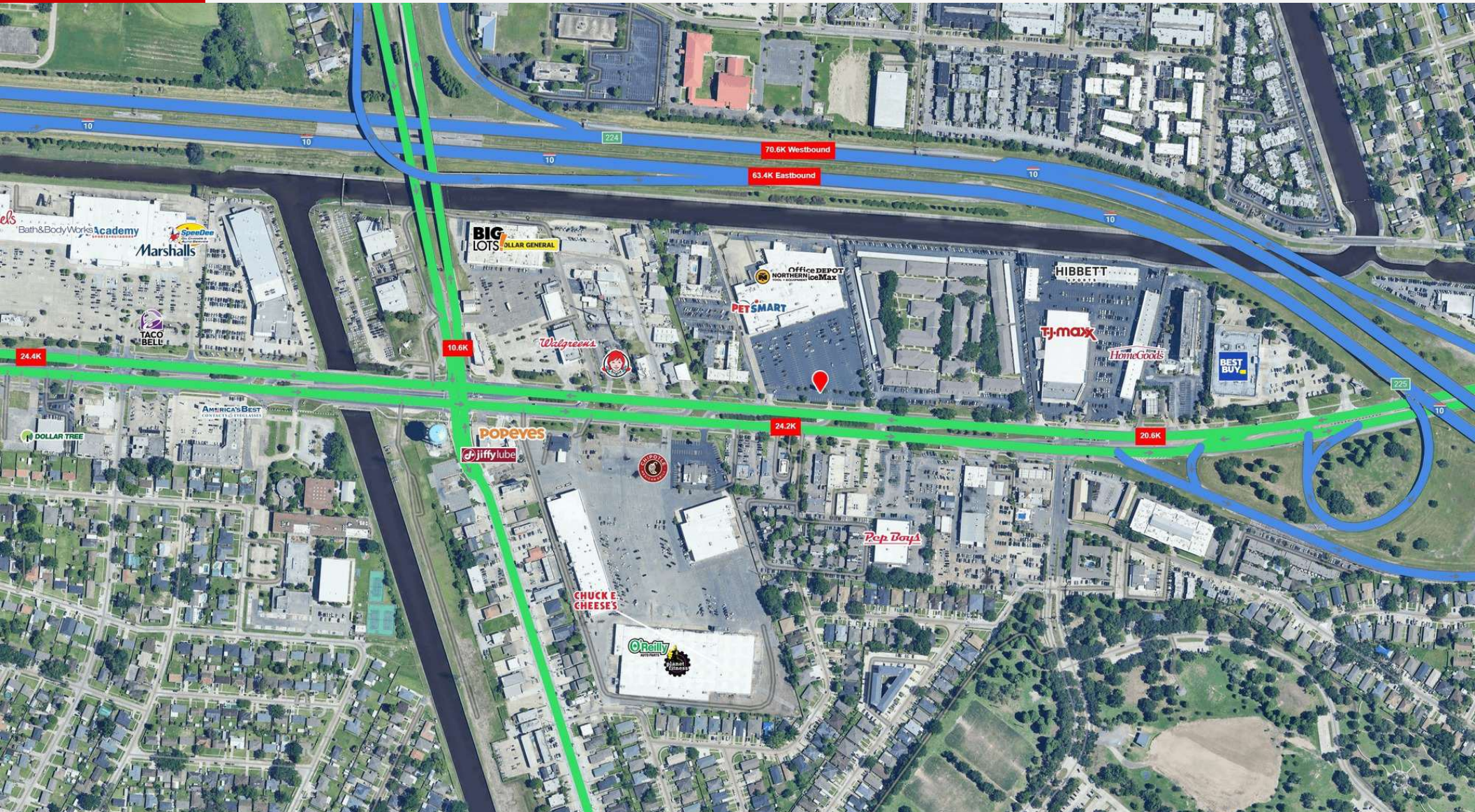
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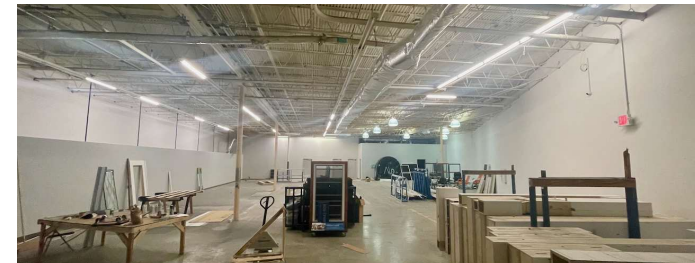
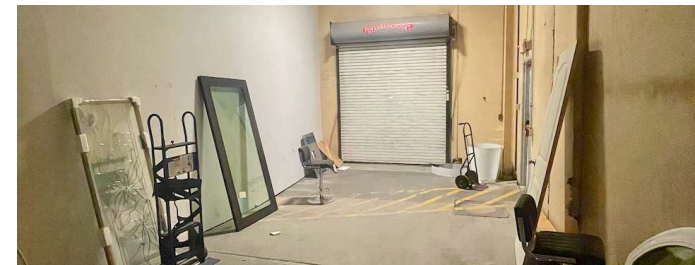
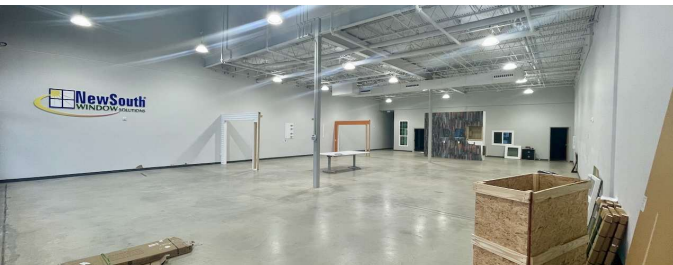
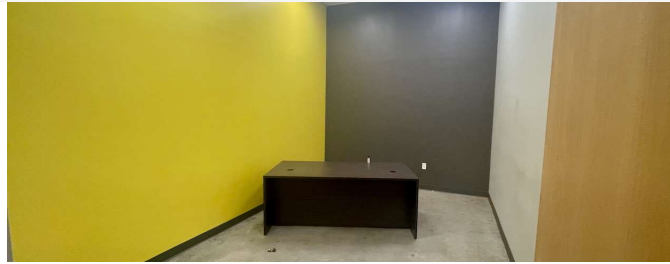
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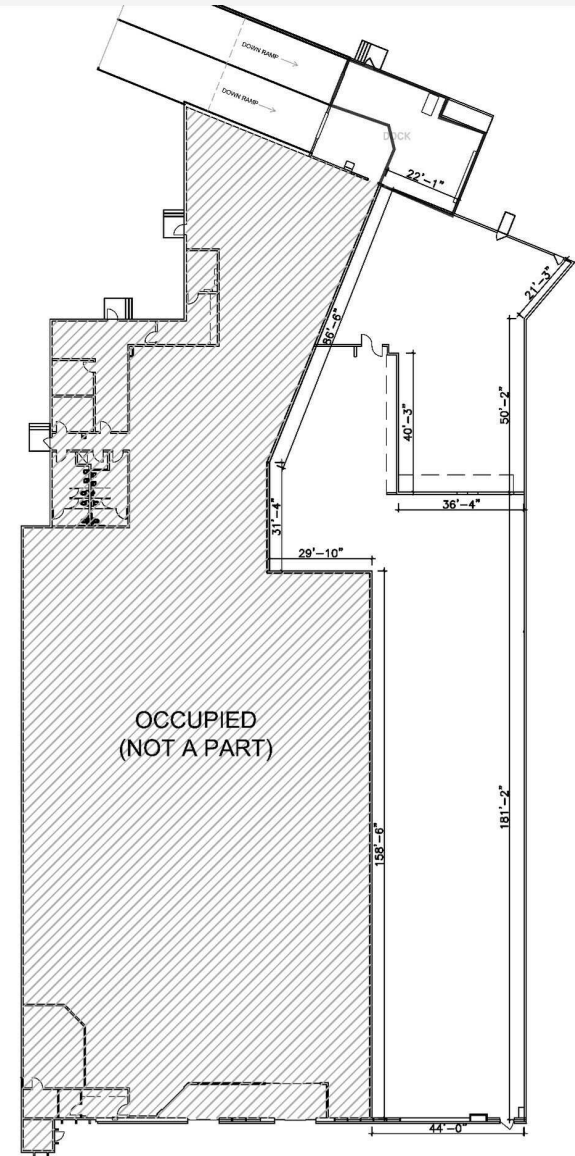
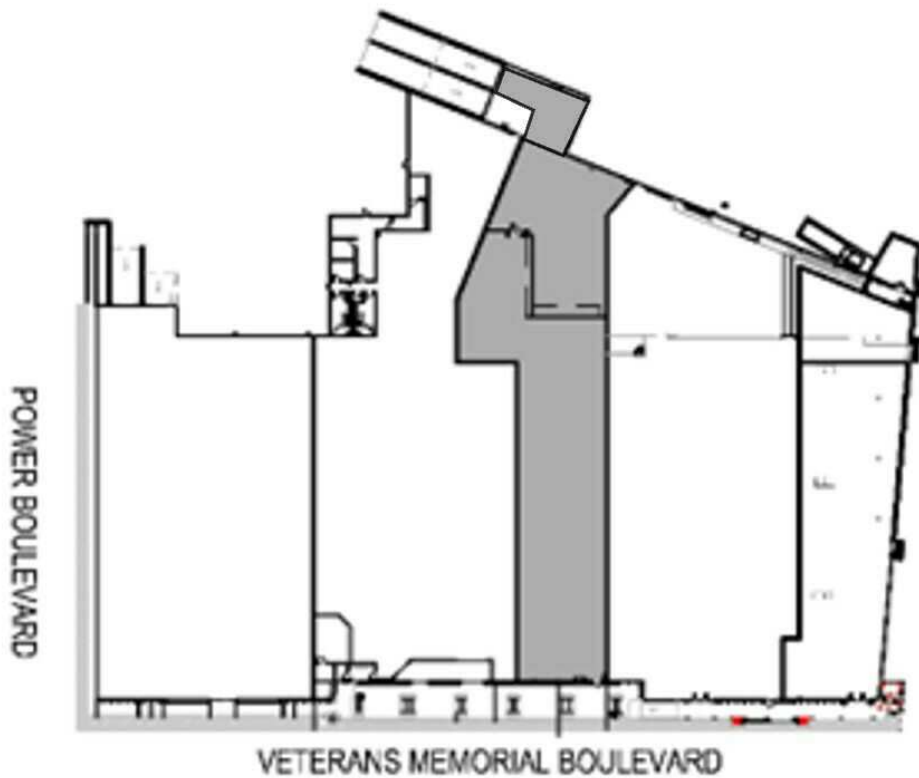
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SITE PLAN



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FLOOR PLAN



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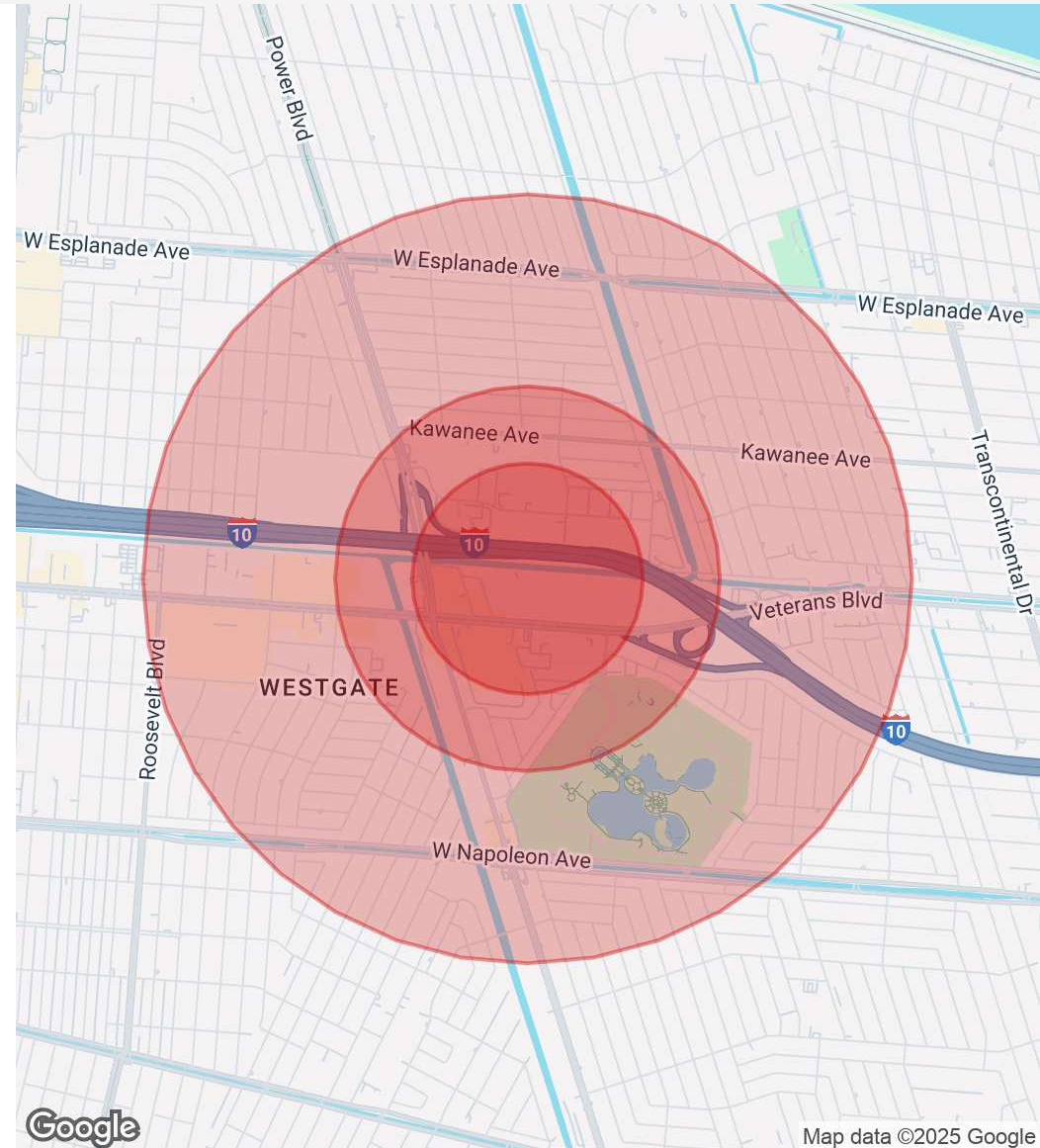
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,357	4,728	16,783
Average Age	40	37	41
Average Age (Male)	39	37	40
Average Age (Female)	41	38	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	673	2,102	6,763
# Of Persons Per HH	2	2.2	2.5
Average HH Income	\$52,557	\$58,969	\$88,737
Average House Value	\$187,901	\$199,123	\$251,820

Demographics data derived from AlphaMap



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