CONFIDENTIAL OFFERING MEMORANDUM

PLAZA 22

18780 LA-22



CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

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

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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PLAZA 22
18780 LA-22
MAUREPAS, LA 70449

executive summary

Plaza 22 presents a strategic, stabilized investment opportunity in the heart of the town's main commercial district.

Positioned as a primary retail node along LA-22 near the Diversion Canal, this property enjoys a captive customer base and consistent regional demand. With 100% occupancy across six diverse tenants, the asset offers an immediate, reliable income stream with potential for yield enhancement.

The property occupies a premier, highly visible site along LA-22, a vital thoroughfare for local commuters and recreational traffic headed toward the Diversion Canal and the interstate. Residents and visitors benefit from the center's convenience, while the proximity to Interstate 10 – only 15 minutes away – ensures seamless connectivity to the broader regional logistics and employment networks.



HIGHLIGHTS

- ±11,620 SF of space under roof, in addition to ±1,000 SF extended patio
- Fully occupied shopping center located on Hwy 22
- Main commercial area for Maurepas
- Value add opportunity by converting leases from Modified Gross to Triple Net
- 8,882 AADT (2025)

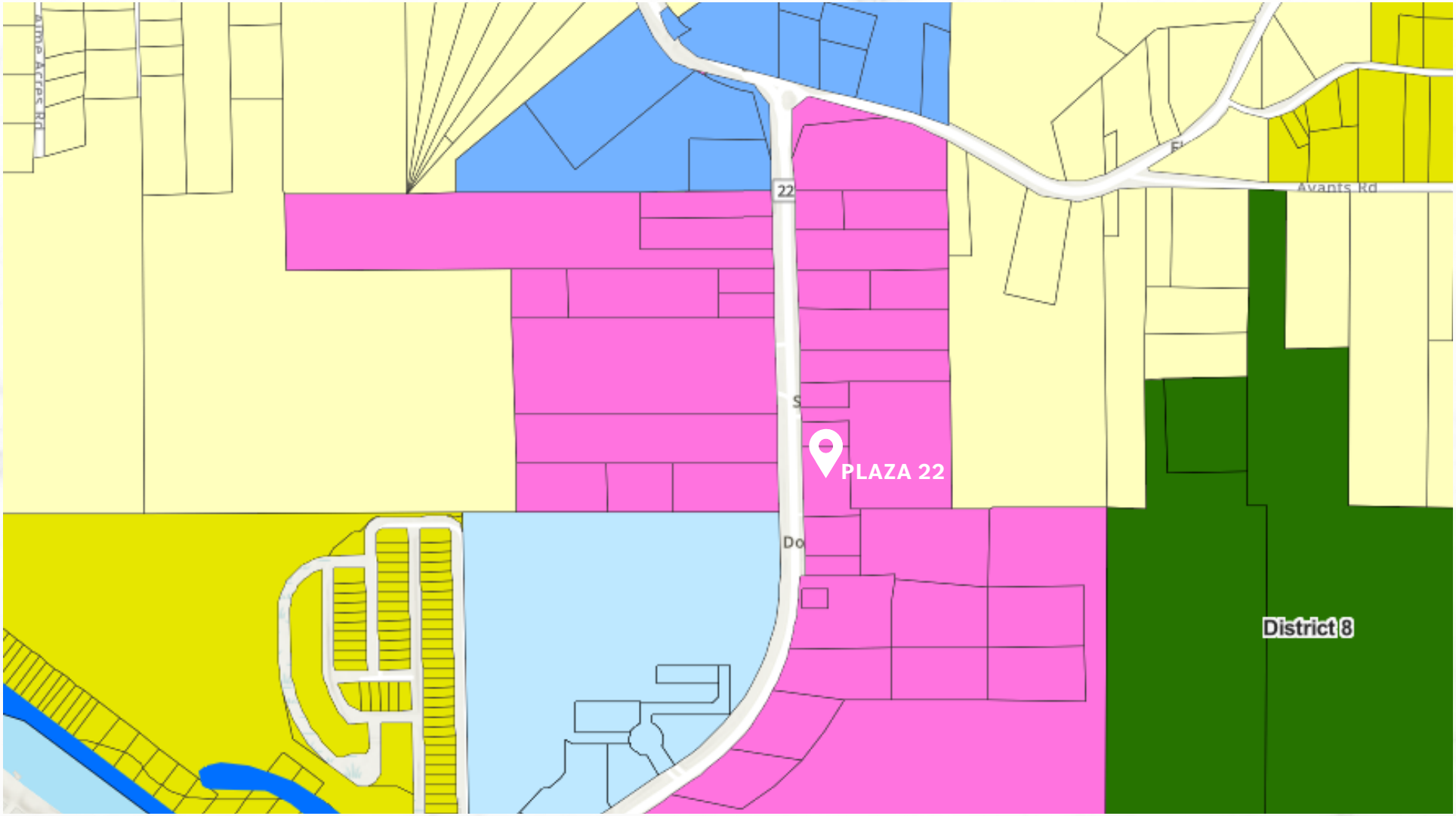
PROPERTY OVERVIEW

Rentable SF	±11,620 SF
Lot Size	0.61 Acres
Price	$1,250,000
NOI	$95,792.82
CAP Rate	7.66%

property highlights



property zoning

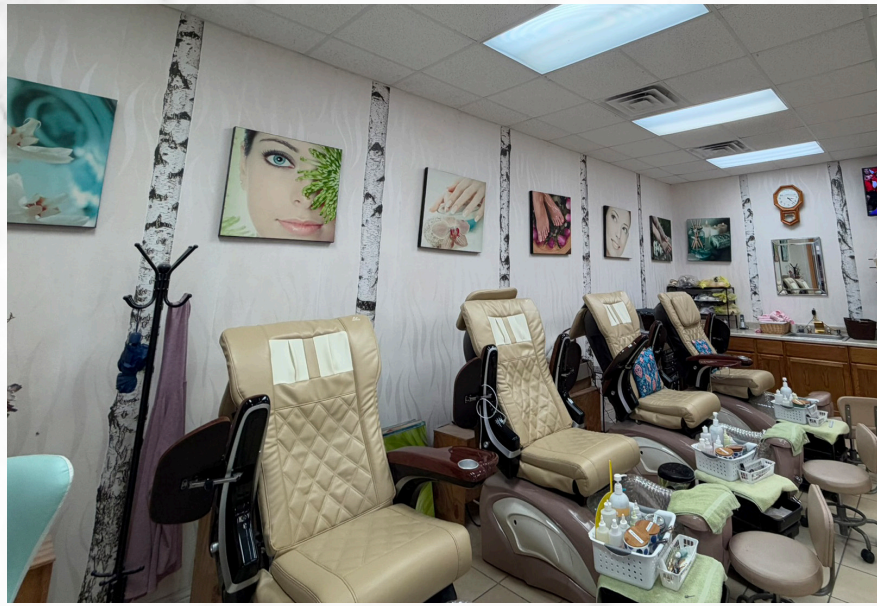


SMALL NEIGHBORHOOD BUSINESS
LIGHT COMMERCIAL
MIXED-USE PLANNED DEVELOPMENT
RURAL SINGLE FAMILY RESIDENTIAL
SINGLE FAMILY RESIDENTIAL
AGRICULTURAL




Please
Sign in
Thank
You
JUST 4 HIM
MEN'S HAIRCUTS


CROWN & PEARL
FIGHT
believer
JEWELRY

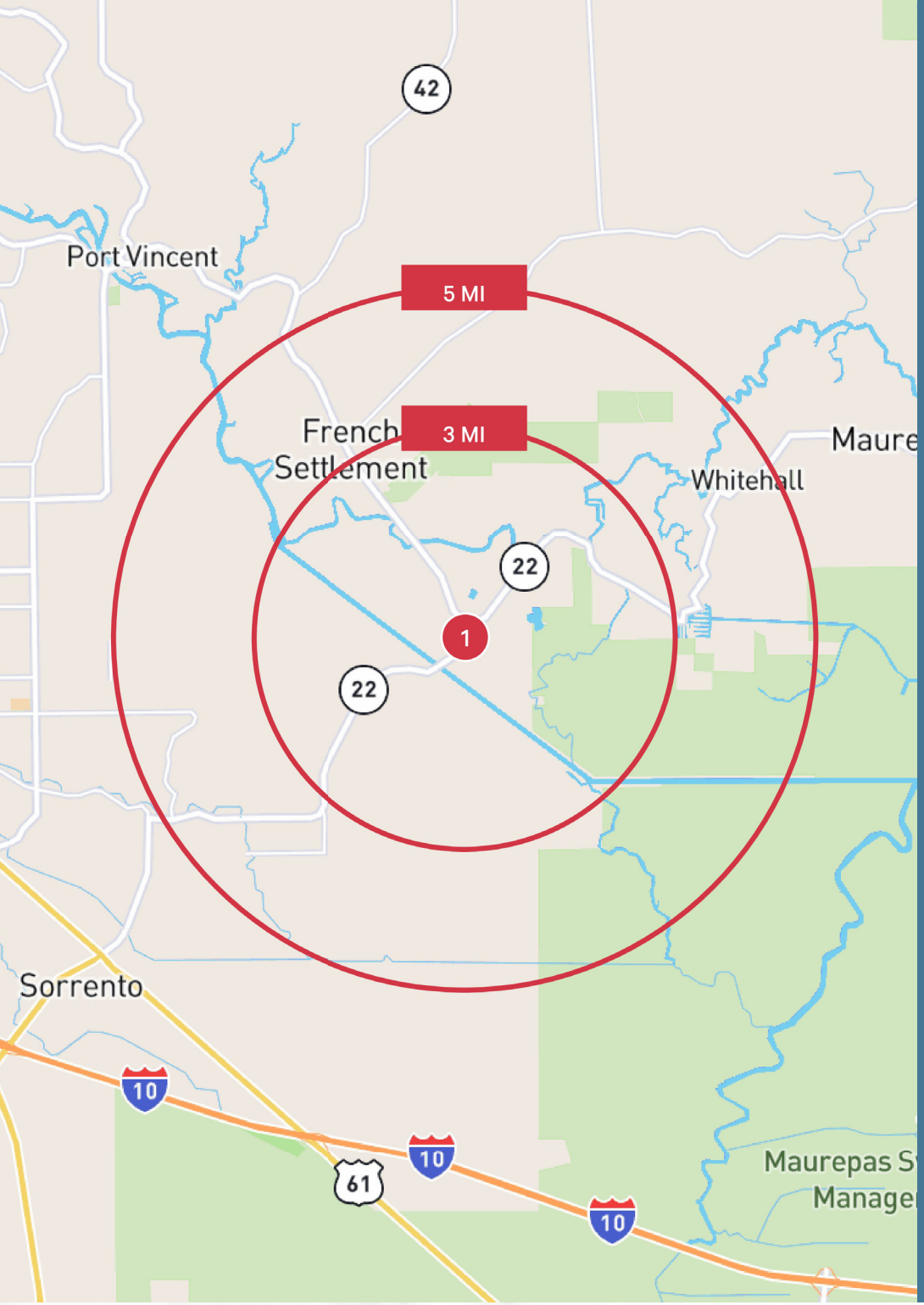



Diversion Pizza
JUST HEM
CROWN & PEARL
OPEN


CROWN & PEARL
COIN LAUNDRY
MAGIC NAILS
Charlie B's
DAIQUIRIS
DRIVE THRU


Diversion Pizza
MAGIC NAILS


CONTRACTOR STALLS



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	3 MILES	5 MILES
POPULATION		
2025 Population	2,899	10,625
2030 Population - Projection	3,060	11,197
2020-2025 Annual Population	1.48%	1.33%
GENERATIONS		
Generation Alpha	12.7%	11.9%
Generation Z	17.6%	19.8%
Millennials	21.9%	22.2%
Generation X	22.6%	22.4%
Baby Boomers	22.2%	21.0%
Greatest Generations	3.0%	2.8%
HOUSEHOLD INCOME		
Average Household Income	$107,226	$111,500
Median Household Income	$80,139	$78,604
HOUSING VALUE		
Median Home Price	$356,230	$328,706
Average Home Price	$377,411	$349,622
HOUSING UNITS		
Owner-Occupied Housing	67.0%	72.8%
Renter-Occupied Housing	13.1%	13.0%

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