

RETAIL LEASEHOLD INVESTMENT | **FOR SALE**

Park Avenue Place Shopping Center

Centrally Located Mid-City Retail Center

512-514 CITY PARK AVENUE, NEW ORLEANS, LA 70119

201 St. Charles Ave. Suite 3811
New Orleans, LA 70170
504.581.5005 | corp-realty.com

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100% Leased Mid-City Retail Leasehold | Investment Opportunity

PARK AVENUE PLACE | 512-514 CITY PARK AVENUE, NEW ORLEANS, LA 70119

PROPERTY DESCRIPTION

Park Avenue Place Shopping Center offers a fully leased retail investment opportunity located at 512–514 City Park Avenue in New Orleans. The center is 100% leased, with recently executed long-term leases—including a high-credit federal government tenant—providing immediate income and a strong base of committed tenancy.

The offering consists of a desirable leasehold interest with a primary ground lease term extending through May 9, 2039. Two additional 10-year renewal options could extend the term through May 9, 2059, providing up to approximately 32 years of potential leasehold control if both options are exercised.

The 2027 projected NOI after ground rent is approximately $225,000. Scheduled tenant rent escalations support future income growth, and the 10-year projection reflects the ground lease's scheduled rent increases.

Positioned along a high-visibility corridor near City Park and Delgado, this fully leased property presents an attractive opportunity for investors seeking income-producing retail real estate in the Greater New Orleans market.

Due diligence vault access is available upon request.

PROPERTY OVERVIEW

SIZE	15,450-sf including the 2,800-sf drive-thru building
NOI	$225,000
PARKING	94 spaces
ZONING	HU-MU - Neighborhood Mixed Use District

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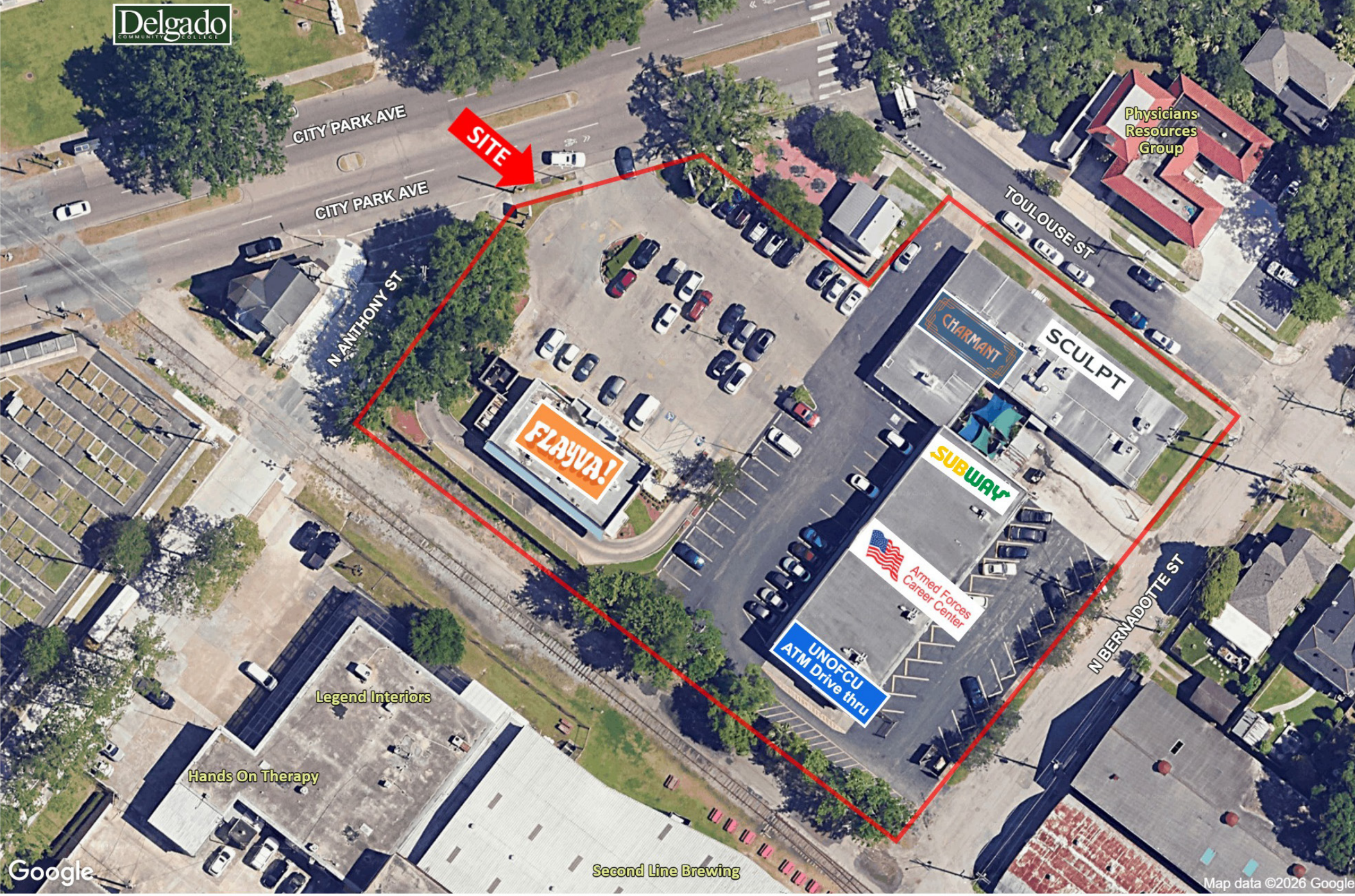
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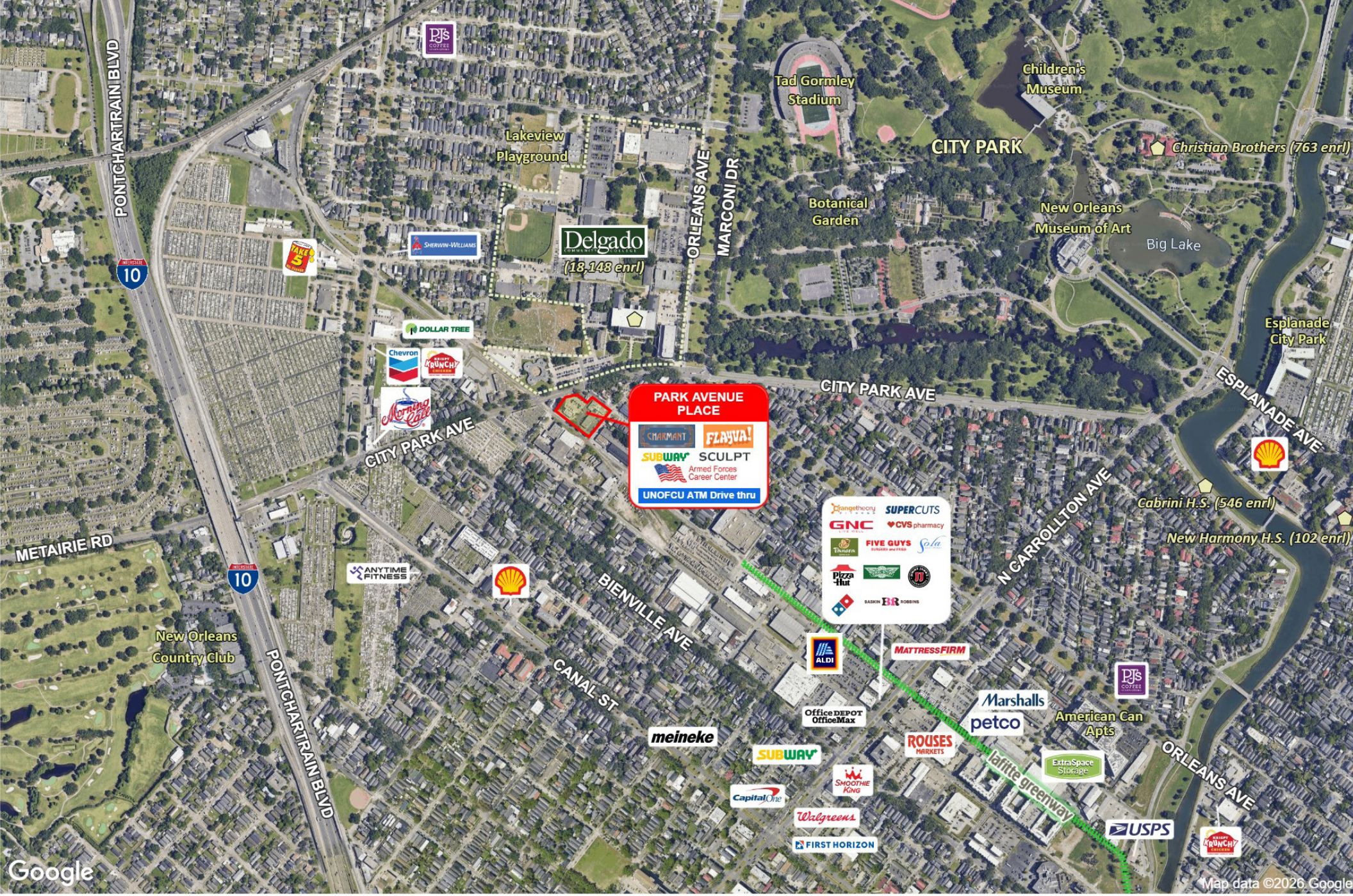


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Demographics (Est. 2026)

	3 mins	5 mins	10 mins
Population	18,473	34,477	131,757
Average HH Income	$114,257	$123,155	$109,306
Median HH Income	$80,691	$87,050	$76,730
Daytime Population	9,267	17,251	76,959



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
_____		_____	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____