

River Chase

SHOPPING CENTER

SEC OF INTERSTATE 12 & LA HIGHWAY 12 | COVINGTON, LA

stirling

RHONDA SHARKAWY
Office: 504-523-4481
Direct: 504-620-8145
rsharkawy@stirlingprop.com

River Chase

SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA

FOR LEASE

AVAILABILITY

- 1,410 SF (Prior Nutrishop) ~20' x 70'
- 4,500 SF (Existing D'Villa Nail Spa) 40.9' x 110'
- Future Construction - Up to 90,000 SF of Retail GLA Retail, Restaurant, Office and Hotel Outparcels ranging from 1.24 Acres - 6.5+ Acres

PROPERTY OVERVIEW

- 253+ Acres / Approximately 996,000 SF GLA
- A master-planned, mixed-use development

TENANTS

Sam's Club, Target, Belk, JCPenney, Rooms To Go, Holiday Inn Express, Best Buy, River Chase Self Storage, Ross Dress for Less, Marshalls, Michaels, Ochsner Health Center for Children, Chuck E. Cheese's, ULTA Beauty, Shoe Station, Five Below, Shades, Hallmark, St. Tammany Parish Sheriff's Office, Hibbett, Cato, Carter's, Men's Wearhouse, D'Villa Nail Spa, Bath & Body Works, 1.50 Golf, Kay Jewelers, Verizon, Sally Beauty, Jersey Mike's, QDOBA, River Chase Cleaners, Great Clips, and Playa Bowls.

Outparcel Tenants: Walk-On's Sports Bistreaux, Pedros Tacos & Tequila Bar, Regions Bank, Schumacher Homes, Texaco, Wendy's, Chick-fil-A, and Taco Bell.



PROPERTY HIGHLIGHTS

- 2nd Largest Open-Air Shopping Center in Louisiana by RSF
- 3rd Most Visited Open-Air Shopping Center in Louisiana with nearly 7.7 Million Visits *Placer.ai 2025*
- Nearly 4 dozen national and regional retailers and restaurants
- Interstate 12 is one of the nation's fastest growing corridors
- Access, Convenience, and Visibility - 2 Interchanges
- Louisiana Economic Development (LED) Certified site
- Zoning in place for Retail, Outparcels, Office and Multi-Family
- On-Site Residential - 112 patio homes, 143 Townhomes, and 536 multi-family units
- The Offices at River Chase
  - Buildings I, II & III: Combined 111,740 SF Class A Office Space
  - River Chase Village: (6) 4,800 SF Pad Sites *Under Construction*

Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

RHONDA SHARKAWY
Office: 504-523-4481
Direct: 504-620-8145
rsharkawy@stirlingprop.com

River Chase

SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA



Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

RHONDA SHARKAWY
Office: 504-523-4481
Direct: 504-620-8145
rsharkawy@stirlingprop.com

River Chase
SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA

Click image for larger view

	SPACE NAME	BLDG. AREA	PARKING	RATIO
A	JC PENNEY (232' X 348')	80,736 S.F.	1,504 CARS	4.47 CARS/ 1,000 S.F.
B				
C	SHOE STATION (80'x125')	10,000 S.F.		
D	FIVE BELOW (75'x100')	7,500 S.F.		
E	ROSS DRESS FOR LESS (160'x188.7')	30,186 S.F.		
F	MARSHALL'S (150'x200')	30,000 S.F.		
G	TARGET (+/– 9.55 ACRES)	123,735 S.F.		
H I	OCHSNER PEDIATRICS (151' X 120')	18,296 S.F.		
S	BEST BUY	31,042 S.F.		
T	HIBBETTS	5,000 S.F.		
	RETAIL TOTALS	336,495 SF		
	EXISTING TOTALS	336,495 S.F.	1,504 CARS	

RETAIL BUILDING	11,400 S.F.
CHICK FIL A	4,686 S.F.
TACO BELL	2,736 S.F.
PEDRO'S TACOS AND TEQUILA BAR	5,619 S.F.
REGIONS	5,320 S.F.
MEN'S WEARHOUSE	5,000 S.F.
AVAILABLE (EXISTING D'VILLA NAIL SPA 40.9' x 110')	4,500 S.F.
TOTAL BUILDING AREA	39,261 S.F.

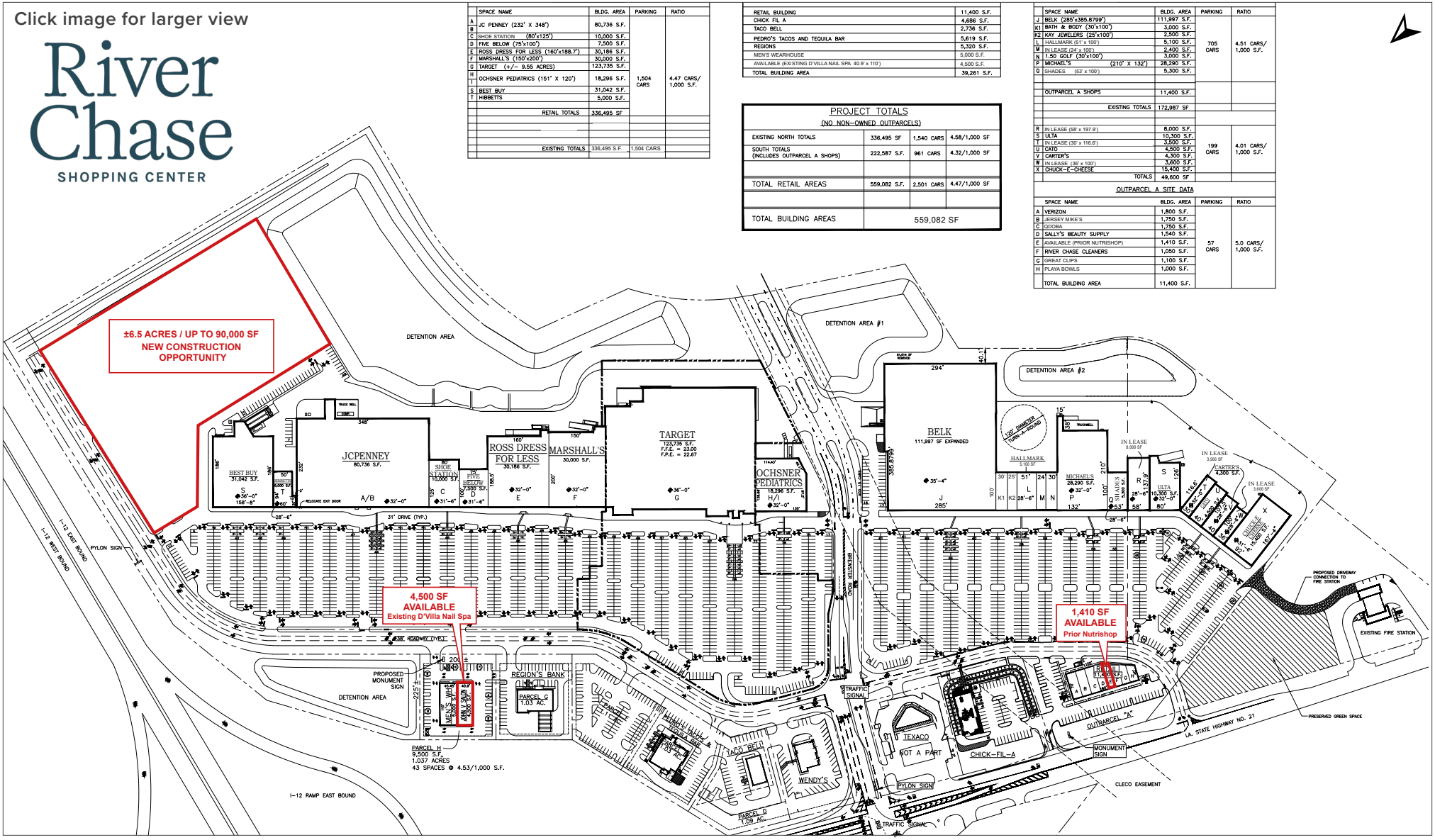
PROJECT TOTALS
(NO NON-OWNED OUTPARCELS)

EXISTING NORTH TOTALS	336,495 SF	1,540 CARS	4.58/1,000 SF
SOUTH TOTALS (INCLUDES OUTPARCEL A SHOPS)	222,587 S.F.	961 CARS	4.32/1,000 SF
TOTAL RETAIL AREAS	559,082 S.F.	2,501 CARS	4.47/1,000 SF
TOTAL BUILDING AREAS	559,082 SF		

	SPACE NAME	BLDG. AREA	PARKING	RATIO
J	BELK (285'x385.8799')	111,997 S.F.	705 CARS	4.51 CARS/ 1,000 S.F.
K1	BATH & BODY (30'x100')	3,000 S.F.		
K2	KAY JEWELERS (25'x100')	2,500 S.F.		
L	HALLMARK (51' x 100')	5,100 S.F.		
M	IN LEASE (24' x 100')	2,400 S.F.		
N	1.50 GOLF (30'x100')	3,000 S.F.		
P	MICHAEL'S (210' X 132')	28,290 S.F.		
Q	SHADES (53' x 100')	5,300 S.F.		
	OUTPARCEL A SHOPS	11,400 S.F.		
	EXISTING TOTALS	172,987 SF		
R	IN LEASE (58' x 197.9')	8,000 S.F.	199 CARS	4.01 CARS/ 1,000 S.F.
S	ULTA	10,300 S.F.		
T	IN LEASE (30' x 116.6')	3,500 S.F.		
U	CATO	4,500 S.F.		
V	CARTER'S	4,300 S.F.		
W	IN LEASE (36' x 100')	3,600 S.F.		
X	CHUCK-E-CHEESE	15,400 S.F.		
	TOTALS	49,600 SF		

OUTPARCEL A SITE DATA

	SPACE NAME	BLDG. AREA	PARKING	RATIO
A	VERIZON	1,800 S.F.	57 CARS	5.0 CARS/ 1,000 S.F.
B	JERSEY MIKE'S	1,750 S.F.		
C	QDOBA	1,750 S.F.		
D	SALLY'S BEAUTY SUPPLY	1,540 S.F.		
E	AVAILABLE (PRIOR NUTRISHOP)	1,410 S.F.		
F	RIVER CHASE CLEANERS	1,050 S.F.		
G	GREAT CLIPS	1,100 S.F.		
H	PLAYA BOWLS	1,000 S.F.		
	TOTAL BUILDING AREA	11,400 S.F.		



Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

RHONDA SHARKAWY
Office: 504-523-4481
Direct: 504-620-8145
rsharkawy@stirlingprop.com

River Chase
SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA

Click image for larger view



Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

RHONDA SHARKAWY
Office: 504-523-4481
Direct: 504-620-8145
rsharkawy@stirlingprop.com

River Chase
SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA

















Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

RHONDA SHARKAWY
Office: 504-523-4481
Direct: 504-620-8145
rsharkawy@stirlingprop.com

River Chase
SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA

RESIDENTIAL

- **The Preserve at River Chase**
  76 high-end patio homes
- **River Chase Townhomes**
  Planned 143 townhomes & 36 home lots
- **Retreat at River Chase**
  296-unit townhome-style luxury complex
- **Brewster Commons at River Chase**
  a 240-unit multi-family development


THE PRESERVE AT RIVER CHASE


BREWSTER COMMONS

SERVICE

- River Chase Self Storage
- St. Tammany Parish Sheriff's Office Substation



THE OFFICES @ RIVER CHASE

- **Offices I** 44,371 SF Class A office building.
- **Offices II** 50,178 SF Class A office building.
- **Offices III** 17,190 SF office building. *Under Construction. Opening Q1 2027.*
- **River Chase Village** Garden-style office park with (6) 4,800-SF pad sites. *Under Construction.*
- 43-acre office campus capable of accommodating Class A multi- or single-tenant office buildings with up to 600,000 rentable SF.
- Entire project is LEED Certifiable and Louisiana Economic Development Certified. High speed fiber optics, back-up power, and abundant garage and surface parking.


OFFICES @ RIVER CHASE II


OFFICES @ RIVER CHASE I


RIVER CHASE VILLAGE

Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

RHONDA SHARKAWY
Office: 504-523-4481
Direct: 504-620-8145
rsharkawy@stirlingprop.com

River Chase
SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA









Images on this Page Altered to Show Updated Signage

Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

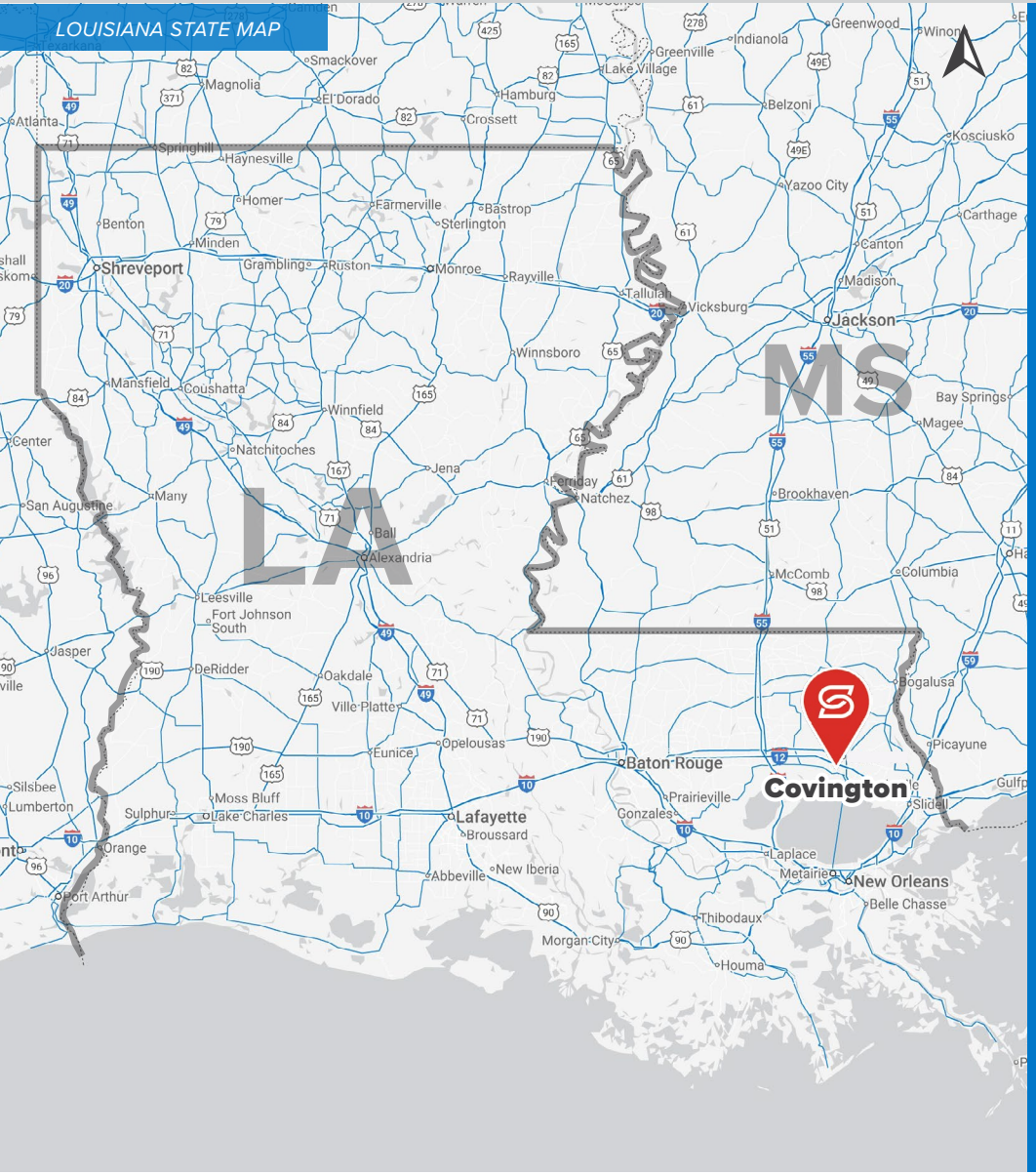
RHONDA SHARKAWY
Office: 504-523-4481
Direct: 504-620-8145
rsharkawy@stirlingprop.com

River Chase

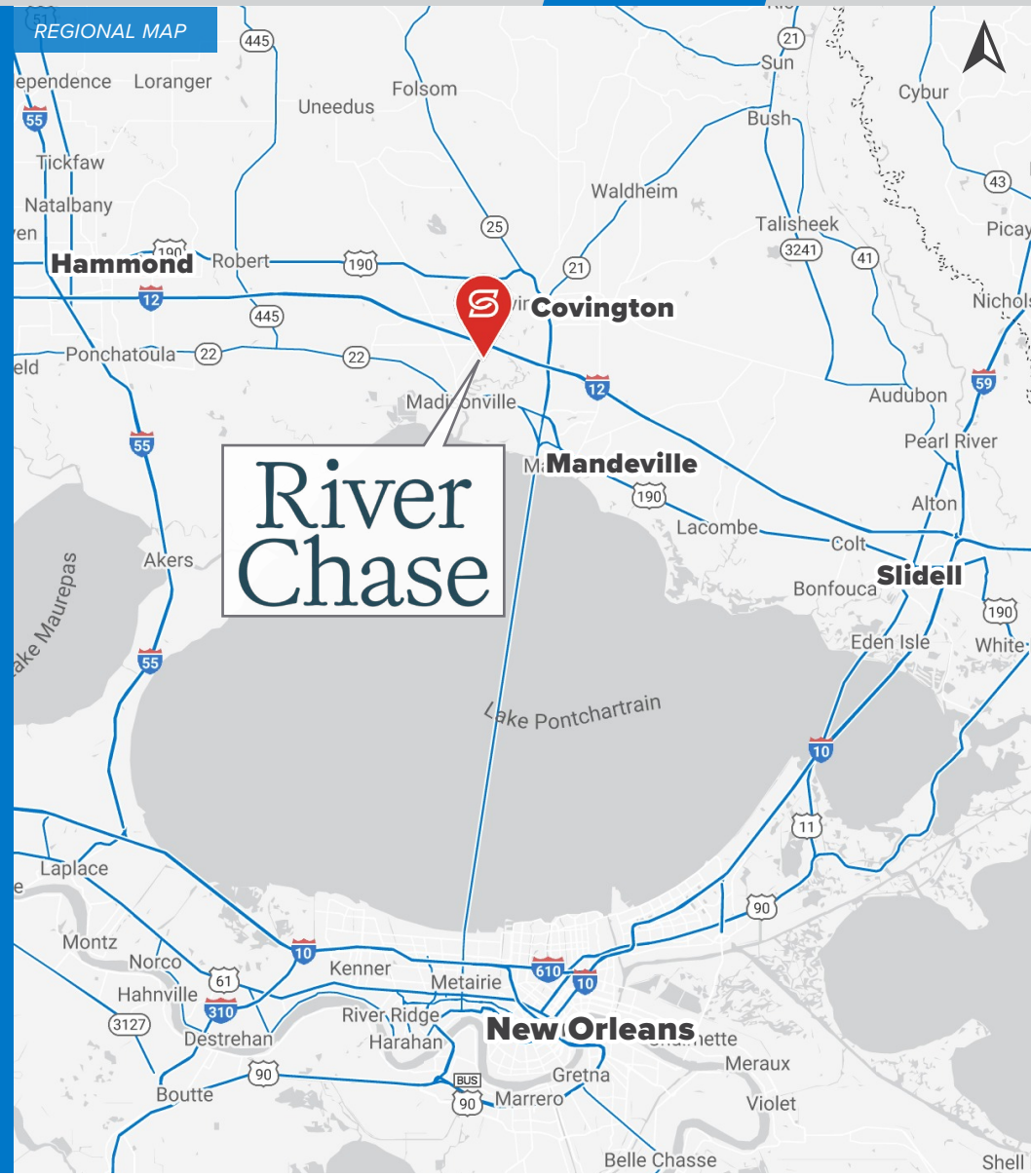
SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA

LOUISIANA STATE MAP



REGIONAL MAP



Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

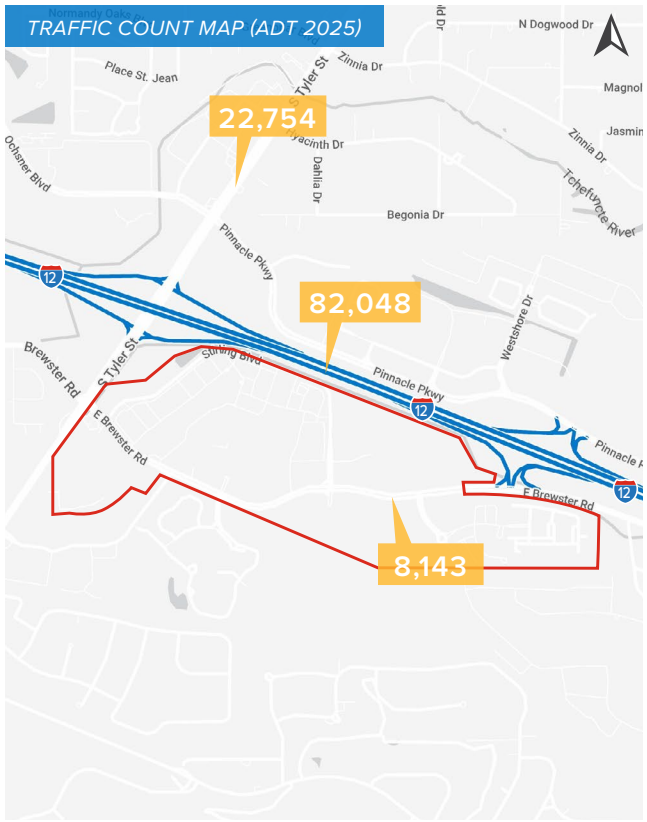
stirling

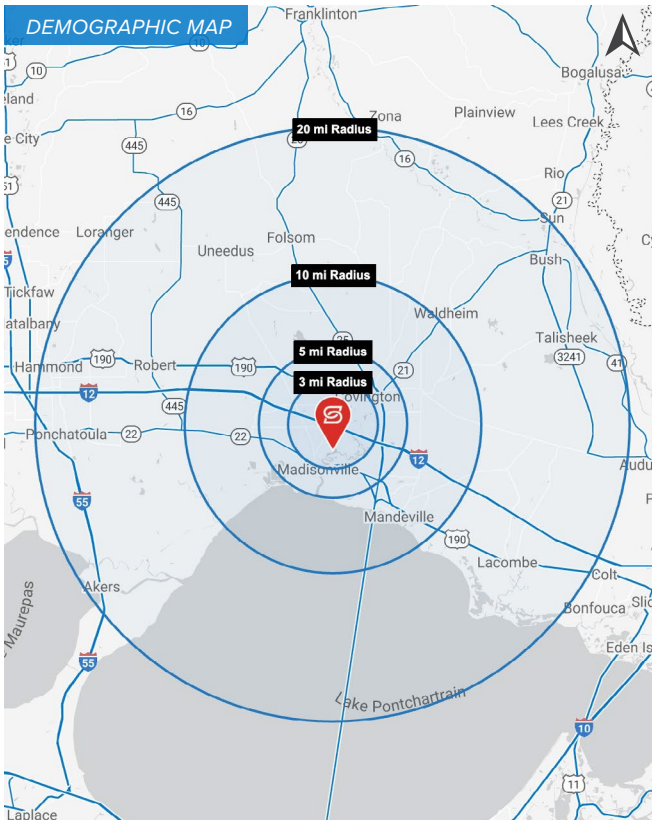
RHONDA SHARKAWY
Office: 504-523-4481
Direct: 504-620-8145
rsharkawy@stirlingprop.com

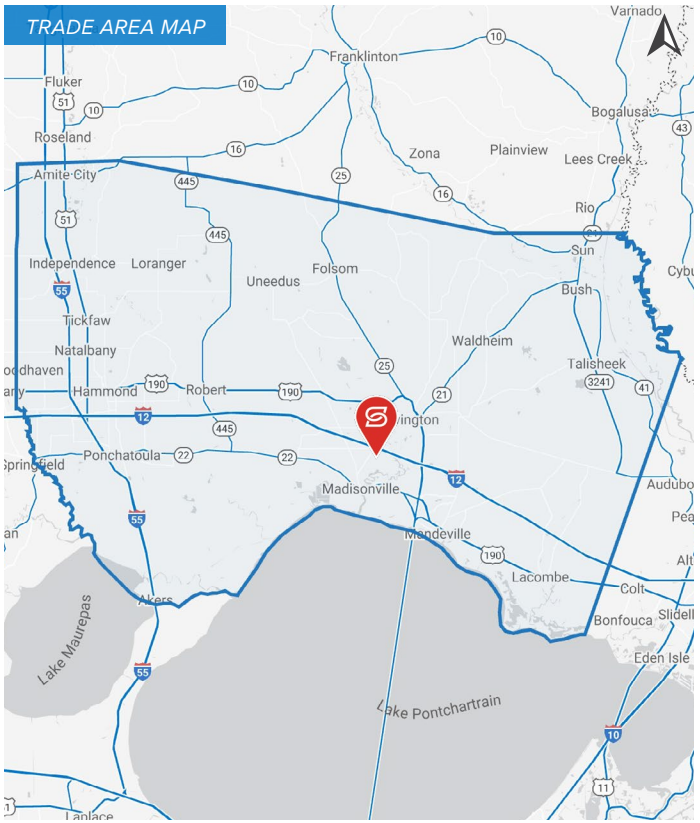
River Chase

SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA







2026 DEMOGRAPHICS

POPULATION	3 MI	5 MI	10 M	20 MI	TRADE AREA
	28,639	76,130	144,286	237,4097	294,344

AVG. HH INCOME	3 MI	5 MI	10 M	20 MI	TRADE AREA
	$153,546	$139,706	$136,771	$120,687	$112,703

Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK