



River Chase



COVINGTON, LA

ROOMS TO GO

ROOMS TO GO

stirling

## FOR LEASE

### AVAILABILITY

- 1,750 SF (Existing GameStop - Potentially Available) 25' x 70'
- 3,065 SF (Prior Zoes Kitchen) Free-standing Building
- 3,500 SF (Prior The Children's Place) 30' x 116.6'
- 3,600 SF (Prior Justice) 36' x 100'
- Future Construction - Up to 90,000 SF of Retail GLA Retail, Restaurant, Office and Hotel Outparcels ranging from 1.08 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 Carnival, Rustic House Furniture, Five Below, Shades, Hallmark, St. Tammany Parish Sheriff's Office, Hibbett, Men's Wearhouse, John V Salon & Spa, Cato, Carter's, Dickey's Barbecue Pit, Kay Jewelers, Bath & Body Works, 1.50 Golf, Verizon, Sally Beauty, Jersey Mike's, GameStop, River Chase Cleaners, Nutrishop, Great Clips, and Playa Bowls. Outparcel Tenants: Walk-On's Sports Bistreaux, Pedros Tacos & Tequila Bar, Regions Bank, Texaco, Wendy's, Chick-fil-A, and Taco Bell.

### MARKET AREA

Retailers looking to take advantage of the strong demographics on the Northshore will want to consider River Chase located at the intersection of Interstate 12 and Louisiana Highway 21. Anchored by Sam's Club, Target, Belk, JCPenney, Best Buy, and Rooms To Go, this retail center is the largest shopping destination in St. Tammany Parish and one of the largest open-air shopping centers in Louisiana.



### HIGHLIGHTS

- 3rd Most Visited Open-Air Shopping Center in Louisiana with nearly 7.3 Million Visits in 2024 (Placer.ai)
- 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
- Offices @ River Chase
  - Phase I: 44,371 SF Class A Office Building
  - Phase II: 50,178 SF Class A Office Building
  - Phase III: 16,450 SF Building Under Construction - Opening Q3 2025



Click image for larger view

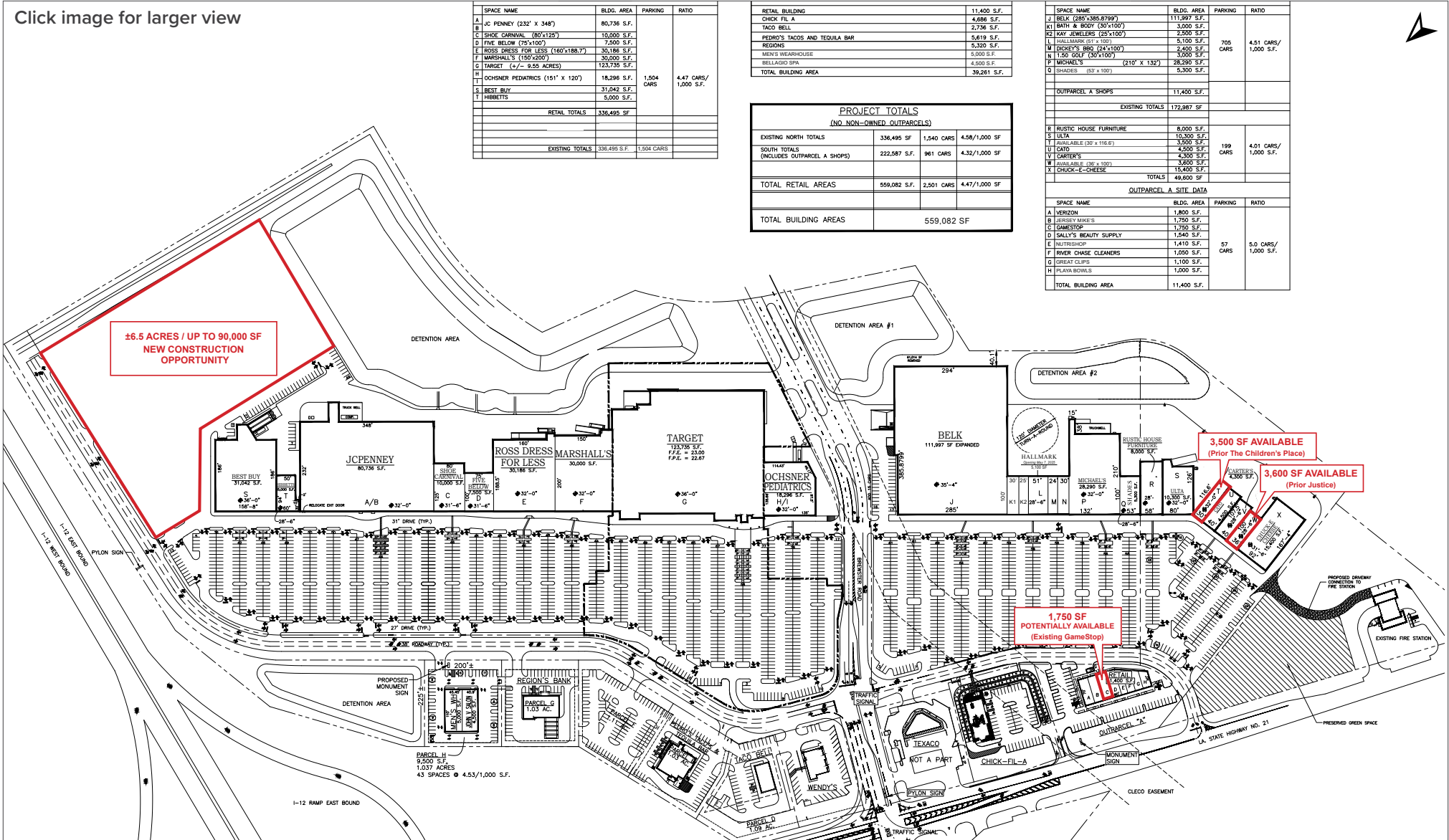
SPACE NAME	BLDG. AREA	PARKING	RATIO
A JC PENNEY (232' X 348')	80,736 S.F.		
C SHOE CARNIVAL (80'x125')	10,000 S.F.		
D FIVE BELOW (75'x100')	7,500 S.F.		
E ROSS DRESS FOR LESS (160'x186.7')	30,186 S.F.		
F MARSHALL'S (150'x200')	30,000 S.F.		
G TARGET (+/- 9.55 ACRES)	123,735 S.F.		
H DOHSNER PEDIATRICS (151' X 120')	18,296 S.F.	1,504 CARS	4.47 CARS/1,000 S.F.
S BEST BUY	31,242 S.F.		
T HIBNETS	5,000 S.F.		
<b>RETAIL TOTALS</b>	<b>336,495 SF</b>		
<b>EXISTING TOTALS</b>	<b>336,495 S.F.</b>	<b>1,504 CARS</b>	

RETAIL BUILDING	11,400 S.F.
CHEK-FIL A	4,686 S.F.
TACO BELL	2,236 S.F.
PEDRO'S TACOS AND TEQUILA BAR	5,419 S.F.
REGIONS	5,320 S.F.
MEN'S WEARHOUSE	5,000 S.F.
BELLACIO SPA	4,500 S.F.
<b>TOTAL BUILDING AREA</b>	<b>39,261 S.F.</b>

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
<b>TOTAL RETAIL AREAS</b>	<b>559,082 S.F.</b>	<b>2,501 CARS 4.47/1,000 SF</b>
<b>TOTAL BUILDING AREAS</b>	<b>559,082 SF</b>	

SPACE NAME	BLDG. AREA	PARKING	RATIO
J BELK (287'x385'x700')	111,397 S.F.		
K1 BATH & BODY (30'x100')	3,000 S.F.		
K2 KAY JEWELLERS (25'x100')	2,500 S.F.		
L HALLMARK (24'x100')	2,400 S.F.		
M MICHELLE'S (24'x100')	2,400 S.F.	705 CARS	4.01 CARS/1,000 S.F.
N 1.50 GOLF (30'x100')	3,000 S.F.		
O RICKIE'S (210' X 132')	28,281 S.F.		
Q SHADES (83' X 100')	8,300 S.F.		
<b>OUTPARCEL A SHOPS</b>	<b>111,400 S.F.</b>		
<b>EXISTING TOTALS</b>	<b>172,987 SF</b>		
R RUSTIC HOUSE FURNITURE	8,000 S.F.		
S ULTA	10,300 S.F.		
T AVAILABLE (30' X 116.6')	3,500 S.F.	139 CARS	4.01 CARS/1,000 S.F.
U CATO	4,200 S.F.		
V CARTER'S	4,200 S.F.		
W AVAILABLE (35' X 100')	3,500 S.F.		
X CHUCK-E-CHEESE	15,400 S.F.		
<b>TOTALS</b>	<b>49,500 SF</b>		

OUTPARCEL A SITE DATA			
SPACE NAME	BLDG. AREA	PARKING	RATIO
A HORIZON	1,850 S.F.		
B JERSEY MIKE'S	1,750 S.F.		
C GAMESTOP	1,750 S.F.		
D SALLY'S BEAUTY SUPPLY	1,540 S.F.		
E NUTRISHOP	1,410 S.F.	57 CARS	5.0 CARS/1,000 S.F.
F RIVER CHASE CLEANERS	1,050 S.F.		
G GREAT CLIPS	1,100 S.F.		
H PLAYA BOWLS	1,000 S.F.		
<b>TOTAL BUILDING AREA</b>	<b>11,400 S.F.</b>		







## RESIDENTIAL

- **The Preserve at River Chase**  
76 high-end patio homes.
- **River Chase Townhomes**  
143 Townhomes & 36 Home Lots. Planned
- **Retreat at River Chase**  
296-unit townhome-style luxury complex. Opened in 2016.
- **Brewster Commons at River Chase**  
a 240-unit multi-family development. Opened in 2011.



## THE OFFICES @ RIVER CHASE

- **Phase I** 44,371 SF Class A office building. Completed in 2017.
- **Phase II** 50,178 SF Class A office building. Completed 2024.
- **Phase III** +/-16,450 SF office building under construction  
Opening Q3-2025
- 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



## SERVICE

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





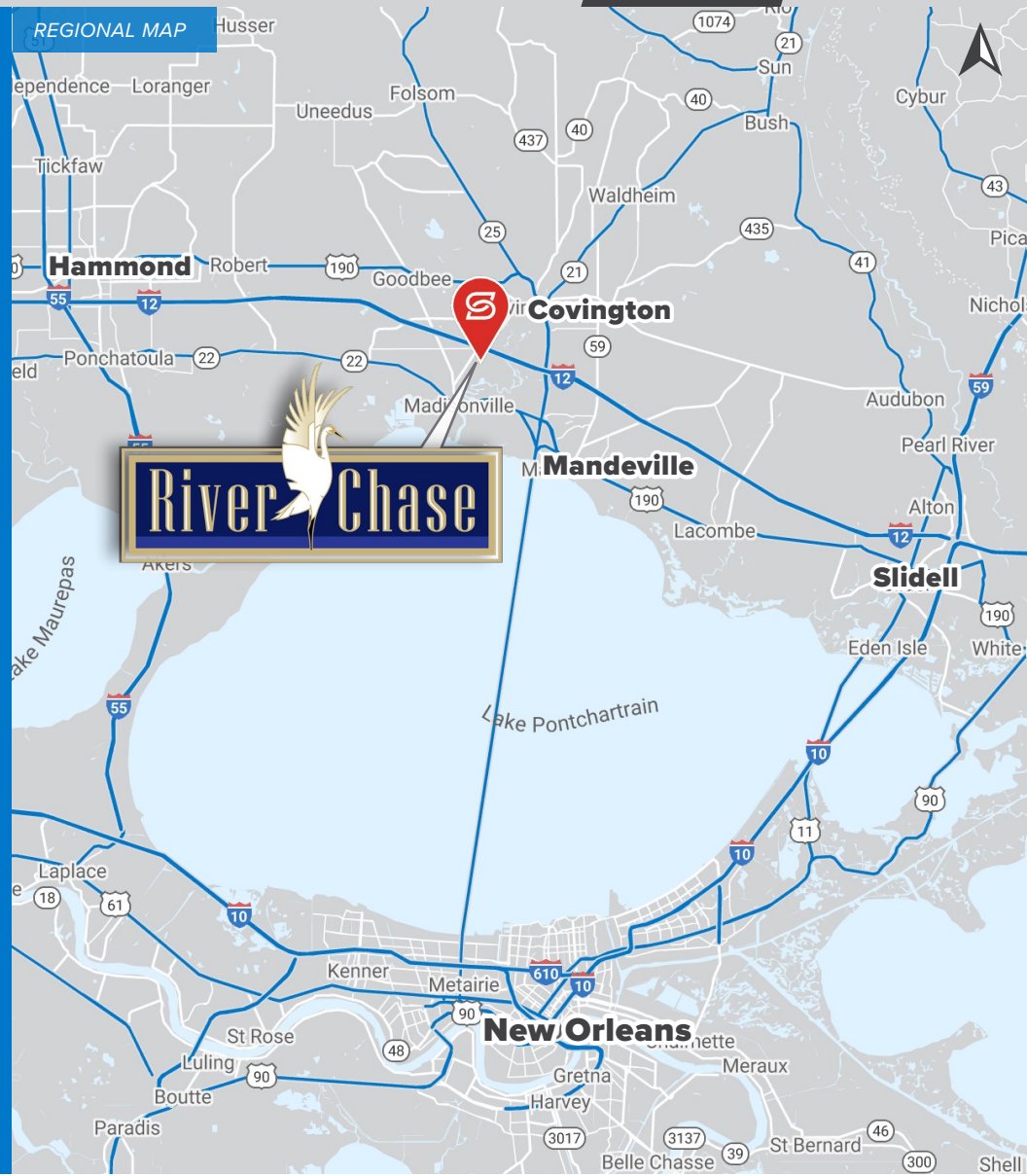
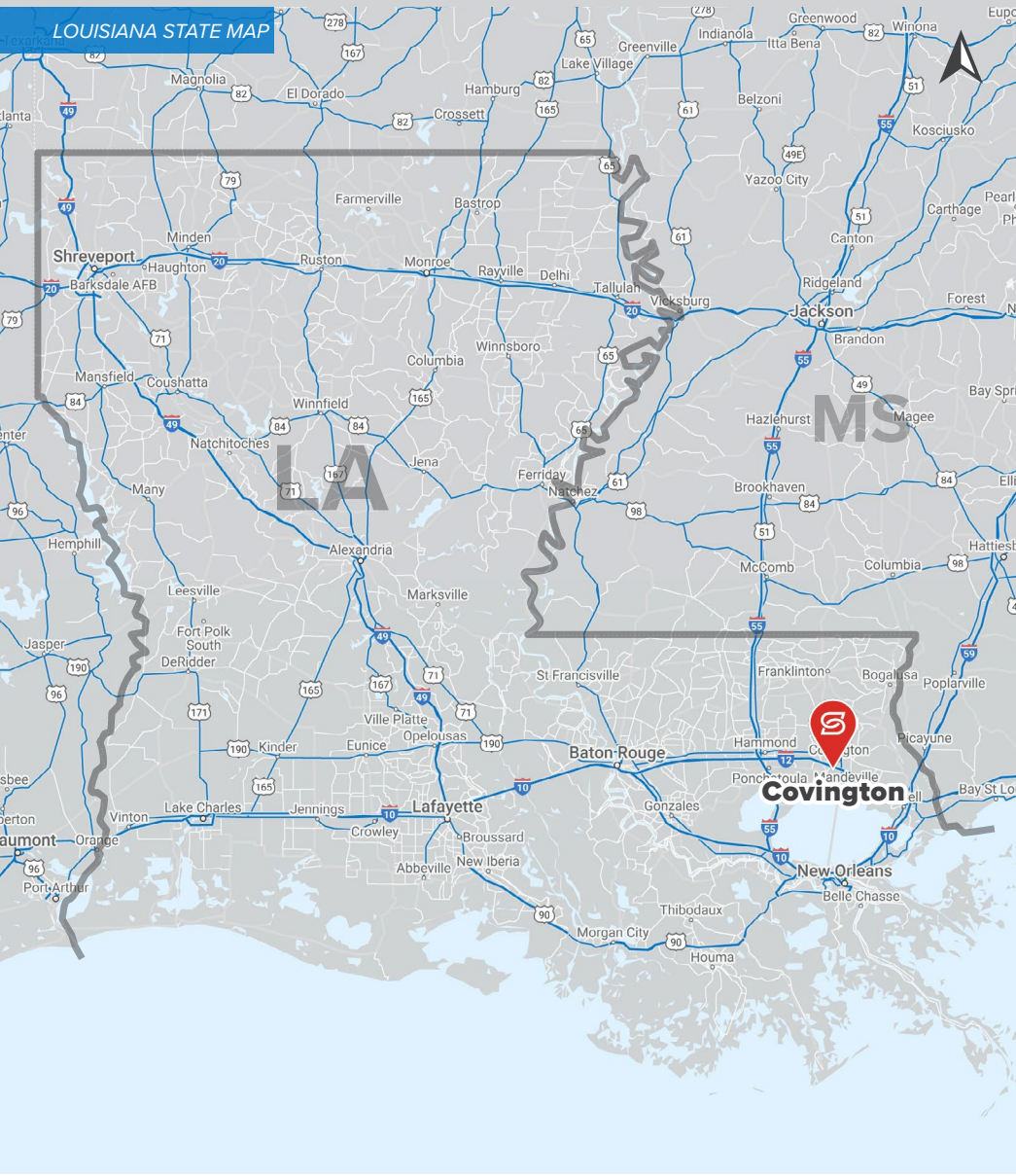
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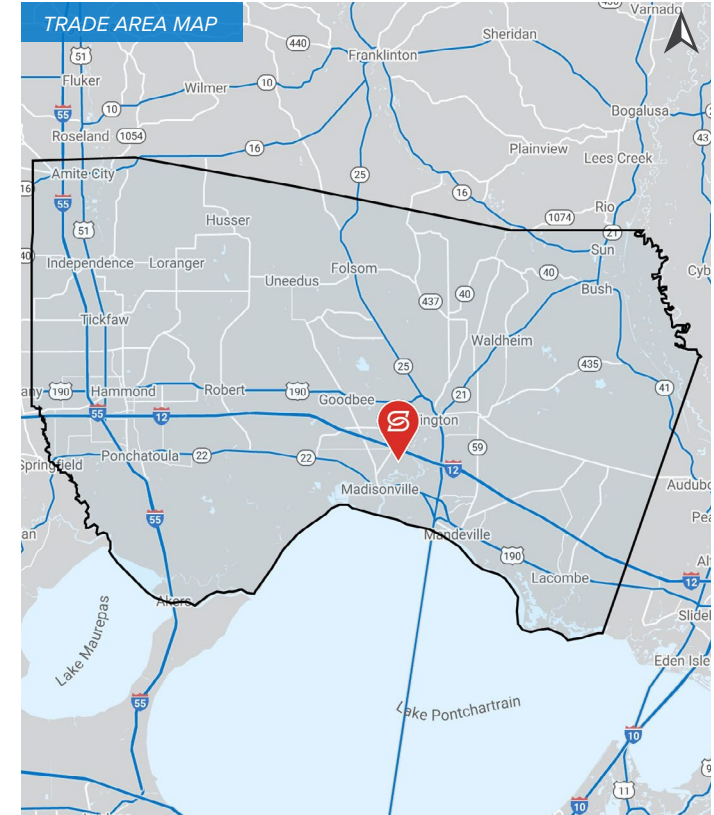
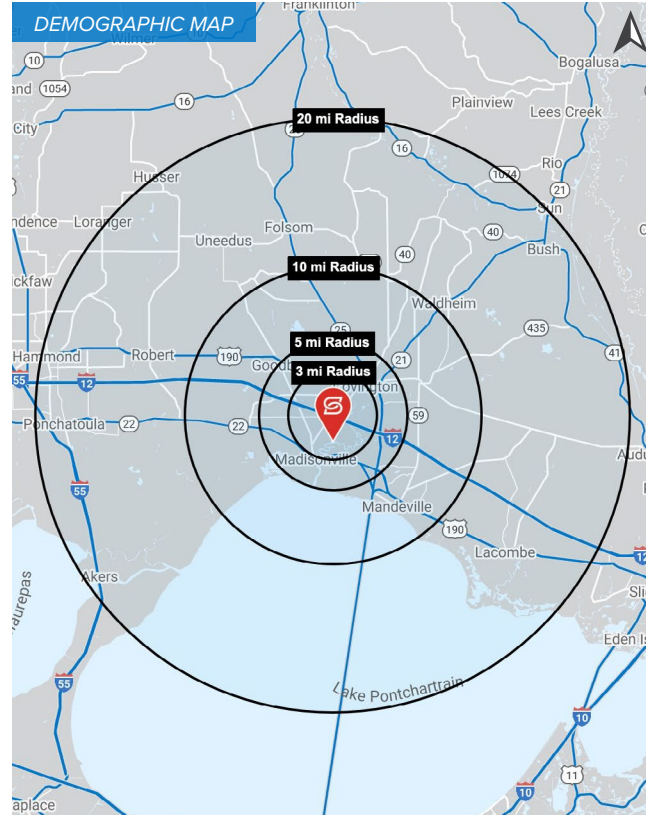






- COVER
- SUMMARY
- AERIAL
- PHASE I SITE PLAN
- OVERALL SITE PLAN
- PHOTOS
- MIXED-USE
- SIGNAGE
- MAPS
- DEMOS





## 2024 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	20 MILE	TRADE AREA	3 MILE	5 MILE	10 MILE	20 MILE	TRADE AREA
POPULATION	28,602	76,605	141,855	232,589	290,132					
AVG. HH INCOME						\$137,348	\$126,078	\$122,500	\$106,517	\$99,808