18810
LA-22

CONFIDENTIAL OFFERING MEMORANDUM

CBRE



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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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MAUREPAS, LA 70449

executive summary

This standalone restaurant asset in Maurepas, Louisiana, offers a compelling investment opportunity anchored by high-visibility placement on LA-22, a primary regional artery.

The site is positioned to benefit from a captive commuter population. With 53% of local residents traveling 30 to 59 minutes for work via LA-22 to access Interstate 10, the property serves as a high-frequency node for essential daily traffic. This baseline demand is bolstered by the corridor's role as the primary thoroughfare for the Diversion Canal. This recreational connectivity ensures robust, non-cyclical traffic volume, drawing both regional residents and tourists to the waterways throughout the week and across peak seasons.

Currently leased, the property has a proven track record as a high-utility location for quick-service operations. Its combination of daily essential-use stability and discretionary recreational traffic provides a defensive, cash-flowing profile. For an investor, the site offers a rare blend of immediate operational viability and long-term positioning within a key logistical and recreational corridor.



HIGHLIGHTS

- Approximately 1,440 SF Available for Sale
- Located on Hwy 22 with strong visibility
- Single Tenant Leased Investment
- Corporately signed Subway lease with almost 20 years of occupancy
- 8,882 ADT (2025)

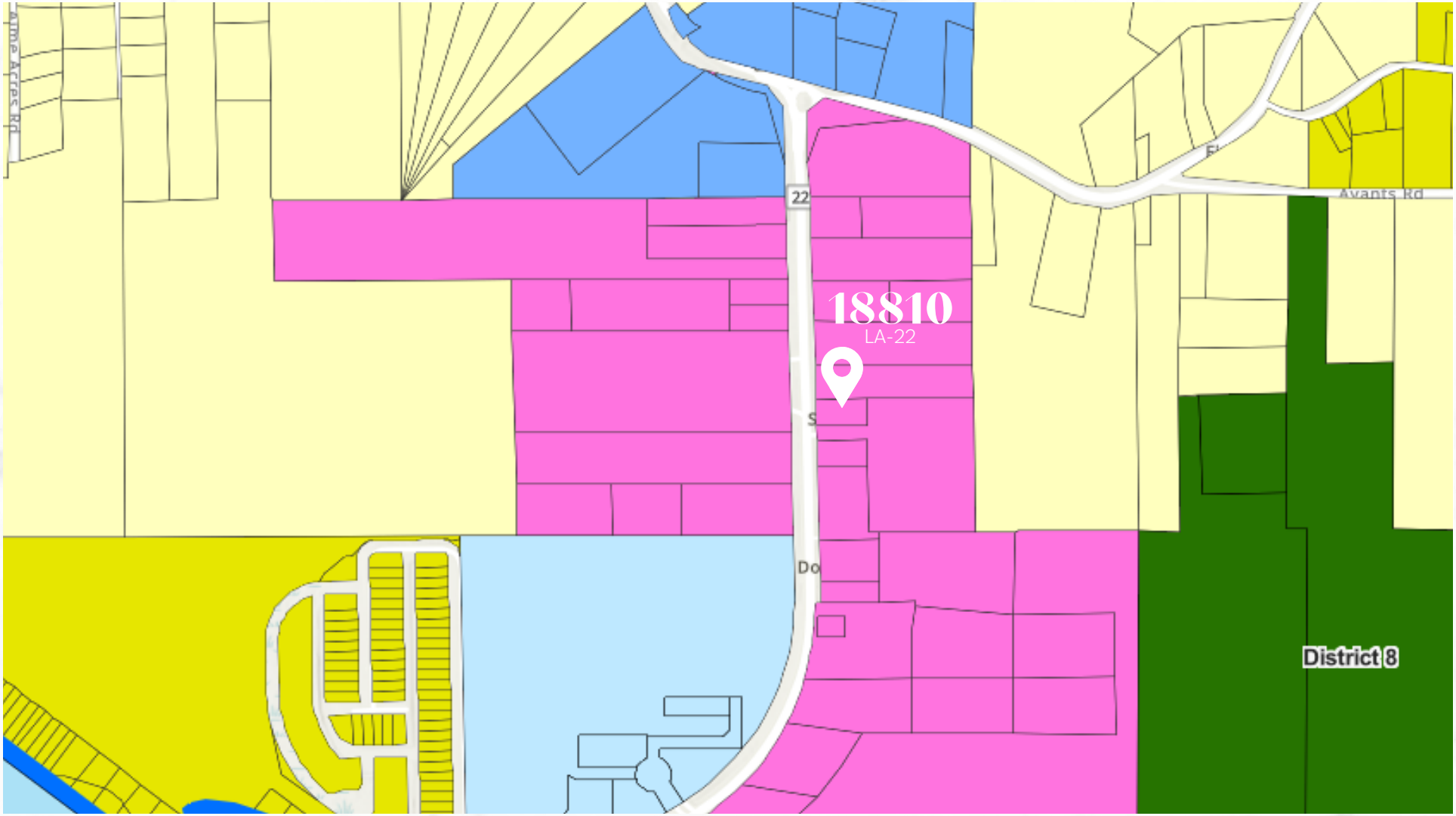
PROPERTY OVERVIEW

Rentable SF	±1,440 SF
Lot Size	0.20 Acres
Price	$325,000
NOI	$21,510.92
CAP Rate	6.62%

property highlights

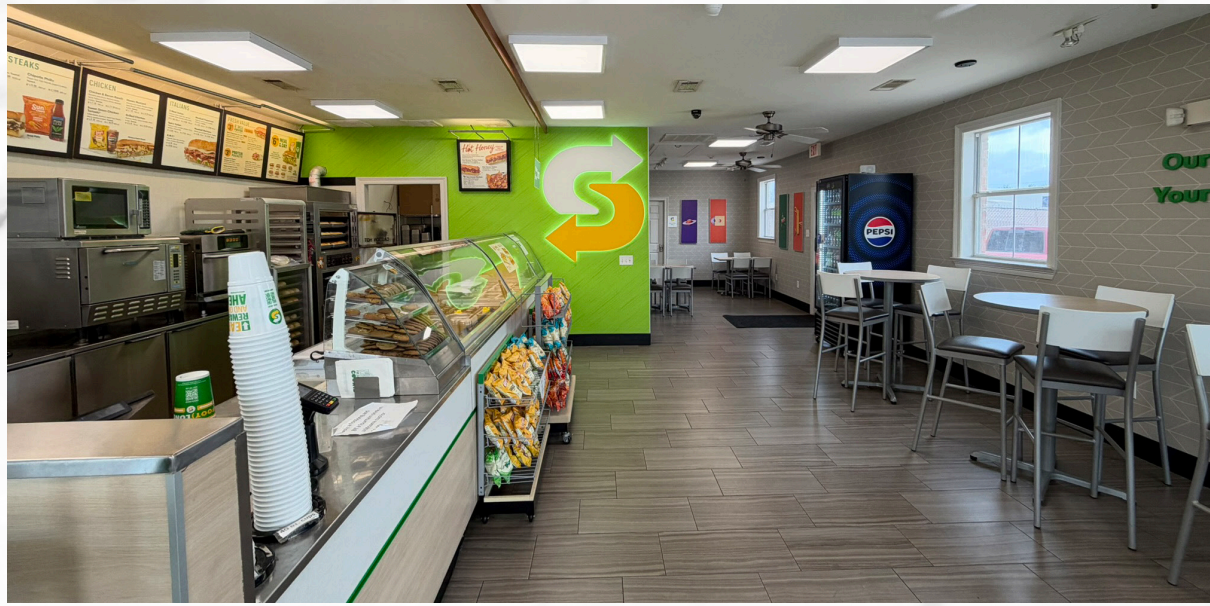


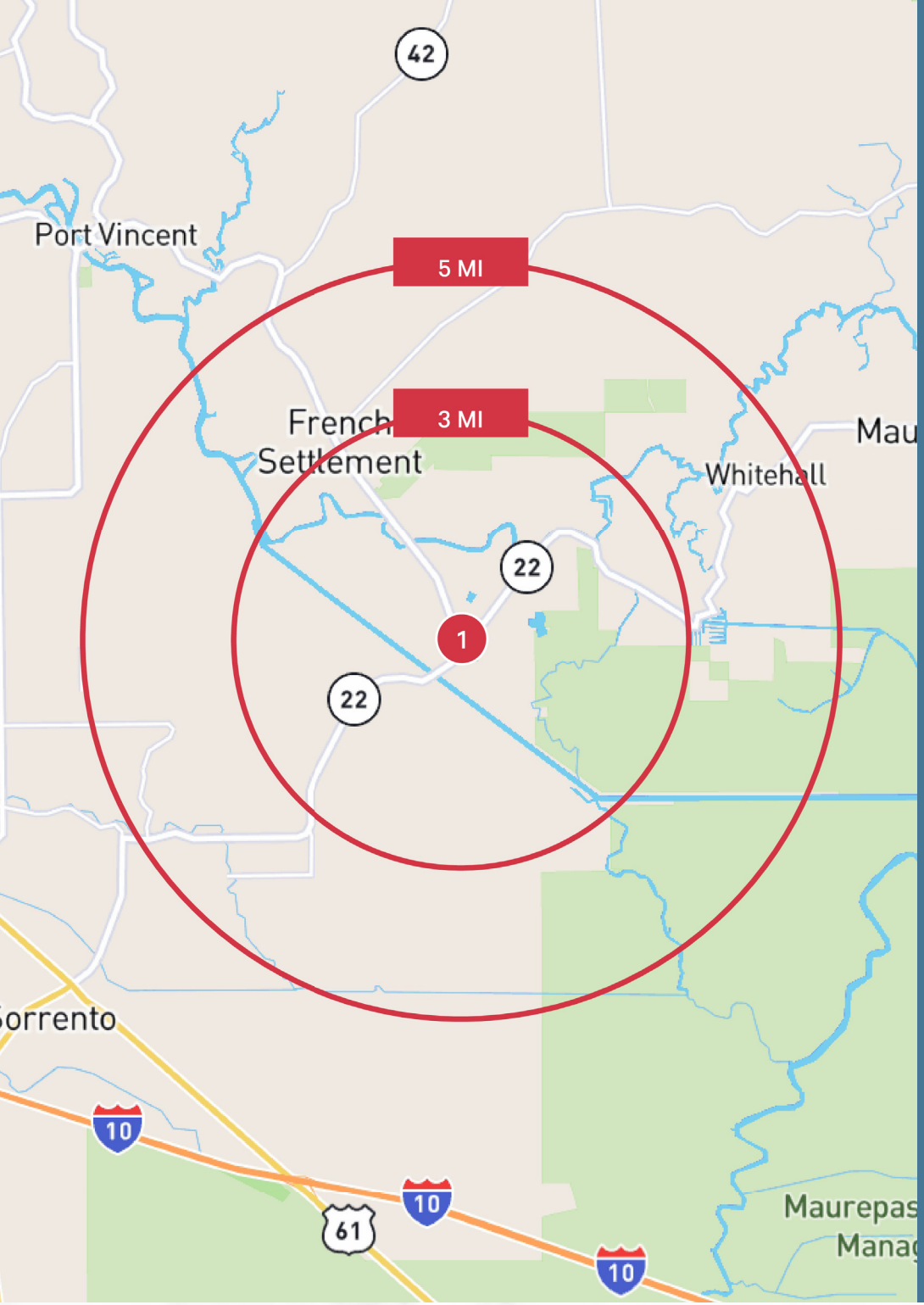
property highlights






MAKE IT A MEAL
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DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	3 MILES	5 MILES
POPULATION		
2025 Population	2,899	10,498
2030 Population - Projection	3,060	11,070
2020-2025 Annual Population	1.48%	1.35%
GENERATIONS		
Generation Alpha	12.7%	11.9%
Generation Z	17.6%	19.6%
Millennials	21.9%	22.2%
Generation X	22.6%	22.5%
Baby Boomers	22.2%	21.1%
Greatest Generations	3.0%	2.8%
HOUSEHOLD INCOME		
Average Household Income	$107,226	$109,967
Median Household Income	$80,139	$77,564
HOUSING VALUE		
Median Home Price	$356,230	$326,647
Average Home Price	$377,411	$348,429
HOUSING UNITS		
Owner-Occupied Housing	67.0%	72.8%
Renter-Occupied Housing	13.1%	13.0%

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