

HUNTINGTON PARK SHOPPING CENTER

CONFIDENTIAL OFFERING BRIEF

6713, 6715, 6723 PINES RD. SHREVEPORT, LA 71129

59,265 SQUARE FOOT NEIGHBORHOOD SHOPPING CENTER



Exclusively Listed by:

Hilary Bransford | hbransford@vintagerealty.com | 318.222.2244

G. Archer Frierson | gfrierson@vintagerealty.com | 318.222.2244

100% OCCUPIED SHOPPING CENTER OFF I-20 ACROSS FROM WALMART SUPERCENTER

CONFIDENTIALITY STATEMENT & DISCLAIMER
(Also online <https://www.vintagerealty.com/huntington-park-ca/>)
6713, 6715, 6723 Pines Road Shreveport, LA 71129

IT IS HEREBY AGREED AND ACKNOWLEDGED between VINTAGE REALTY COMPANY and the undersigned Purchaser and Purchaser's Agent (the "Undersigned"), WHEREAS, Vintage Realty Company may furnish the Undersigned certain confidential information relating to the affairs of the property located at **6713, 6715, 6723 Pines Road, Shreveport, LA 71129** and more fully described in confidential information to be given for the sole and exclusive purpose of considering the purchase of said property;

WHEREAS, the Undersigned shall review, examine, inspect or obtain such information only for the purpose stated above, and shall hold all such information confidential pursuant to the terms of this Agreement.

BE IT KNOWN, that Vintage Realty Company has or shall furnish to the Undersigned certain confidential information, and may further allow the Undersigned the right to inspect the above property under the following terms and conditions:

1. That the undersigned hereby agrees to hold all confidential and / or proprietary information provided by Vintage Realty Company ("Information") in trust and confidence and further agrees that it shall be used only for the purpose contemplated herein and shall not be used for any other purpose or disclosed to any third party without prior written consent of Vintage Realty Company. The Information provided may only be used by parties approved by Vintage Realty Company "Broker" and Owner. The Property is privately offered and, by accepting the Information, the party in possession hereof agrees (i) to return it to Vintage Realty Company immediately upon request of Broker or Owner and (ii) that this Information is of a confidential nature and will be held and treated in the strictest confidence;

2. This Information is the property of Vintage Realty Company and may only be used by parties approved by Vintage Realty Company and Owner. No portion of this material may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Vintage Realty Company;

3. That this Information shall not be disclosed to any employee or consultant of the Undersigned unless they agree to execute and be personally bound by the terms of this agreement; and

4. The value of this transaction to any prospective purchaser depends on tax, legal and other factors which should be evaluated by purchaser's qualified tax, financial and legal advisors. Any prospective purchaser and advisors should conduct a careful, independent investigation of the Property to determine satisfaction as to the suitability of the Property;

It is further agreed that in the event the Undersigned should violate the terms and conditions of this agreement, then in such event, Vintage Realty Company, at its sole discretion, may seek injunctive relief against the Undersigned plus such other relief and damages allowed by law. The cost of obtaining such relief or any other form of relief, including but not limited to reasonable Attorney Fees and court costs, shall be borne by the Undersigned.

The information provided has been obtained from sources believed to be reliable. Vintage Realty Company, "Broker", is the exclusive agent of property owner and makes no representations, guarantees or warranties of any nature about the accuracy or completeness of any information provided. The information provided is in no way a substitute for a thorough due diligence investigation by Buyer. Broker has made no investigation of, and has made no representations, guarantees or warranties of any nature, with regard to the financial condition or future financial condition of any tenants, nor any future plans or intentions of tenants with regard to the continued occupancy of the property.

YOUR NAME: _____

COMPANY: _____

PHONE: _____

EMAIL: _____

CLIENT NAME: IF APPLICABLE _____

YOUR ROLE: ☐ Broker
☐ Buyer's Agent / Advisor
☐ Buyer
☐ Other

REFERRAL SITE:
☐ CoStar
☐ Moody's/LACDB
☐ Crexi
☐ Loopnet
☐ Other

OFFERED EXCLUSIVELY BY:

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Vintage Realty Company
330 Marshall St., Suite 200
Shreveport, LA 71101
318.222.2244

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Price: \$5,331,300



NOI: \$506,475



Occupancy: 100%



Cap Rate: 9.5%



Top Location in west Shreveport on I-20
across from Walmart Supercenter



Outparcels occupied by Burger King,
McDonald's, Whataburger, and Exxon



Surrounded by Home Depot, banks,
medical offices, hotels, drug stores, and
national restaurant concepts



Active Retail Corridor with over 42,457
average cars per day



Trophy Asset with Demonstrated Sales
and Long Term Tenants



Over 56,850 residents in 5 mi radius
\$67,447 average income in 3 mi radius

THE OFFERING

Vintage Realty Company is proud to present the opportunity to acquire Huntington Park Shopping Center (the "Property"), a 59,265 square foot shopping center located at a critical retail corridor serving west Shreveport, Louisiana. This neighborhood center has extremely loyal shopper traffic with over 8.3 million visits to the area in the last 12 months. Huntington Park is located just off I-20 near the Texas Louisiana border and attracts residents and travelers alike. The center is across from a Walmart Supercenter, Hotels, and Restaurants including Cracker Barrel. Additional neighbor tenants include a large self storage center, car wash, Family Dollar, Rainbow apparel retailer, and O'Reilly Autoparts. The Shreveport Regional Airport is located two (2) exits away (3 miles).





PROPERTY DESCRIPTION



Property Address:

6713, 6715, 6723 Pines Rd. Shreveport, LA 71129



Parking Spaces: Shared Parking with Cross Access throughout the center



Year Built: 1983



Square Foot Size: 59,265 square feet



Number of Suites: 14
Number of Buildings: 2



Land Area: 6.35 acres



NOI: \$506,475



Occupancy: 100%



Zoning: C-3, General Business

INVESTMENT HIGHLIGHTS

100% occupied Huntington Park Shopping Center boasts a healthy tenant mix of discount retailers, financial services, restaurants, salons, and a US Post Office. Coupled with popular casual dining restaurants, this is a frequent shopping destination for locals and travelers along I-20. The landmark center has retained long term tenants and attracted new tenants steadily. The location is perfectly situated in front of many national fast food restaurants and across from Walmart Supercenter.

59,265 SQ FT

Anchor Tenants	SQ FT
CITITRENDS	11,824
DOLLAR MANIA	19,450

Restaurants	SQ FT
DRAGON BUFFET	4,400
RAMIREZ MEXICAN RESTAURANT	3,000
DAQUIRI EXPRESS	2,000

Services & More	SQ FT
T-MOBILE	1,600
H & R BLOCK	1,600
CELLULAR USA	2,000
EZ CASH	2,000
DAISY NAIL SPA	2,000
LA WIRELESS	2,000
PORT CITY CLEANERS	2,000
THERATEAM OUTPATIENT SERVICES	2,000
OUTLAW BARBER	2,400
US POSTAL SERVICE	GROUND PARCEL



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Agents Licensed by LREC



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