



# SPROUTS CENTER

BATON ROUGE, LOUISIANA



## ADDRESS

4841 Rouzan Square Ave.  
Baton Rouge, LA 70808

## PRICE

\$11,817,000

## CAP RATE

6.41%

## NOI

\$757,400

**SPROUTS**  
FARMERS MARKET

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## EXCLUSIVELY LISTED BY

### + PHIL SAMBAZIS

Executive Managing Director  
SAN DIEGO  
Tel: (858) 373-3174  
phil.sambazis@marcusmillichap.com  
License: CA 01474991

### + EVAN TAYLOR

Investment Associate  
SAN DIEGO  
Tel: 858-373-3107  
evan.taylor@marcusmillichap.com  
License: CA 01964433

### + CHRIS SHAHEEN

Broker of Record  
LOUISIANA  
License: BROK.0095692662-ACT





BATON ROUGE HIGH  
1,499 STUDENTS

CATHOLIC HIGH  
1,114 STUDENTS

WESTDALE MIDDLE  
927 STUDENTS

BROADMOOR  
HIGH SCHOOL  
1,110 STUDENTS

TARA HIGH SCHOOL  
1,043 STUDENTS

LASALLE ELEMENTARY  
514 STUDENTS

MCKINLEY MIDDLE  
753 STUDENTS

MCKINLEY HIGH  
1,221 STUDENTS

130,554 CPD

CLASS-A  
OFFICE PARK

100,690 CPD

INDUSTRIAL

WESTMINSTER ELEMENTARY  
392 STUDENTS

SUBJECT  
PROPERTY

ROUZAN VILLAGE

A 120-ACRE MIXED-USE  
DEVELOPMENT WITH 750+  
RESIDENCES, RETAIL, OFFICE,  
HOSPITALITY, AND EDUCATIONAL  
COMPONENTS



MEDICAL DISTRICT  
11 MILLION SF OF HEALTHCARE  
FACILITIES AND 1,000+ ACRES  
TO BE DEVELOPED

LEE MAGNET HIGH  
1,100 STUDENTS

33,724 CPD

MALL OF LOUISIANA  
OVER 15M SHOPPERS ANNUALLY

AMC THEATRES  
macy's  
BEST BUY  
DICK'S SPORTING GOODS  
NORDSTROM  
VICTORIA'S SECRET  
rack  
WILLIAMS-SONOMA  
POTTERY BARN  
STEVE MADDEN

PERKINS ROWE  
\$150 MILLION LIFESTYLE COMMUNITY  
640 MULTI-FAMILY UNITS  
847,000 SF CLASS-A OFFICE/COMMERCIAL

THE GROVE  
118-ACRE UPSCALE MASTER-PLANNED  
DEVELOPMENT, 850 RESIDENCES AND  
907,000 SF OF OFFICE/COMMERCIAL

BARNES & NOBLE  
Sur la table  
ANTHROPOLOGIE  
LA FITNESS  
CVS/pharmacy  
THE FRESH MARKET  
Z Gallerie  
ZOES KITCHEN  
ROUSES MARKETS  
Office DEPOT  
Starbucks  
Auto Zone  
T-Mobile

LSU  
LOUISIANA STATE  
UNIVERSITY  
31,761 STUDENTS  
6,500 EMPLOYEES

TRADER JOE'S  
lululemon  
CHASE  
Pier 1  
PETCO

Marriott  
Hilton  
Comfort Inn & Suites  
Hampton Inn  
Holiday Inn Express  
Candlewood Suites

Walmart Supercenter  
Albertsons  
Hobby Lobby  
P.F. Chang's  
Chili's

TOWNE CENTER AT CEDAR LODGE  
WHOLE FOODS MARKET  
GAP  
ANYTIME FITNESS  
lane bryant  
BANANA REPUBLIC  
ULTA  
P.F. CHANG'S  
SUSHI HAND GAMES  
WALGREENS

Walmart Neighborhood Market  
Albertsons  
Marshalls  
Burlington  
Stain Mart  
MICROTEL BY WYNDHAM  
MATTRESS FIRM

Walmart Neighborhood Market  
CVS pharmacy  
WINN-DIXIE  
WALGREENS  
GOODYEAR  
GNC  
K  
Shell  
Cane's  
MURPHY USA

ROUSES MARKETS  
Home Depot  
COSTCO WHOLESALE





# ROUZAN VILLAGE

120-ACRE MIXED-USE DEVELOPMENT WITH 750+ RESIDENCES, RETAIL, OFFICE, HOSPITALITY, AND EDUCATIONAL COMPONENTS

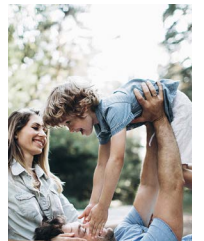
## Master Plan

- 1 Glasgow Commercial District
- 2 Sprouts Farmer's Market
- 3 East Baton Rouge Neighborhood Library
- 4 Multi-Family Residential Development
- 5 Rouzan Village Square
- 6 Rouzan Village Waterfront
- 7 Rouzan Bridge
- 8 Early Childhood Development Center
- 9 Silo Farm & Community Garden
- 10 The Lawn at Rouzan
- 11 Rouzan Clubhouse, Pool & Fitness Center
- 12 Outdoor Fitness Station



## ROUZAN

**Effortlessly enjoyable.** One of the most anticipated developments in Baton Rouge, Rouzan will be the place where people from all over will come to live, shop, dine, learn and gather.



PHOTOS BY: LIVEROUZAN.COM



# FINANCIAL OVERVIEW

## Address

4841 ROUZAN SQUARE AVE. BATON ROUGE, LA 70808

PRICE	\$11,817,000
CAP RATE	6.41%
NOI	\$757,400
GROSS LEASABLE AREA	35,100 SF
YEAR BUILT	2019
LOT SIZE	3.70 +/- Acres



## Rent Roll

TENANT	GLA	% OF GLA	ANNUAL RENT	RENT/SF	RENT COMMENCE	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
Sprouts Farmers Market	30,000 SF	85.5%	\$607,500	\$20.25	Upon Close of Escrow	2035	Three, 5-Year	Year 11- Year 15 Option 1 Option 2 Option 3	\$637,500 \$675,000 \$705,000 \$735,000
Pending	3,100 SF	8.8%	\$89,900	\$29.00	TBD	TBD	TBD	TBD	TBD
Ocean Nail & Bar	2,000 SF	5.7%	\$60,000	\$30.00	Est. March 2020	2030	None	Year 6 - Year 10	\$66,000
<b>TOTAL</b>	<b>35,100 SF</b>	<b>100%</b>	<b>\$757,400</b>						



TENANT	SFM, LLC
OWNERSHIP	Public (NASDAQ – SFM)
GUARANTOR	Corporate Guarantee
LOCATIONS	340+
COMPANY INFORMATION	Sprouts is one of the fastest growing retailers in the country and has made healthy living accessible to shoppers for nearly two decades offering affordable, fresh, natural and organic products. True to its farmers market heritage, Sprouts is known for pioneering its unique grocery model by offering a welcoming store layout featuring fresh produce at the center of the store, with over 30,000 team members and 3 million shoppers per week.
LEASE TERM	15 Years
ANNUAL RENT	\$607,500
OPTIONS	Three, 5-Year
LANDLORD RESPONSIBILITIES	Roof & Structure (20-Yr. Roof Warranty)
CAM	Tenant shall pay its pro rata share of CAM, including an admin fee not to exceed 3%. Annual increases in CAM shall not exceed 3% excluding utilities and snow/ice removal.
TAXES	Tenant shall pay its pro rata share.
INSURANCE	Tenant shall pay its pro rata share.
ASSIGNMENT & SUBLETTING	Tenant may assign or sublet the lease without Landlord's consent, but shall remain liable under the obligations of the lease unless the third party has a net worth exceeding \$150,000,000.



TENANT	Ocean Nail & Bar LLC
OWNERSHIP	Private
GUARANTOR	Personal Guarantee
LOCATIONS	2
COMPANY INFORMATION	Ocean Nails & Bar offers a variety of beauty services including manicures, pedicures, and more. They currently have two Baton Rouge locations.
LEASE TERM	10 Years
ANNUAL RENT	\$60,000
OPTIONS	None
LANDLORD RESPONSIBILITIES	Roof & Structure (20-Yr. Roof Warranty)
CAM	Tenant shall pay its pro rata share.
TAXES	Tenant shall pay its pro rata share.
INSURANCE	Tenant shall pay its pro rata share.
ASSIGNMENT & SUBLETTING	Tenant may not assign or sublet the lease without written consent of Landlord.

# INVESTMENT HIGHLIGHTS

- 15-Year Sprouts Lease and 10-Year Nail Salon Lease
- Corporate Sprouts Guaranty (NASDAQ: SFM), One of the Fastest Growing Retailers with 340+ Stores and \$5.2+ Billion in Sales
- First Sprouts Location in Louisiana, Limited Competition
- New 2019 Construction, Minimal Landlord Responsibilities
- Serving More Than 154,800 Residents in Growing Trade Area
- Average Household Income Exceeds \$126,000 in 1-Mile, Surrounded by Affluent Communities
- Highly Visible to 33,724 Cars/Day, Hard Corner Location at Signalized Intersection
- Easy Access to I-10 with 130,554 Cars/Day, Connecting Directly to Downtown Baton Rouge
- Situated in Rouzan Village, a 120-Acre Upscale Mixed-Use Development Under Construction with 750+ Residences, Retail, Office, Hospitality, and Educational Components
- Adjacent to Baton Rouge Health District with 11 Million SF of Healthcare Facilities and 1,000+ Acres to be Developed
- 2.5 Miles to Louisiana State University with 31,761 Students and 6,500 Employees
- Close Proximity to Several K-12 Schools, Over 41,000 Students in East Baton Rouge School District
- Just West of the Mall of Louisiana with Over 15 Million Shoppers Annually, the Largest Mall in the State
- Minutes to Perkins Rowe, a \$150 Million Lifestyle Community with 640 Multi-Family Units and 847,000 SF of Class-A Office/Commercial
- Strong Daytime Population, Over 123,500 Employees within 5 Miles







PROPERTY PHOTOS  
SPROUTS CENTER





## ROUZAN VILLAGE

A 120-ACRE MIXED-USE  
DEVELOPMENT WITH 750+  
RESIDENCES, RETAIL, OFFICE,  
HOSPITALITY, AND EDUCATIONAL  
COMPONENTS







GALERIE'S STREET (PROPOSED)

LOADING DOCK



TRASH

Ocean  
Market

STREET PARKING

PERKINS ROAD (427) 33,724 CPD

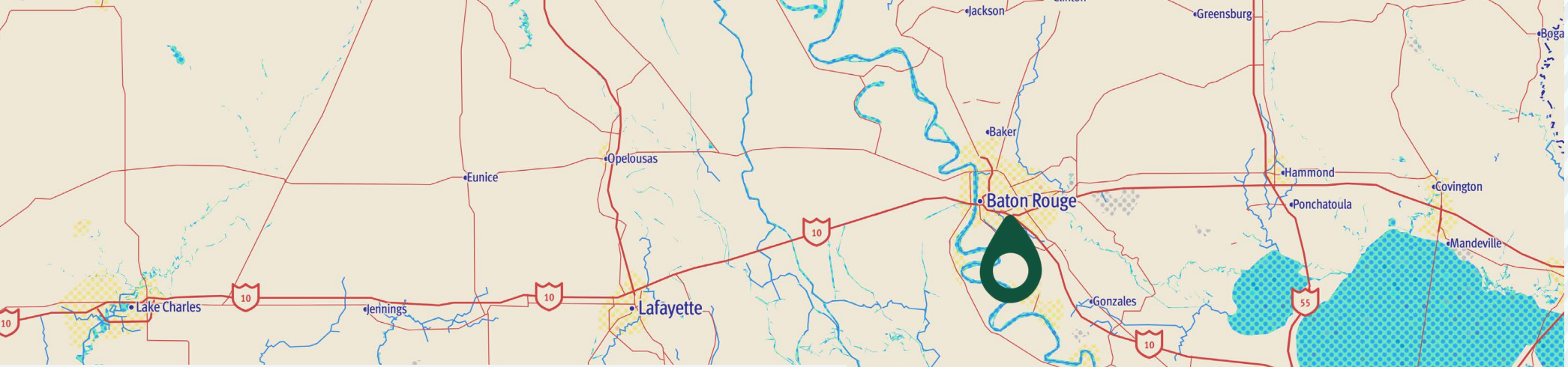
TRASH

FUTURE RETAIL

ROUZAN SQUARE

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A 120-ACRE MIXED-USE  
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RESIDENCES, RETAIL, OFFICE,  
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# DEMOGRAPHICS

4841 ROUZAN SQUARE AVE.  
BATON ROUGE, LOUISIANA, 70808

POPULATION	1-MILE	3-MILES	5-MILES
2010 Population	7,733	62,865	148,088
2018 Population	8,034	67,295	154,889
2023 Population	8,020	69,160	157,447

## HOUSEHOLDS

2010 Households	3,711	26,815	63,725
2018 Households	3,844	28,492	66,285
2023 Households	3,940	29,540	67,963

## INCOME

2018 Average Household Income	\$126,510	\$97,734	\$92,767
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## EMPLOYEES

2018 Number of Employees In Area	10,399	57,533	123,526
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2.5  
MILES

LOUISIANA  
STATE



3.5  
MILES

DOWNTOWN  
BATON ROUGE



4  
MILES

MALL OF  
LOUISIANA



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O F F E R I N G   M E M O R A N D U M

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