

SMOOTHIE KING



ACTUAL LOCATION

HAMMOND, LA

MARKETING PACKAGE

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Area Overview

SMOOTHIE KING
DRIVE-THRU

PRICING SUMMARY

**2705 West Thomas Street
Hammond, LA 70403**

PRICING SUMMARY

Purchase Price	\$1,302,000.00
Cap Rate	6.45%
NOI	\$84,000.00

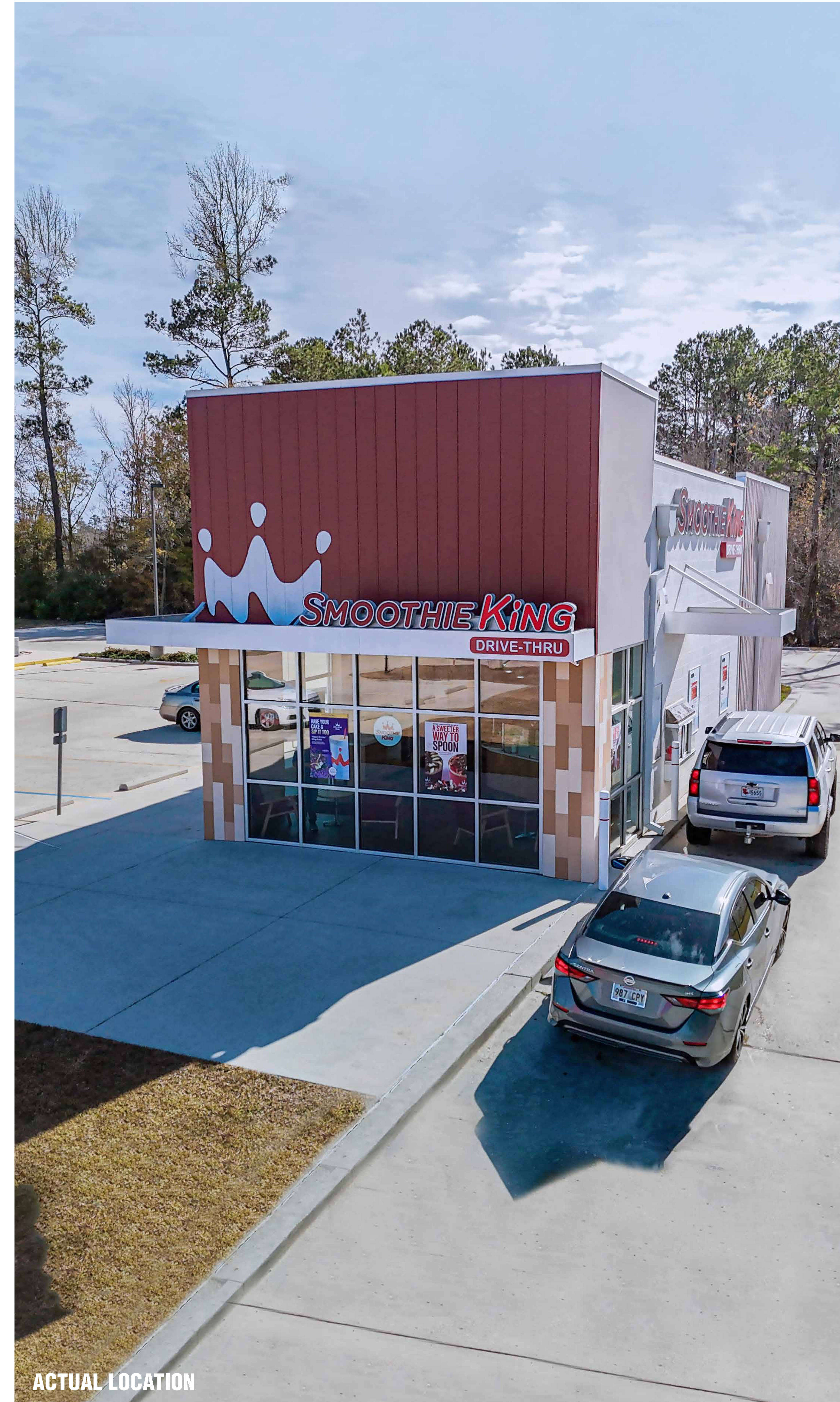
LEASE SUMMARY

Lease Type	Absolute NNN
Lease Term	15 Years
Rent Commencement	11/1/2023
Lease End Date	10/31/2038
Tenant	Franchisee
Guarantee	Two (2) Personal
Options	Two (2), Five-Year
Rental Increases	Every 2 Years Greater of 6% or Cumulative CPI

RENT ROLL SUMMARY*

RENT	ANNUAL RENT	CAP RATE
Year 1	\$84,000.00	6.45%
Year 2	\$84,000.00	6.45%
Year 3	\$89,040.00	6.84%
Year 4	\$89,040.00	6.84%
Year 5	\$94,382.40	7.25%
Year 6	\$94,382.40	7.25%
Year 7	\$100,045.34	7.68%
Year 8	\$100,045.32	7.68%
Year 9	\$106,048.04	8.15%
Year 10	\$106,048.04	8.15%
Year 11	\$112,410.92	8.63%
Year 12	\$112,410.92	8.63%
Year 13	\$119,155.58	9.15%
Year 14	\$119,155.57	9.15%
Year 15	\$126,304.91	9.70%

*Rent roll is based upon the minimum rental increase of 6%. Actual rental increases may be greater.



ACTUAL LOCATION

PROPERTY SUMMARY

GLA | 1,269 Square Feet

LAND AREA | 0.88 Acres

ACCESS | One (1) Ingress / Egress

DRIVE THRU | Yes

YEAR BUILT | 2015

OWNERSHIP | Fee Simple



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



Above Market Rental Increases



15-Year Absolute NNN Lease



**Next to Louisiana's #1 Walmart*
2.4 Million Annual Visits**



**Interstate Location
On the "Going-to-Work" Side**

*per placer.ai

INVESTMENT HIGHLIGHTS



Strategic Interstate Location | On the “Going-to-Work” Side | Main Commercial Corridor

- Smoothie King is situated off of Interstate 55 on U.S. Highway 190. Which is a main east/west thoroughfare leading to downtown Hammond and various office, manufacturing, and distribution facilities to the east.
- Further lending to area traffic patterns – McDonald’s, Chick-Fil-A, Raising Canes, Taco Bell, and others are all situated on the same side of Highway 190 as Smoothie King.
- National retailers situated on Highway 190 include all four of the area’s grocery stores – Walmart, Albertsons, Winn-Dixie, and Rouse’s – as well as numerous other national retailers including, but not limited to, Lowe’s, Hobby Lobby, Ross, PetCo, Harbor Freight, AutoZone, and others.
- Interstate 55 is one of the main north/south interstates in Louisiana and connects with I-12 3-miles to the South providing access to Baton Rouge and other major cities.

Proven Trade Area | Amongst Strong Performing National Retailers | Walmart Supercenter – 2.4+ Million Annual Visits, #1 Statewide | Lowe’s | Hobby Lobby

- Smoothie King benefits from being within the immediate vicinity of other necessity-based retailers, many of which are top performing locations.
 - Walmart Supercenter** – #1 Statewide – 2.4+ million annual visits.
 - Lowe’s** – 91st percentile both statewide and nationally – 655,000+ annual visits.
 - Hobby Lobby** – 86th percentile statewide and nationwide – 250,000+ visits.

Within 10 Minutes of 2.68+ Million SF of Industrial, Distribution, and Manufacturing Spaces | C&S Wholesale Grocers – #8 Largest Private Company in America | Pride Drive Business Center – Walmart, Home Depot, CardinalHealth

- Smoothie King is strategically located on the “going-to-work” side and within just 10 minutes of 2.58+ Million SF of industrial, distribution, and manufacturing spaces. Notable tenants include:
 - Just 5 minutes to the west is an 80,000+ SF processing facility for **Wayne Anderson Farms**, along with distribution centers for **Prairie Farms** (53,000+ SF) and **C&S Wholesale Grocers** (1,000,000+ SF). C&S Wholesale Grocers is the eight largest private company in the country per Forbes.
 - The Property is less than 10 minutes from the **Pride Drive Business Center**, which encompasses over 710,000 SF for **Walmart**, **Graham Packaging**, **Wesco**, and others.
 - Adjacent to Pride Drive are separate distribution centers for **CHEP** (76,000+ SF), **CardinalHealth** (103,000+ SF), and **Home Depot** (25,000+ SF).
 - Just beyond Pride Drive are distribution and manufacturing facilities for **Hershey’s Ice Cream**, **Baker Distributing Co**, **RXO**, and others totaling 158,000+ SF.
 - Additional nearby facilities include a 100,000 SF manufacturing plant for **Ross & Wallace Paper Products** and a proposed 201,000+ SF industrial facility.

INVESTMENT HIGHLIGHTS



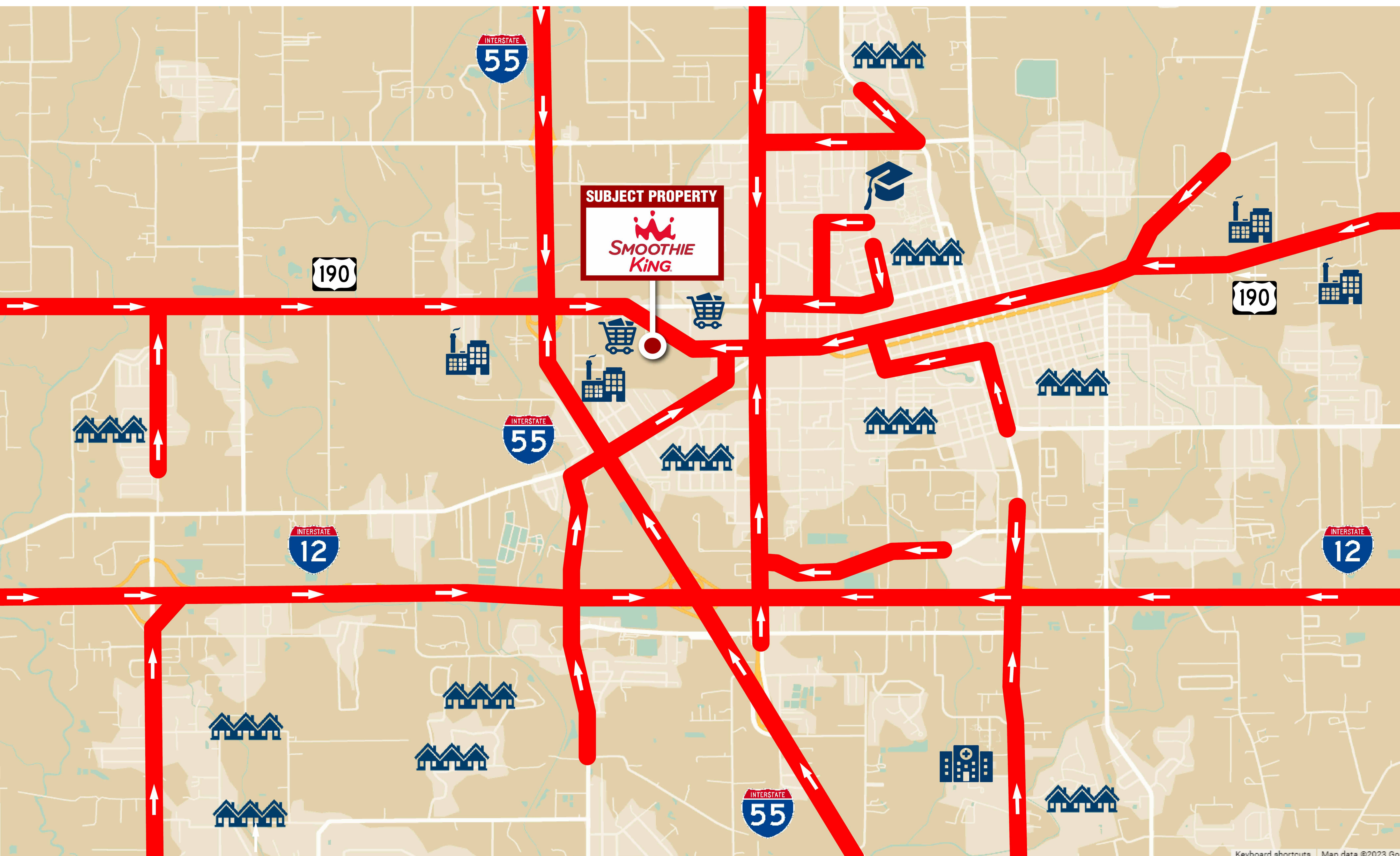
Close Proximity to Traffic Generators | Local Schools | Southeastern Louisiana University | Hammond Square | North Oaks Medical Center | Hammond North Shore Regional | Louisiana Army National Guard

- Smoothie King is situated within close proximity to numerous local private and public Hammond schools, including but not limited to:
 - Hammond Westside Montessori School (1,166 students)
 - Holy Ghost Catholic School (752 students)
 - Greenville Park Leadership Academy (486 students)
 - Woodland Park Magnet School (460+ students)
 - Hammond Junior High Magnet School (445 students)
 - Courtney Christian School (420 students)
 - Cypress Point Montessori School (56 students)
 - Oaks Montessori School (65+ students)
- Other area traffic drivers include:
 - Southeastern Louisiana University, home to 13,500+ students and 1,762+ faculty/staff.
 - North Oaks Medical Center, which features 330 beds and 2,700+ employees, making North Oaks the second largest employer in Tangipahoa Parish. In November 2023, North Oaks broke ground on a \$50 Million expansion for 95,000+ SF.
 - Hammond North Shore Regional Airport, the state's busiest general aviation airport and a backup landing site for Louis Armstrong New Orleans International Airport. Hammond Northshore is the third largest Tangipahoa Parish employer with over 1,800 employees.
 - The Louisiana Army National Guard's largest unit is stationed adjacent to Hammond Northshore.
 - Hammond Square, which is the second largest open-air retail center in Louisiana with over 900,000 SF of retail space.

Drive-Thru Location | Brand New Absolute NNN Lease with Attractive Rental Increases | Zero Landlord Responsibilities

- Smoothie King features a drive-thru for convenient customer access.
- The Property is subject to a brand new 15-year Absolute NNN lease, which provides for zero landlord responsibilities, making it a completely passive investment.
- The lease features attractive above-market rental increases every 2 years equal to the greater of 6% or Cumulative CPI.

WHERE ARE THEY COMING FROM?



Interstates and Highway Traffic

- Smoothie King is situated directly off of Interstate 55 on US Highway 190. US 190 generates consistent traffic flow from other national retailers and nearby distribution centers.
- In addition, US 190 intersects with Interstate 12 providing convenient access to Baton Rouge.

Industrial Parks & Business Centers

- Smoothie King is situated next to Westin Oaks Business Park and less than 2 minutes from distribution centers and manufacturing facilities for **Wayne Sanderson Farms, Prairie Farms, C&S Wholesale Grocers**.
- Commuters traveling east on US 190 to Pride Drive Business Center, home to Walmart, Wesco, Cardinal Health, Home Depot, CHEP, and Graham Packaging facilities are likely to travel by the Smoothie King as part of their daily commutes.

Necessity Retail

- Smoothie King is situated amongst other national retailers, many of whom have experienced great success in Hammond.
 - #1 Statewide Walmart Supercenter** – 2.4 million annual visits.
 - Lowe's** – 91st percentile nationwide – 655,000+ annual visits.
 - Hobby Lobby** – 86th percentile nationwide – 249,000 visits.

Medical

- Smoothie King is less than 2 miles North Oaks Medical Center (330 beds) which is the Parish's second-largest employer, and PAM Health Hospital (40 beds).

Southeastern Louisiana University

- Smoothie King is less than 5 minutes away from Southeastern Louisiana University, which is home to over 13,500 students and 1,750 faculty/staff.

Residents

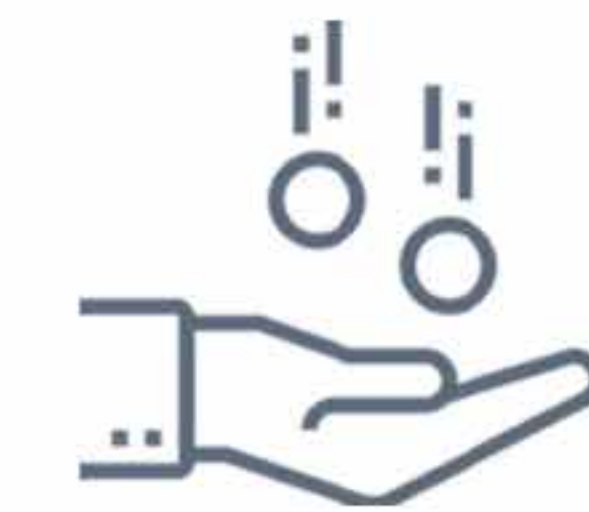
- Within a 3- and 5-mile radius of the Smoothie King there are over 32,000 and 63,000 residents, respectively.
- In the immediate area are numerous residential complexes, including but not limited to **St. Tropez** (64 units), **St. Regis Apartments** (92 units), **Azalea Park** (90 units), and the **Windrush Trace Apartments** (120 units).
- In addition, within 5 minutes are newly developed complexes including **The Burrow Apartments** (64 units – built 2023), **The Waters at Hammond** (312 units – built 2023), and the **Heritage Estates of Hammond** (51 units – in planning)

TENANT OVERVIEW



Based outside of Dallas, TX, Smoothie King is the world's largest smoothie chain and the first health and fitness quick-service-restaurant brand of its kind. The franchise is ranked No. 1 by Entrepreneur magazine in the juice bar category for the last 27 years. Smoothie King's motto is to provide "Smoothies with a Purpose." Founded in 1973, Smoothie King has made it its mission to inspire people to live a healthy and active lifestyle. Smoothie King offers a variety of smoothies, smoothie bowls, beverages, and healthy snack options. Smoothie King's smoothies are expertly blended for specific needs, goals, and ambitions, and are fully customizable. Since 2019, Smoothie King has made a concentrated effort to have menus feature more smoothies with real, whole fruits and vegetables without artificial food coloring, flavoring, and preservatives, as well as any added sugars.

Smoothie King operates more than 1,300 locations throughout the U.S., the Cayman Islands, South Korea, and Trinidad & Tobago. At the end of 2022, the Company's footprint consisted of over 1,100 locations which generated roughly \$644 million in sales.



OWNERSHIP
Private



TENANT
Franchisee



NUMBER OF LOCATIONS
1,350+



PARENT COMPANY
Smoothie King
Holdings, Inc.



HEADQUARTERED
Coppell, TX



WEBSITE
www.smoothieking.com

SITE PLAN



190

W THOMAS ST

N.A.P

SMOOTHIE KING

DRIVE THRU

MENU

PYLON

AERIAL MAP



AERIAL MAP



SOUTHEASTERN LOUISIANA UNIVERSITY

SOUTHEASTERN LOUISIANA UNIVERSITY
 13,500+ STUDENTS | 1,762+ FACULTY/STAFF

HAMMOND NORTH SHORE REGIONAL AIRPORT

STATE'S BUSIEST GENERAL AVIATION AIRPORT
 GENERAL AVIATION | CORPORATE | MILITARY
 1,800+ EMPLOYEES | THIRD LARGEST COUNTY EMPLOYER
 LOUISIANA ARMY NATIONAL GUARD CAMPUS
 2024 - 2026 UPGRADES: \$10 MILLION IN STATE AND FEDERAL FUNDING

DISTRIBUTION CENTER

THE HOME DEPOT
 25,000+ SF

DISTRIBUTION CENTER

CardinalHealth
 103,000+ SF

WEST SIDE PLAZA

Auto Zone **BUFFALO WILD WINGS**
DOLLAR TREE **HOBBY LOBBY**
ROUSES MARKETS
 HOBBY LOBBY - 249K+ VISITS
 86TH PERCENTILE NATIONWIDE

WEST GATE SHOPPING CENTER

KFC **ACE Hardware**
FAMILY DOLLAR

CYPRESS POINT MONTESSORI SCHOOL

56 STUDENTS

PRIDE DRIVE BUSINESS CENTER

Walmart **wesco**
Graham Packaging
 710,000+ SF

DISTRIBUTION CENTER

CHEP
 A Brambles Company
 76,000+ SF

DISTRIBUTION CENTER

Prairie Farms
 53,000+ SF

COURTNEY CHRISTIAN SCHOOL

420 STUDENTS

CHANNELL SHOPPING CENTER

QDOBA MEXICAN EATS **Walgreens**
FIREHOUSE SUBS **T-Mobile**

HOLY GHOST CATHOLIC SCHOOL

752 STUDENTS

DISTRIBUTION & MANUFACTURING

HERSHEY'S Ice Cream **IDI** **Baker** **RXO**
 America's Insulation Source
 158,000+ SF

WESTIN OAKS BUSINESS PARK

101,000+ SF

HAMMOND JUNIOR HIGH MAGNET SCHOOL

445 STUDENTS

GREENVILLE PARK LEADERSHIP ACADEMY

486 STUDENTS

WOODLAND PARK MAGNET SCHOOL

460+ STUDENTS

1M+ SF DISTRIBUTION CENTER

C&S Wholesale Grocers
 FORBES 2023 #8 AMERICA'S LARGEST PRIVATE COMPANIES

PROPOSED INDUSTRIAL FACILITY

201,000+ SF

SUBJECT PROPERTY

SMOOTHIE KING

SEVILLE PLAZA

planet fitness **Albertsons** **BIG LOTS!**

MANUFACTURING FACILITY

RW ROSS & WALLACE
 PAPER PRODUCTS
 100,000 SF

LOWE'S

McDonald's **chilis** **Chick-fil-z**
 LOWE'S - 655K+ VISITS
 91ST PERCENTILE STATEWIDE & NATIONWIDE

WAL*MART SUPERCENTER

AspenDental **HARBOR FREIGHT**
AT&T
 WALMART - 2.4M+ VISITS
 #1 STATEWIDE | #42 NATIONWIDE

BATON ROUGE

←
 45 Min

\$76,500+ AVG HH INCOME

32,000+ RESIDENTS

Walmart
 NEXT TO STATE'S #1 WALMART PER VISITS

TANGIPAHOA PARISH GOVERNMENT COMPLEX

LOUISIANA DEPARTMENT OF VETERANS AFFAIRS
 SHERIFF'S OFFICE
 PERMIT OFFICE | PLANNING DEPARTMENT
 ANIMAL SERVICES

OAKS MONTESSORI SCHOOL

65+ STUDENTS

PROVIDENCE RIDGE

The NeuroMedical Center CLINIC **Cypress Pointe Health Care**
 Care Now - Walk-Ins Welcome
Cypress Pointe URGENT CARE **CYPRESS PHYSICAL THERAPY**

HAMMOND SQUARE

PET SMART **HomeGoods** **AMC THEATRES** **JCPenney**
T.J. maxx **five BELOW** **Academy** **Michaels** **Dillard's**
 LOUISIANA'S 2ND LARGEST OPEN-AIR RETAIL CENTER
 900,000+ SF

PAM HEALTH SPECIALTY HOSPITAL OF HAMMOND

40 BEDS

NORTH OAKS MEDICAL CENTER

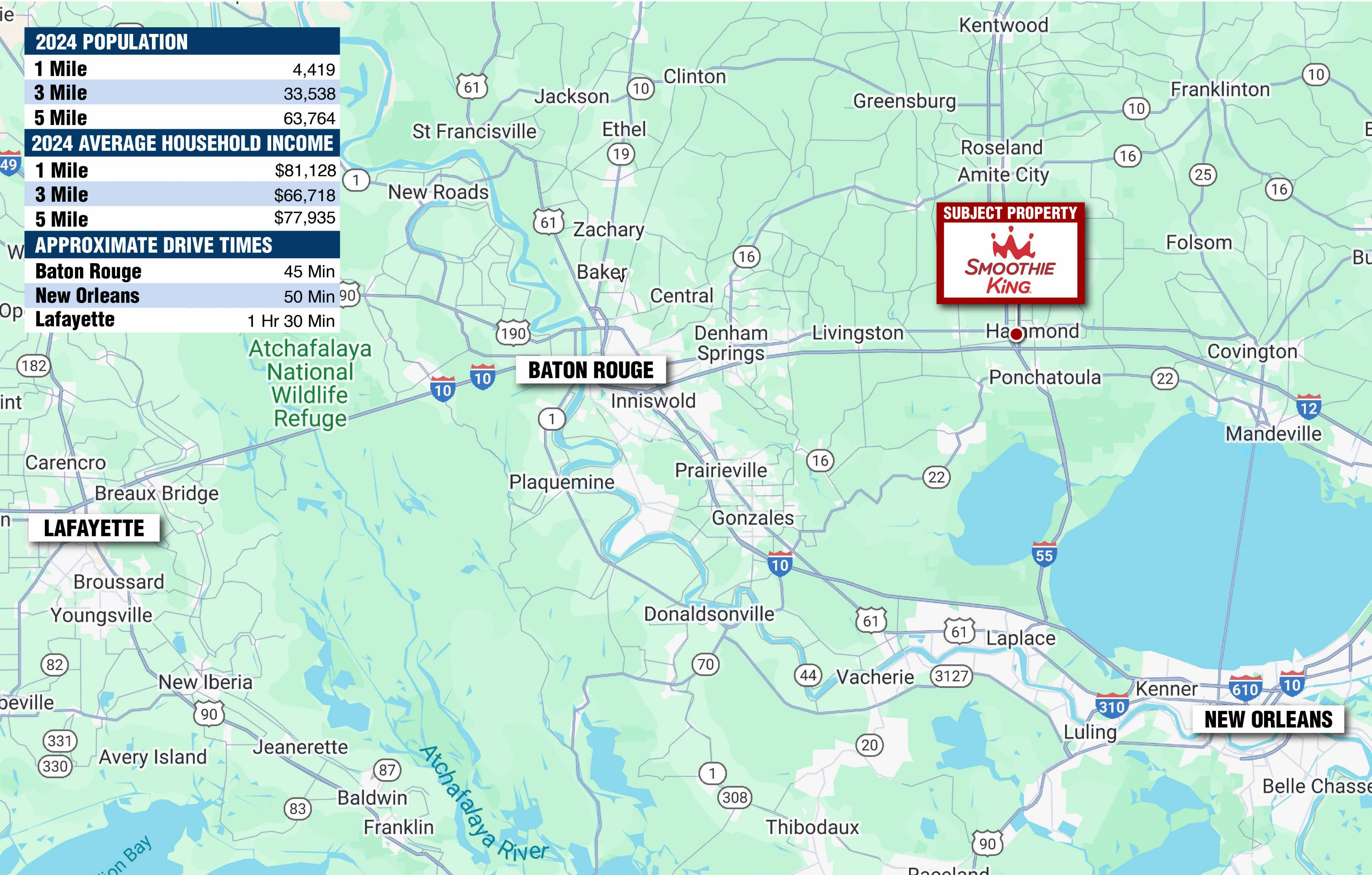
330 BEDS | 2,700+ EMPLOYEES | SECOND LARGEST PARISH EMPLOYER
 NOV. 2023: BROKE GROUND ON \$50 MILLION, 95,000+ SF EXPANSION

NORTH OAKS Health System

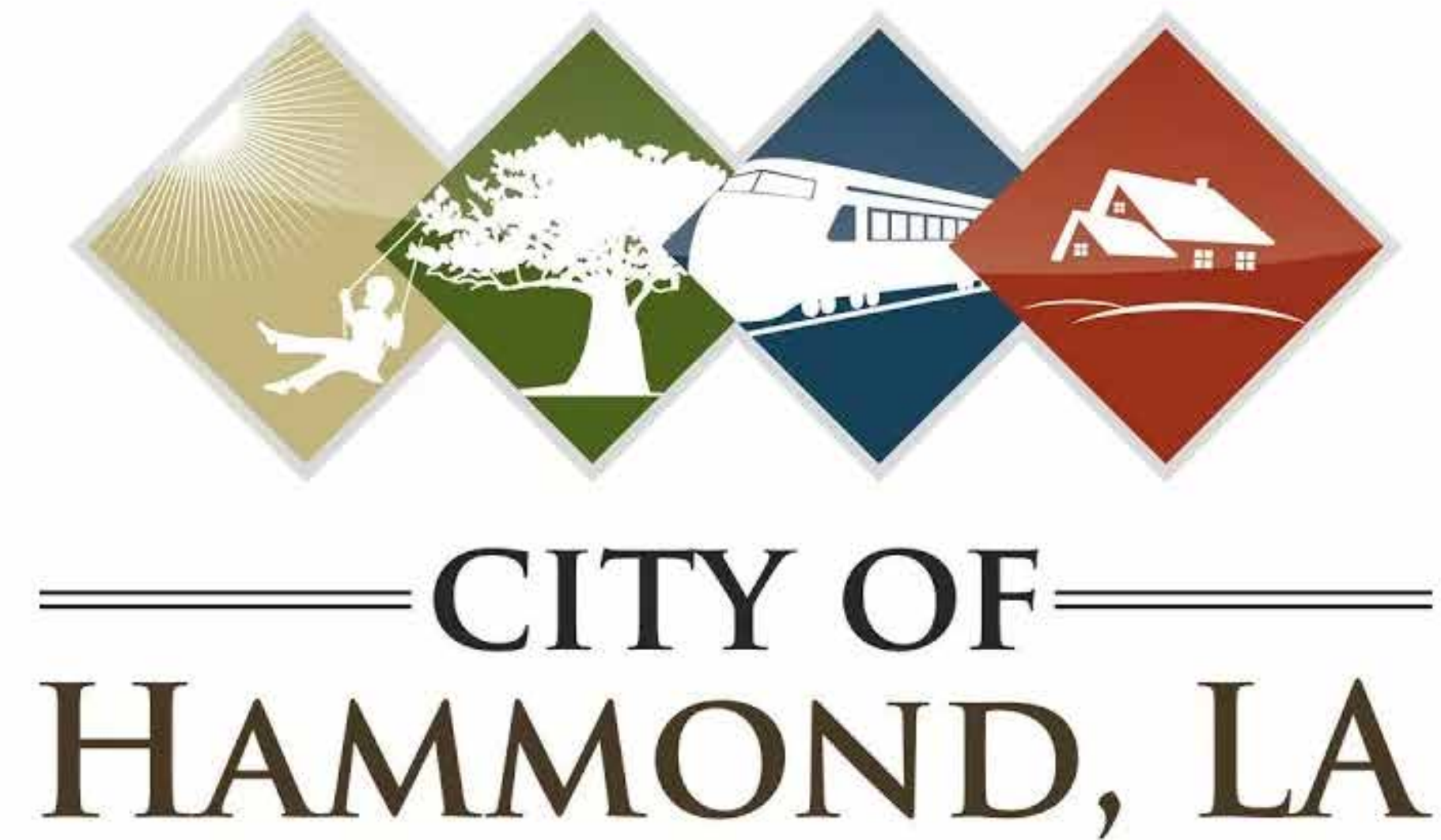
Rehabilitation Hospital

REFERENCE MAP & DEMOGRAPHICS

2024 POPULATION	
1 Mile	4,419
3 Mile	33,538
5 Mile	63,764
2024 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$81,128
3 Mile	\$66,718
5 Mile	\$77,935
APPROXIMATE DRIVE TIMES	
Baton Rouge	45 Min
New Orleans	50 Min
Lafayette	1 Hr 30 Min



AREA OVERVIEW : HAMMOND, LA



Hammond, located just 45 miles Northwest of New Orleans and 45 miles east of Baton Rouge, is a rapidly growing city in Louisiana. Hammond is the largest city in Tangipahoa Parish and the Hammond Metro Area is the fastest growing in Louisiana.

Hammond is one of few cities in Louisiana where the two main interstates I-55 (North/South) and I-12 (East/West) intersect. Due to its strategic location, Hammond has become a commercial hub with over 2.5x the City's resident population passing through on a daily basis.

Hammond is able to draw both residents and non-residents to the area due to its numerous warehouse and manufacturing facilities, including a recently announced \$160 million Niagra Bottling Plant; Southeastern Louisiana University which is home to over 15,000+ students; North Oaks Regional Medical Centers, and more.

In 2020 The City of Hammond adopted a Masterplan to help expand Hammond as a regional economic hub while at the same time maintaining transportation, higher education, and cultural activity. In addition, in 2023 the City placed a six-month moratorium on all new multi-family development so that it could properly plan and provide the infrastructure needed to support the rapidly growing population.

