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CONFIDENTIAL
OFFERING MEMORANDUM
FEBRUARY 2026



280 KENSINGTON BLVD.
SLIDELL, LA

MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY

MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY

208 KENSINGTON BOULEVARD
SLIDELL, LA

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DISCLAIMER/
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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- 100% occupied multi-tenant retail center
- Longstanding national tenants
- Located on well traveled intersection in the heart of Slidell, with easy access to I-10
- Center is surrounded by a mix of residential neighborhoods and commercial establishments
- 350 parking spaces
- 66,210 Square Feet
- 6.142 Acres

LOCATION DESCRIPTION

Slidell is a prime retail hub on Louisiana's Northshore, strategically located at the crossroads of I-10, I-12, and I-59. Just 30 minutes from New Orleans, Slidell draws consumers from a wide regional trade area and serves as a primary shopping and service destination for St. Tammany Parish and surrounding communities. With high traffic counts, and a concentration of national retailers, the city offers a stable and growing environment for retail investment.

OFFERING SUMMARY

Strategically positioned at 280 Kensington Boulevard in Slidell, Louisiana, this premier retail asset features two nationally recognized tenants, Sportsman's Warehouse and Petco, offering a stable investment in a highly trafficked commercial corridor. Located just off Interstate 10 at the intersection of Kensington Boulevard and Gause Boulevard, this interstate sees an estimated 69,000 cars a day while the intersection sees an estimated 21,000 cars per day. Anchored by Rouses Market, the property is surrounded by commercial and residential development including big box retailers like Walmart, Home Depot, Lowes, and Hobby Lobby.



Net Operating Income: \$613,381

In-Place Cap Rate: 8.90%

Price: \$6,900,000

Lease Type: NNN



FINANCIAL ANALYSIS

OPERATING CASH FLOW

	Year 1	
Rental Revenue:	\$684,700	
Reimbursements:	\$128,984	
Effective Gross Revenue:	\$813,684	
OPERATING EXPENSES		
	\$ / PSF	
	Annual	
	\$0.41	\$27,011
	\$1.05	\$69,404
	\$1.34	\$88,889
	\$0.23	\$15,000
Total Operating Expenses:	\$200,304	
NET OPERATING INCOME	\$613,381	

Tenant	Square Footage		Start Date	End Date	Monthly Rent	Annual Rent	Rate PSF	Reimbursements
	34,000	Primary	4/1/2015	3/31/2031	\$36,975	\$443,700	\$13.05	INS: PRS
		Option	4/1/2031	3/31/2036	\$40,873	\$490,475	\$14.42	RET: PRS
		Option	4/1/2036	3/31/2041	\$43,734	\$524,808	\$15.44	CAM: PRS not to exceed
		Option	4/1/2041	3/31/2046	\$46,795	\$561,545	\$16.52	50.59% + 5% admin fee; 5% non-cumulative cap
	12,500	Primary	10/1/2013	1/31/2030	\$14,583	\$175,000	\$14.00	INS: PRS
		Option	2/1/2030	1/31/2035	\$16,667	\$200,004	\$16.00	RET: PRS
		Option	2/1/2035	1/31/2040	\$17,708	\$212,496	\$17.00	CAM: PRS + 5% admin fee;
		Option	2/1/2040	1/31/2045	\$18,750	\$225,000	\$18.00	2% non-cumulative cap
French Market Furniture	15,322	Primary	12/1/2017	4/30/2028	\$5,500	\$66,000	\$5.28	INS: Gross
			<i>* Warehouse space only</i>					RET: Gross
								CAM: Gross

I TENANT SUMMARY



Sportsman's Warehouse is a premier outdoor sporting goods retailer offering a wide selection of products for hunting, fishing, camping, shooting, and other outdoor activities. Founded in 1986 in Midvale, Utah, the company has grown steadily and now operates more than 130 stores across over 30 states. With a mission to provide outdoor enthusiasts with quality gear and exceptional customer service, Sportsman's Warehouse delivers a localized shopping experience tailored to the unique outdoor needs of each region it serves. Its product assortment includes a mix of top national brands and exclusive private-label offerings across key categories like firearms, fishing gear, outdoor apparel, and camping equipment.

Since its founding, Sportsman's Warehouse has cultivated a loyal customer base by focusing on knowledgeable staff, community engagement, and a strong in-store experience that appeals to both seasoned outdoorsmen and newcomers alike. In addition to its retail locations, the company continues to expand its e-commerce presence and omnichannel capabilities to serve customers wherever and however they shop.

Sportsman's Warehouse is headquartered in West Jordan, Utah.

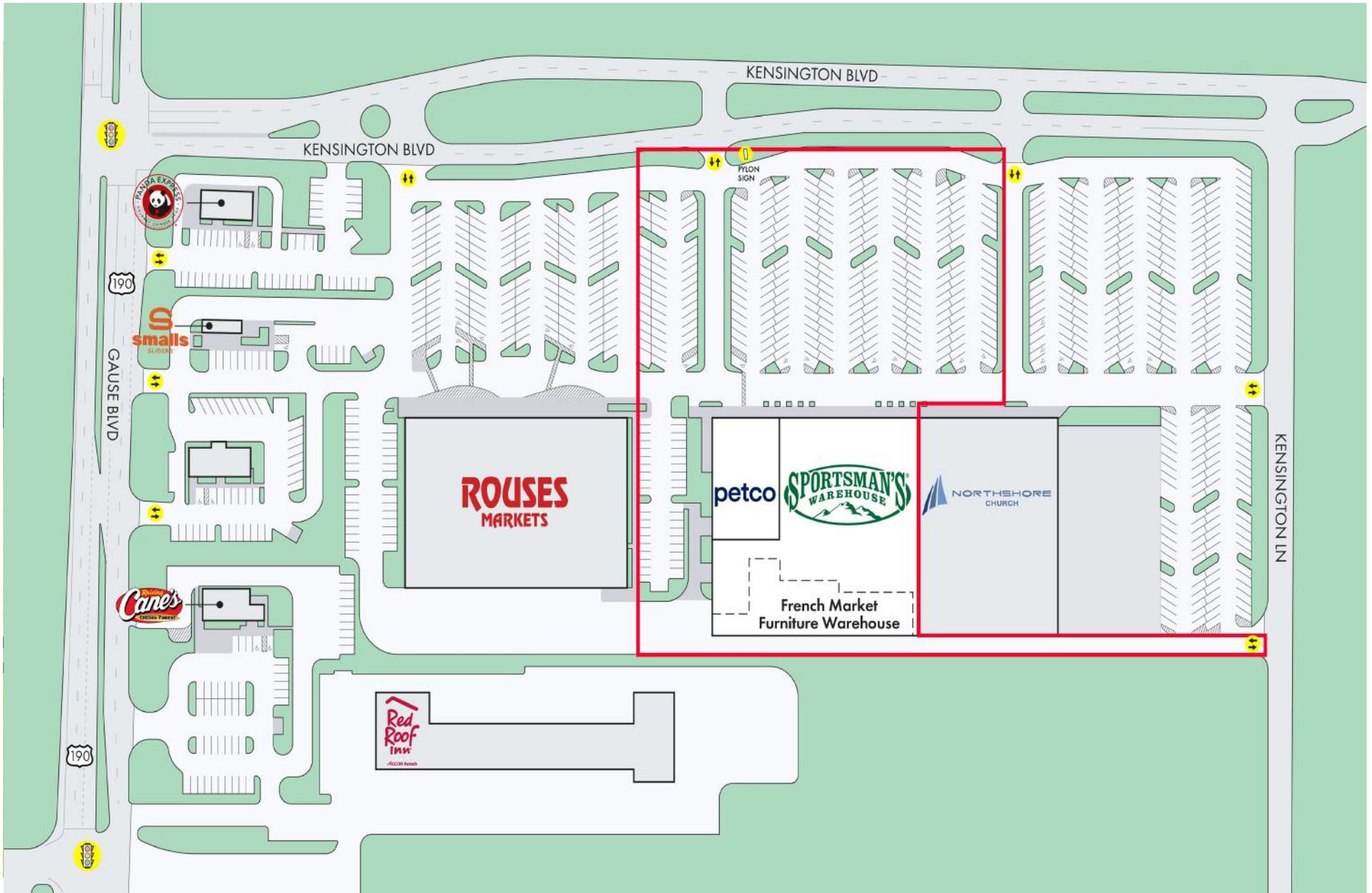


Petco is a leading pet specialty retailer dedicated to improving the lives of pets and their owners. Originally founded in 1965 as a mail-order veterinary supply company, Petco has since expanded into a nationwide brand with more than 1,500 locations across the United States, Mexico, and Puerto Rico. With a mission to provide healthier, happier lives for pets, Petco connects deeply with pet lovers through a curated mix of pet products, services, and expertise. Its offerings span pet food, supplies, grooming, training, and veterinary care, featuring a combination of trusted national brands and exclusive private-label products tailored to the needs of pets at every life stage.

Over the years, Petco has evolved from a traditional retail model to a fully integrated health and wellness company for pets. In recent years, the company has expanded its in-store and digital capabilities, investing in e-commerce, mobile services, and in-store veterinary clinics to meet the changing needs of modern pet owners.

Petco is headquartered in San Diego, California.

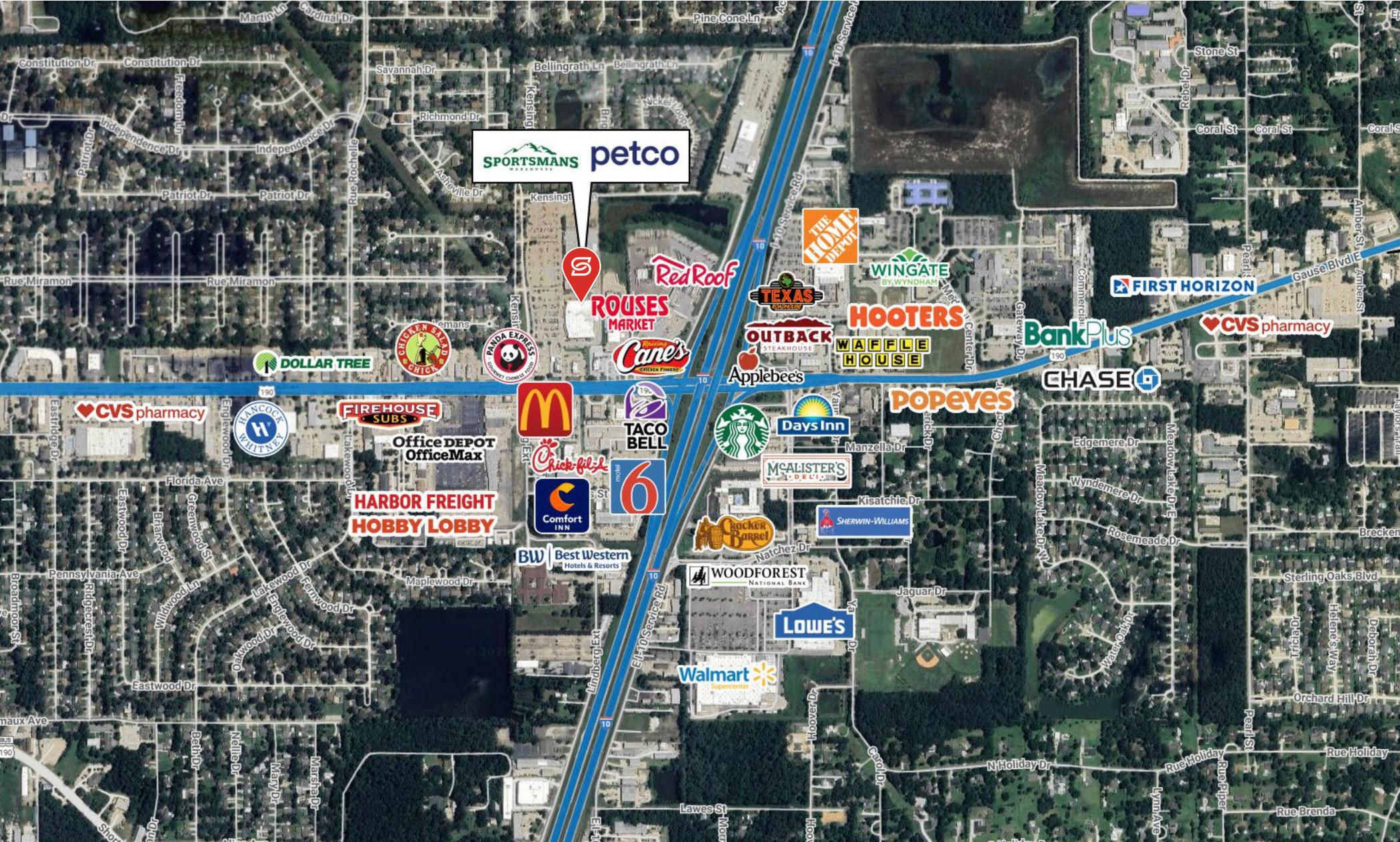
SITE PLAN





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AREA OVERVIEW

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

KEY FACTS



8,157

POPULATION

40.2

MEDIAN AGE



55,645

POPULATION

38.0

MEDIAN AGE



85,508

POPULATION

38.0

MEDIAN AGE



3,026

HOUSEHOLDS

\$92,873

MEDIAN HOUSEHOLD INCOME



21,552

HOUSEHOLDS

\$74,434

MEDIAN HOUSEHOLD INCOME



33,010

HOUSEHOLDS

\$77,426

MEDIAN HOUSEHOLD INCOME

EDUCATION



20%

HIGH SCHOOL GRADUATE



73%

SOME COLLEGE



40%

BACHELOR'S/GRAD/PROF DEGREE



24%

HIGH SCHOOL GRADUATE



65%

SOME COLLEGE



29%

BACHELOR'S/GRAD/PROF DEGREE



26%

HIGH SCHOOL GRADUATE



63%

SOME COLLEGE



30%

BACHELOR'S/GRAD/PROF DEGREE



| AREA OVERVIEW

ECONOMIC HIGHLIGHTS

Slidell, Louisiana offers a unique blend of natural beauty, family-friendly attractions, and cultural landmarks that enhance its appeal as a commercial hub. Just minutes from the city center, the Northshore Harbor Center hosts year-round conventions, expos, and community events, making it a key driver of local foot traffic and tourism. Families and outdoor enthusiasts are drawn to Camp Salmen Nature Park, a 130-acre park featuring scenic walking trails, historic landmarks, and serene views of Bayou Liberty. For those seeking interactive fun, the Slidell Little Theatre stands as a vibrant cultural anchor, offering live performances and community programming that enrich the city’s artistic landscape. Additionally, the Olde Towne Slidell district combines historic charm with a growing mix of boutiques, dining, and nightlife, attracting both locals and visitors. These attractions not only boost the city’s quality of life but also drive consistent economic activity—making Slidell an attractive location for commercial investment.

Slidell is also home to ecotourism experiences, attracting thousands of tourists annually with guided boat tours through the region’s stunning bayou landscapes. Heritage Park offers a scenic waterfront setting with walking trails, picnic areas, and a public boat launch—hosting festivals and live music that draw large local crowds. Together, these attractions anchor Slidell as a dynamic and high-traffic market with enduring commercial potential.

SLIDELL, LOUISIANA



OLD TOWN SLIDELL



HERITAGE PARK



SLIDELL, LA



NORTHSHORE HARBOR CENTER

COMPANY OVERVIEW

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors have the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, banks, loan services and private equity firms, totaling more than \$1.7 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial,
Hospitality



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment
Analysis



Market
Research



Valuation
Services

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OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
STIRLING IS COMMITTED TO PROVIDING
THE BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.

COMPANY OVERVIEW

ABOUT THE TEAM



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Justin Langlois, CCIM serves as Regional Vice President with Stirling in Baton Rouge, Louisiana. He specializes in investment sales, primarily retail, office, and healthcare. His commercial real estate skill set includes sales and leasing, landlord and tenant representation, sublease representation, REO and bank foreclosures, sale/leaseback, lease negotiation, real estate investment analysis, financial feasibility, and site selection.

Justin has been actively involved in the commercial real estate industry since 2006. He earned the prestigious CCIM designation in 2010. He previously served as Managing Director with SVN | Graham, Langlois & Legendre commercial real estate firm in Baton Rouge, which he founded with partners Ben Graham and Steve Legendre. Their SVN office was consistently recognized as a Top 25 office nationally out of 200+ offices across the United States.

Justin is an executive member of the board of directors for the Baton Rouge Growth Coalition and serves as secretary for the organization. He is also a board member with Volunteers of America: South Central Louisiana. Langlois He supports various nonprofits and community groups, including The Chapel on the Campus (LSU), Campus Crusade for Christ (CRU), Mary Bird Perkins – Investors Collective, and Volunteers of America.



BEEZIE LANDRY

Managing Director of

StirlingInvestment Advisors

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Beezie Landry currently serves as Vice President of Investment Advisors and has been with Stirling for over 20 years. In this role, Mr. Landry is responsible for the management of a highly skilled team of advisors specializing in the sale of investment properties across all property types...Multifamily, Retail, Hospitality, Healthcare, Office and Industrial. Mr. Landry has represented a range of client types including private and institutional investors and has completed transactions with REITs including Weingarten Realty Investors, General Growth, Realty Income, AEI Funds, and Agree.

Mr. Landry also works closely with the Stirling Development Team coordinating the financing, refinancing, development, redevelopment, and acquisition of properties across property types. Previously, he gained extensive experience in Landlord Representation in leasing new developments and existing shopping centers.

Mr. Landry is currently a member of the International Council of Shopping Centers (ICSC), The Retail Broker's Network (RBN), and The New Orleans Metropolitan Association of Realtors – Commercial Investment Division. Mr. Landry is also a member of the Tangipahoa Economic Development Foundation Board and the Southeastern Louisiana University Foundation Board.

| DISCLAIMER & CONFIDENTIALITY

DISCLAIMER

The information provided in this Offering Memorandum has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Stirling Properties or its agents, representatives or affiliates regarding oral statements that have been made in the discussion of the property. This presentation prepared by Stirling Properties was sent to the recipient under the assumption that s/he is a buying principal. Any potential purchaser is advised that s/he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection or be furnished a policy of title insurance.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Stirling Properties, LLC or any of the affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

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This Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purchase or made available to any other person without the written consent of Seller or Stirling Properties, LLC.

By acknowledging your receipt of the Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.

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