

CONFIDENTIAL OFFERING
MEMORANDUM

MULTI-TENANT RETAIL
INVESTMENT OPPORTUNITY

280 KENSINGTON BOULEVARD
SLIDELL, LA
JANUARY 2026

stirling



MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY

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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 intersection 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.



/ FINANCIAL ANALYSIS /

Pricing Summary

Net Operating Income:	\$613,381
In-Place Cap Rate:	8%
Price:	\$7,667,263
Lease Type:	NNN

Rent Roll

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	\$14.43	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 RET: Gross CAM: Gross

* Warehouse space only

Operating Cash Flow

Rental Revenue:

Reimbursements:

Effective Gross Revenue:

Operating Expenses

\$ / PSF

Maintenance (CAM):

\$ 0.41

\$27,011

Real Estate Taxes:

\$ 1.05

\$69,404

Insurance:

\$ 1.34

\$88,889

Management Fee:

\$ 0.23

\$ 15,000

Total Operating Expenses:

\$200,304

Net Operating Income

\$613,381

/ 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.

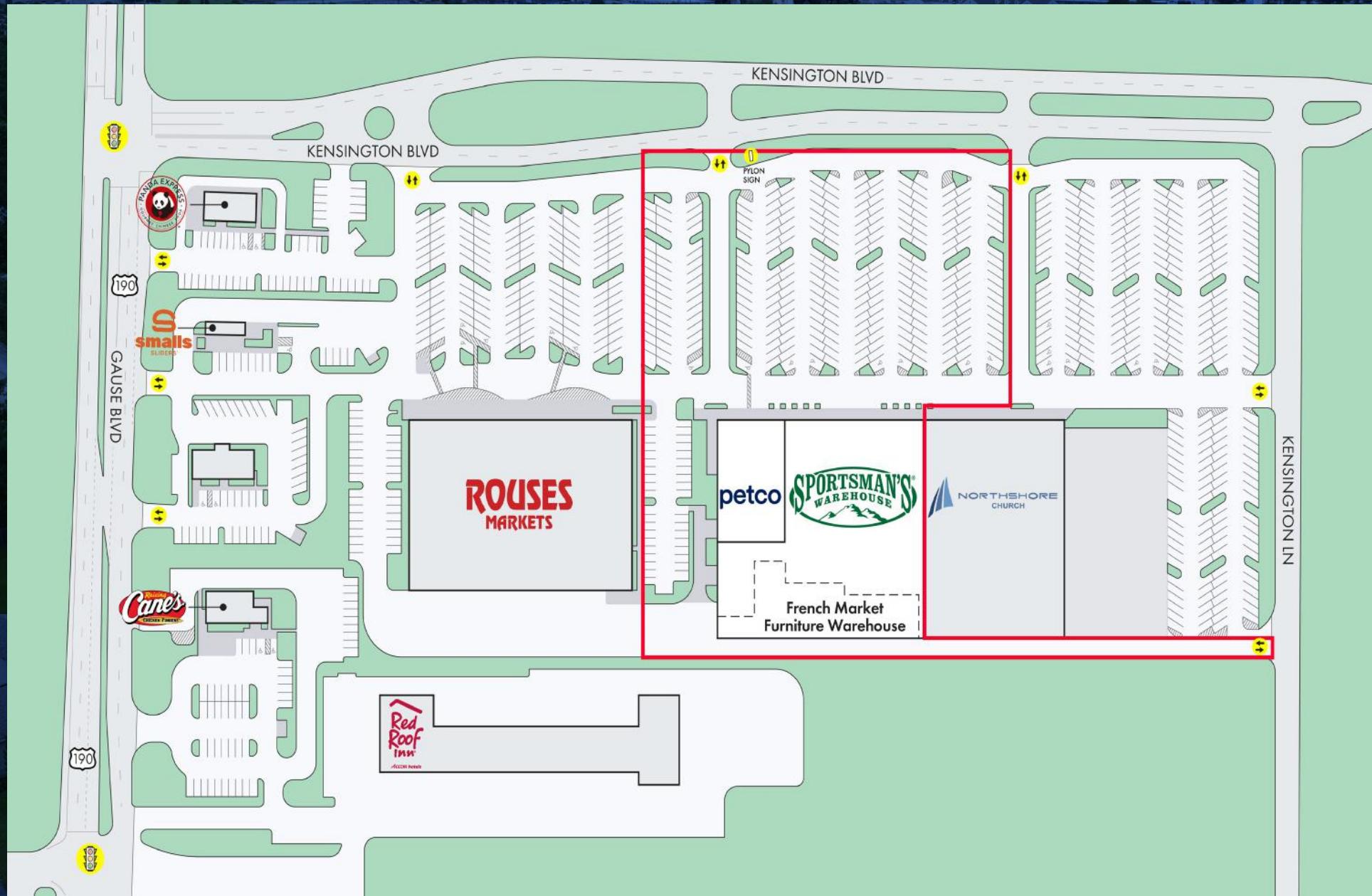


Petco is a leading pet specialty retailer dedicated to improving the lives of pets and their owners. Originally founded in 1965 as a mail-order veterinary supply company, Petco has since expanded into a nationwide brand with more than 1,500 locations across the United States, Mexico, and Puerto Rico. 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.

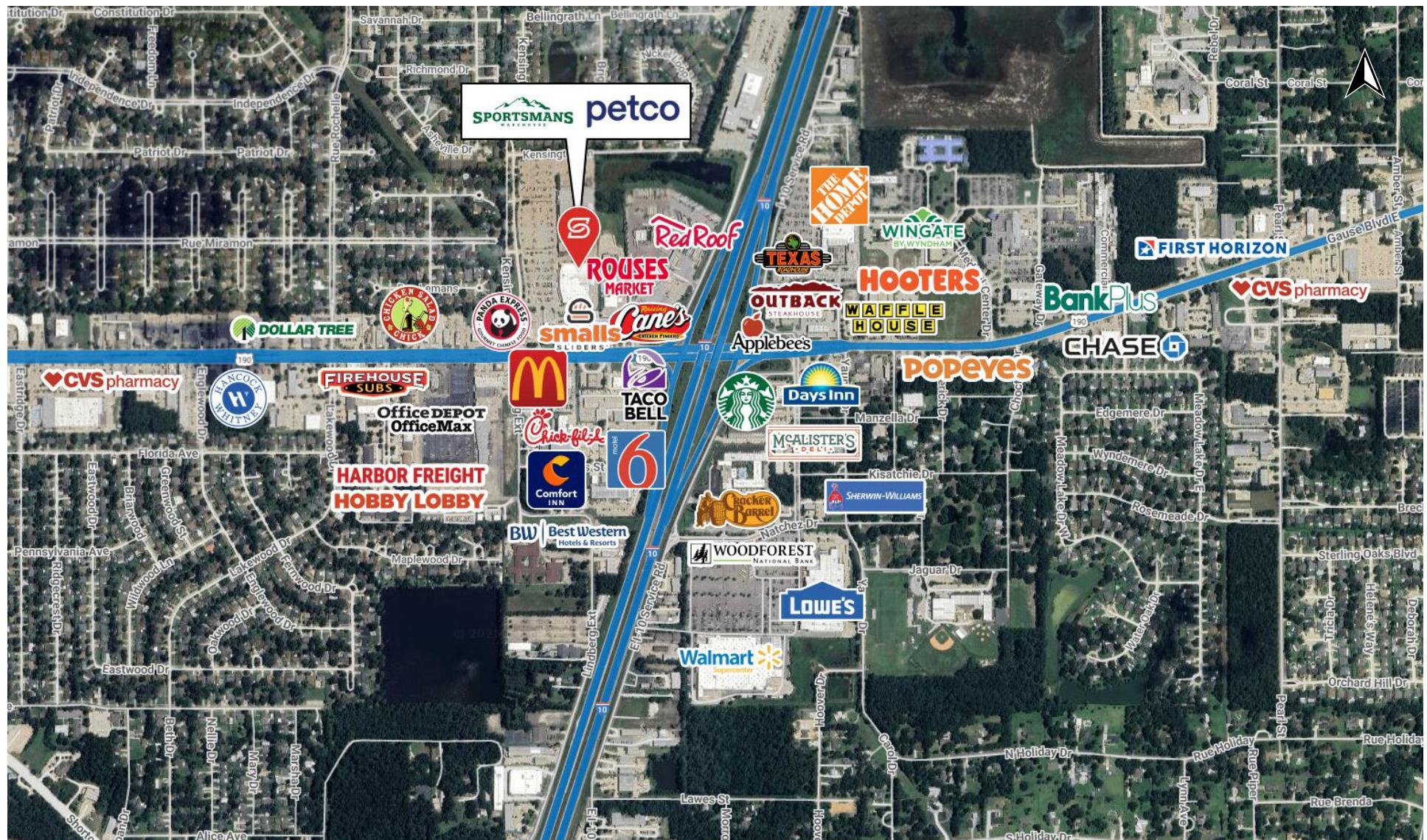
/ SITE PLAN /





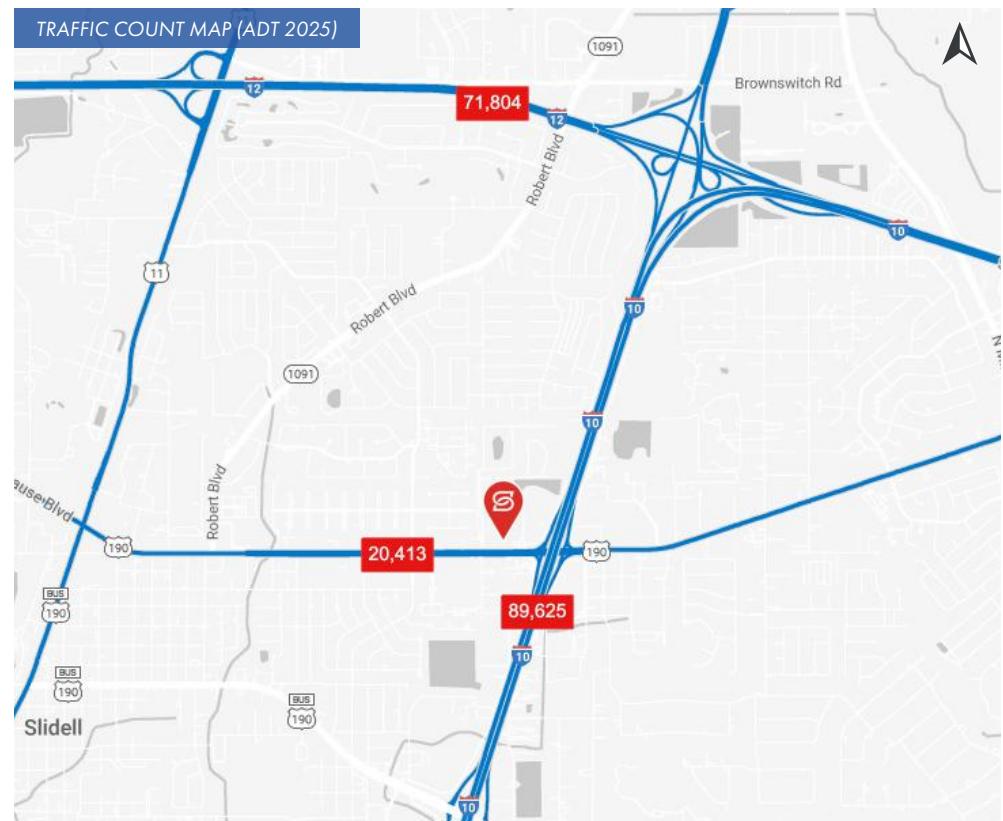
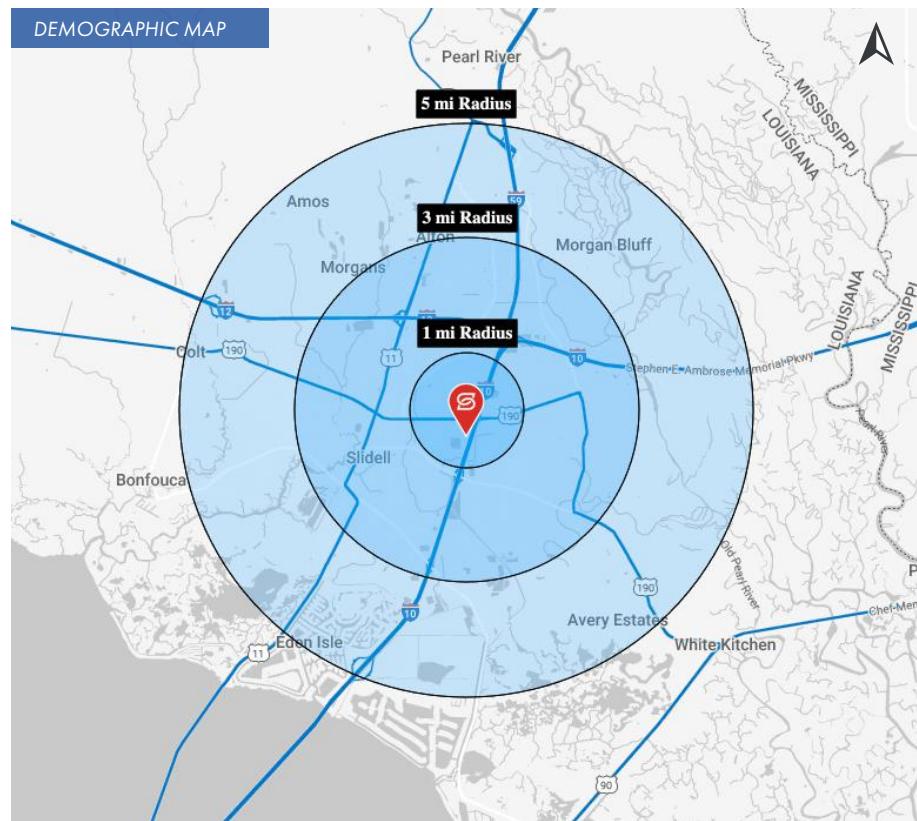
AREA OVERVIEW

RETAIL AERIAL



AREA OVERVIEW

DEMOGRAPHICS



2025 DEMOGRAPHICS

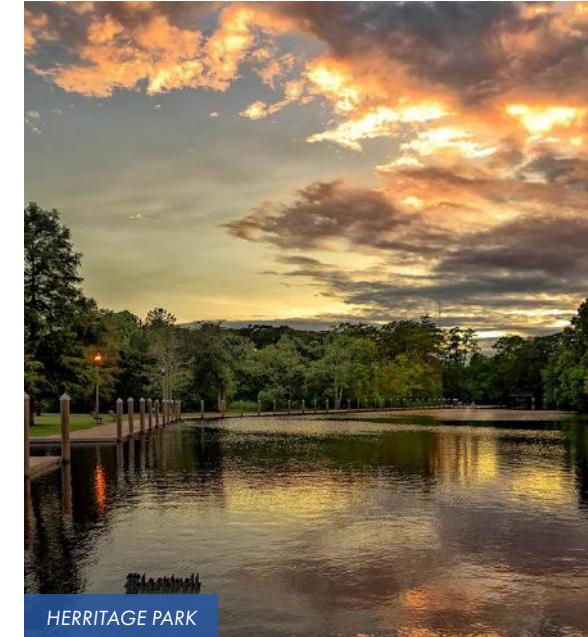
1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
 POPULATION 8,284	 AVG. HH INCOME \$118,155	 HOUSEHOLDS 3,066	55,669	\$100,138	\$101,295	21,414	33,026	85,988

AREA OVERVIEW

SLIDELL, LOUISIANA 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.



/ 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 has 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, and private equity firms, totaling more than \$1.64 billion in commercial volume in the last five years.

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SIA IS COMMITTED TO PROVIDING THE
BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.



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CONFIDENTIALITY

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 purpose 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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