



# JARED THE GALLERIA OF JEWELRY

ABSOLUTE NNN GROUND LEASE – HIGHWAY FRONTAGE

LAFAYETTE, LA



CAPITAL PACIFIC



# JARED THE GALLERIA OF JEWELRY

3601 AMBASSADOR CAFFAERY PKWY, LAFAYETTE, LA 70503

**\$2,053,333**

**PRICE**

**6.00%**

**CAP**

BUILDING SIZE

**6,057 SF**

LAND AREA

**23,146 SF**

LEASE TYPE

**CORPORATE  
GROUND LEASE**

LEASE EXPIRATION

**1/31/2025**

YEAR BUILT

**2014**

NOI

**\$123,200**

**High traffic, high visibility location – 4 lane highway frontage – 42,000+ cars per day**

**Dominant location within the heart of Lafayette’s retail corridor**

**Located between the two main ingress and egress points to the 150,000 square foot Ambassador Courtyards**

**Average household incomes in excess of \$100K within a one mile radius**

# Investment Highlights

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**LOCATION OVERVIEW** - The asset is located within the city of Lafayette, Louisiana. Lafayette is located approximately sixty miles west of Baton Rouge, along the Vermilion River, in southwestern Louisiana. The city of Lafayette is the fourth-largest in the state, with a population of 126,848. Lafayette has diversified by positioning itself as a medical, transportation, finance, technology, entertainment, education, and retail hub. The business base of the parish includes energy services, manufacturing, health care, transportation and distribution, education, information technology, finance, tourism, and other service-related industries.

**THE OFFERING** consists of a Jared the Galleria of Jewelry ground lease with attractive below market rent. The lease offers 10% rental increases every five years in the base term as well as the options. The property is well positioned at a high visibility location as a pad to a Cost Plus and Bed Bath and Beyond anchored shopping center. The subject property is located on busy Ambassador Caffery Parkway which sees traffic counts of over 42,000 vehicles per day and just off Johnston Street which sees traffic counts of over 43,000 vehicles per day.

## Contact the team

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**RICK SANNER**

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CA DRE# 01792433

### SURROUNDING RETAIL



**JARED THE GALLERIA OF JEWELRY HAS OVER 270 LOCATIONS IN 41 STATES**

### IN CONJUNCTION WITH LA LICENSED BROKER:

Beau Box

Baton Rouge, LA

225.237.3343

[bbox@beaubox.com](mailto:bbox@beaubox.com)

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# Aerial

**LAFAYETTE CITY CENTER**  
(5 MILES)



AMBASSADOR CAFFERY PARKWAY

42,114 VPD

43,432 VPD

64,789 VPD

KIRKLAND'S  
**TJ-maxx** Office DEPOT  
**PET SMART** Stein Mart  
**Burlington** Coat Factory **Conn's** HomePlus  
**Michaels** Party City  
**BOOT BARN** Shoe Carnival  
**DOLLAR TREE**

charlie **claire's**  
**OLD NAVY** **BEST BUY** **BARNES & NOBLE**  
**Dillard's** **macy's**  
**JCPenney** **Sears**  
**CAVENDERS** **FOCUS** **fye**  
**FOREVER 21** **CHICO'S**  
SHOE DEPT.

**BIG LOTS!** **WORLD MARKET** **Pet's Unlimited**  
**THE HOME DEPOT** **JO-ANN** **sally**  
**NORTHERN** **Pier 1 imports**  
**MATTRESS FIRM**

**Academy** **PETCO** **at home**  
**KOHL'S**  
**ULTA** **DSW** **Albertsons**  
**O'Reilly** **DOLLAR TREE**  
OneMain

**WOMEN'S AND CHILDREN'S HOSPITAL**

**UNIVERSITY HOSPITAL AND CLINICS**

**UNIVERSITY OF LOUISIANA AT LAFAYETTE**

**LAFAYETTE GENERAL MEDICAL CENTER**

**HEART HOSPITAL OF LAFAYETTE**

**OUR LADY OF LOURDES REGIONAL MEDICAL CENTER**

**LAFAYETTE REGIONAL AIRPORT**

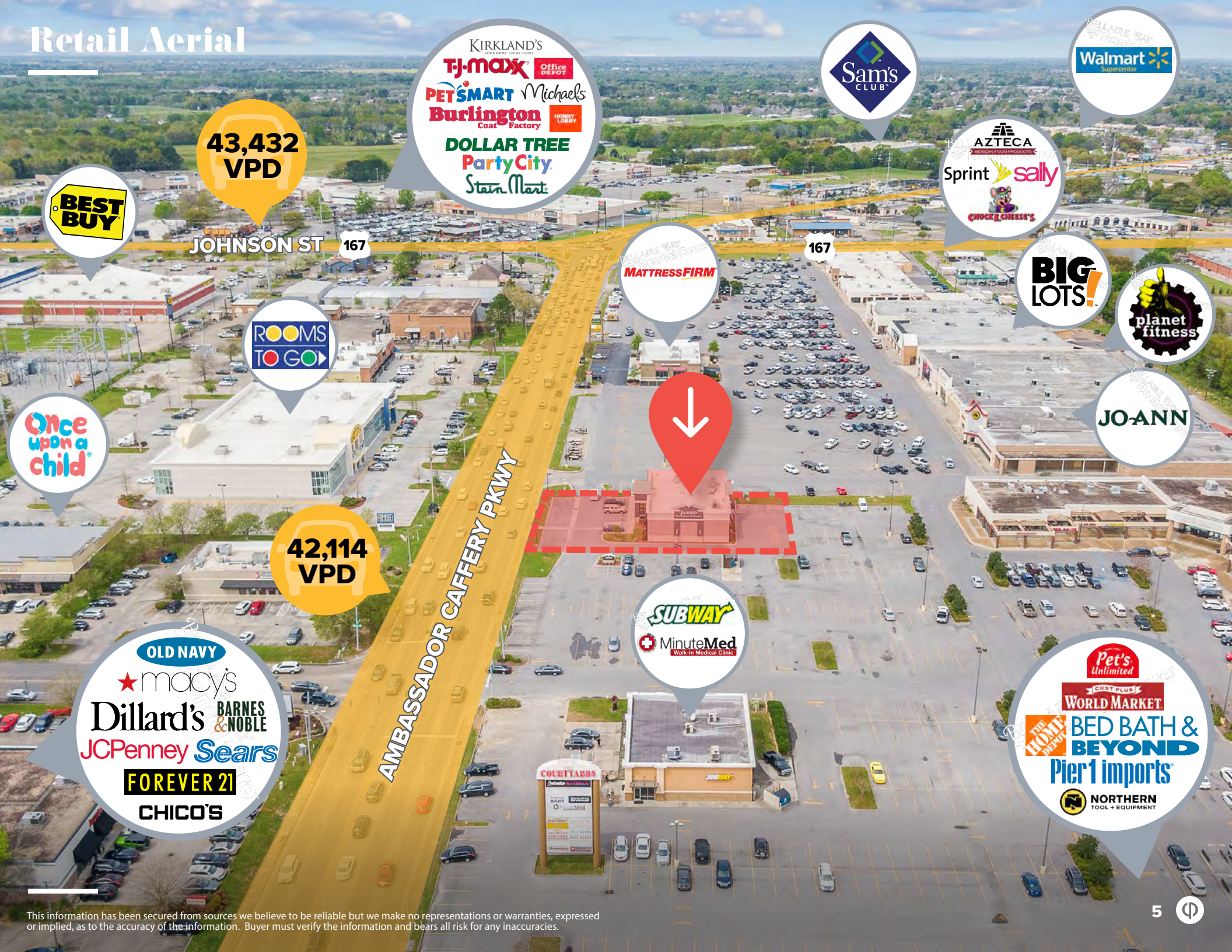
**DOLLAR TREE**  
**Walmart** Supercenter  
**GameStop** **sally**

**GOLF COURSE**

**Stine**

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# Retail Aerial



43,432  
VPD

42,114  
VPD

JOHNSON ST 167

167

AMBASSADOR CAFFERY PKWY

BEST BUY

ROOMS TO GO

Once upon a child

OLD NAVY

macy's

Dillard's BARNES & NOBLE  
JCPenney Sears

FOREVER 21

CHICO'S

KIRKLAND'S  
TJ-maxx Office DEPOT  
PETSMART Michaels  
Burlington Coat Factory HOBBY LOBBY  
DOLLAR TREE  
Party City  
Stain Mart

Sam's CLUB

Walmart Supercenter

AZTECA  
Sprint sally  
CHUCK & CHEESE'S

MATTRESS FIRM

BIG LOTS!

planet fitness

JOANN

MINUTE MED  
Walk-in Medical Clinic

Pet's Unlimited  
COST PLUS  
WORLD MARKET  
THE HOME DEPOT  
BED BATH & BEYOND  
Pier 1 imports  
NORTHERN TOOL + EQUIPMENT

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# Surrounding Retail



# Submarket Overview

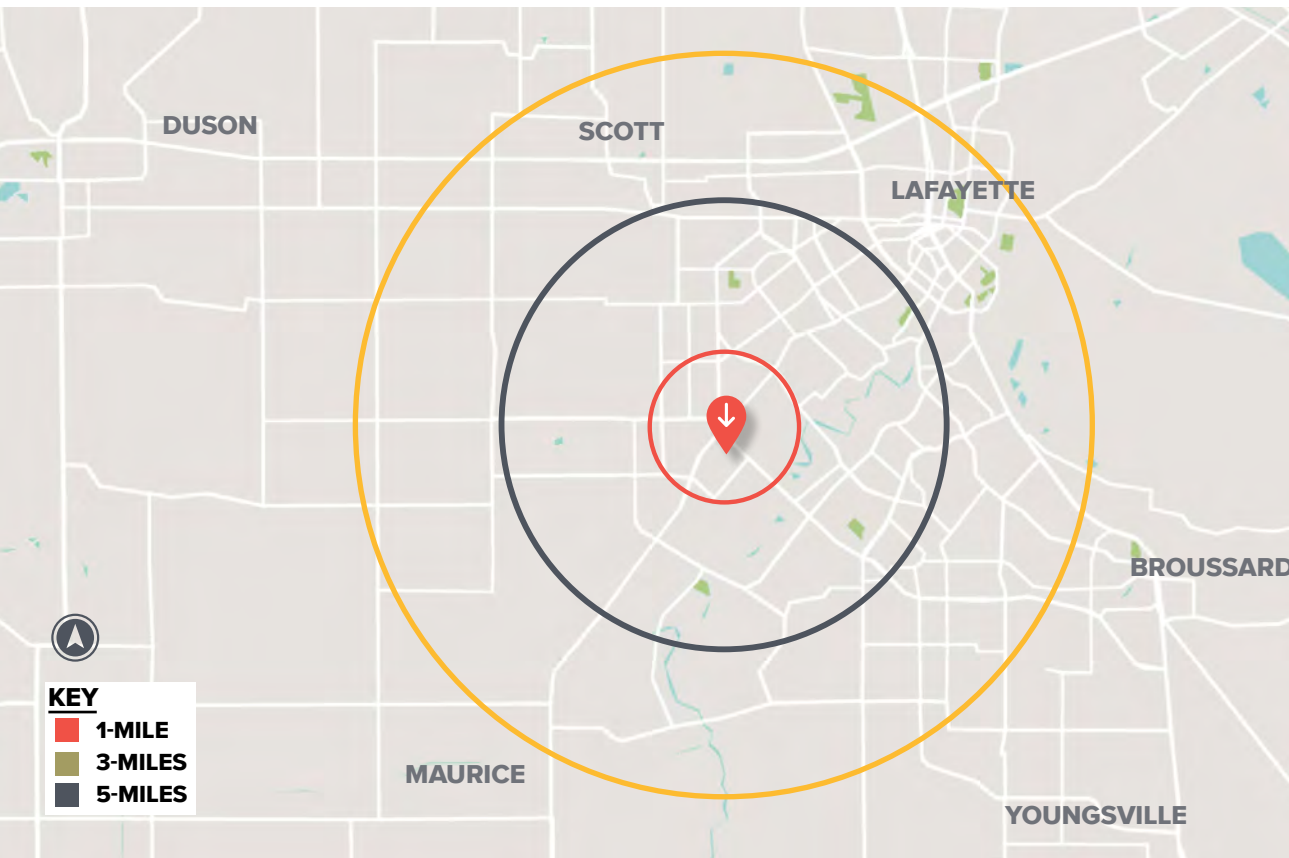
## RETAILERS IN CLOSE PROXIMITY INCLUDE:

The Home Depot  
 Hobby Lobby  
 Super 1 Foods  
 Stein Mart  
 T.J. Maxx  
 Dillard's  
 JC Penney

Macy's  
 Old Navy  
 PetSmart  
 Walmart  
 Sam's Club  
 Best Buy  
 Lowe's Home Improvement

Planet Fitness  
 Bed Bath & Beyond  
 JOANN Fabrics  
 Cost Plus World Market  
 Barnes & Noble  
 Party City  
 Guitar Center

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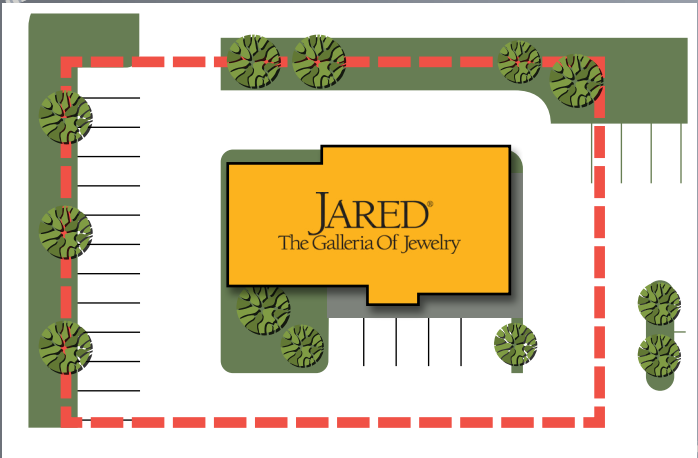
## BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	736	3,285	8,092
Employees	11,140	41,544	108,855
Residential Population	8,222	71,876	135,452

**KEY**

- 1-MILE
- 3-MILES
- 5-MILES

# Surrounding Retail Site Plan



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# Income & Expense

<b>PRICE</b>	<b>\$2,053,333</b>	
<b>Capitalization Rate:</b>	<b>6.00%</b>	
Building Size (SF):	6,507	
Lot Size (SF):	23,146	
<b>STABILIZED INCOME</b>	<b>PER SQUARE FOOT</b>	
Scheduled Rent	\$5.32	\$123,200
<b>LESS</b>	<b>PER SQUARE FOOT</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>EQUALS NET OPERATING</b>	<b>\$123,200</b>	

1 - The building within the premises is approximately 6,507 square feet.



# Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.	TERM		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	
Jared The Galleria of Jewelry	23,146	08/01/14	01/31/20		\$9,333	\$112,000	\$0.40	\$4.84	
		02/01/20	01/31/25	\$123,200	\$10,267	\$123,200	\$0.44	\$5.32	
		Option 1	02/01/25	01/31/30		\$11,293	\$135,520	\$0.49	\$5.86
		Option 2	02/01/30	01/31/35		\$12,423	\$149,072	\$0.54	\$6.44
		Option 3	02/01/35	01/31/40		\$13,665	\$163,979	\$0.59	\$7.08
		Option 4	02/01/40	01/31/45		\$15,031	\$180,377	\$0.65	\$7.79
<b>TOTALS:</b>	<b>23,146</b>			<b>\$123,200</b>	<b>\$10,267</b>	<b>\$123,200</b>	<b>\$0.44</b>	<b>\$5.32</b>	

1 - The building within the premises is approximately 6,507 square feet.

2 - Seller will credit Buyer the difference in rent from date of close until 2/1/2020.

# Tenant Overview

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## JARED<sup>®</sup> The Galleria Of Jewelry

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Jared is a leading off-mall destination specialty retail jewelry store chain serving upper middle market customers. Jared operates over 270 stores in 41 states and is the fourth largest U.S. specialty retail jewelry brand by sales.

Every Jared store has an on-site design and repair center where most repairs are completed within one hour. The facility also mounts loose diamonds in settings and provides a custom design service when required. Each store also has at least one diamond viewing room, a children's play area and complimentary refreshments.

Signet Jewelers (NYSE: SIG) is the world's largest retailer of diamond jewelry and the largest specialty jewelry retailer in the U.S., U.K. and Canada. Signet operates over 3,600 stores primarily under the name brands of Jared The Galleria Of Jewelry, Kay Jewelers, Zales, H. Samuel, Ernest Jones, Peoples and Piercing Pagoda. The company's annual sales of \$6.25 billion come primarily from the sale of jewelry, watches and associated services. Jared accounted for 19% of Signet's sales in Fiscal 2018 with sales of \$1.19 billion and average sales per store of \$4.1 million.

270+


LOCATIONS  
IN 41 STATES

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# Demographics and Traffic

## POPULATION

	1-MILE	3-MILES	5-MILES
2010	6,879	63,871	121,321
2018	8,222	71,876	135,452
2023	8,928	77,016	144,721

## 2018 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$101,290	\$88,704	\$84,223
Median	\$69,299	\$57,780	\$54,655

## TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Lafayette General Medical Center	6,724
Opelousas Health Systems	2,000
Stuller Inc	1,600
Our Lady Of Lourdes Regional Medical	1,493
Baker Hughes	1,339



**THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 3-MILE RADIUS  
IS OVER \$88K**

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# LAFAYETTE, LOUISIANA



**LAKE MARTIN**

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**LAFAYETTE**, is located approximately 60 miles west of Baton Rouge, along the Vermilion River, in southwestern Louisiana. With an estimated 235,000+ population, the centrally-located parish (county) of Lafayette serves as an economic center of Louisiana. The region's legendary joie de vivre, Cajun and Creole cultures are known around the globe, creating a unique environment for work and live.

Lafayette is home to The University of Louisiana at Lafayette, the second-largest university in the state, with an enrollment of approximately 19,291. The city is also home to the National Guard headquarters of the 256th Infantry Brigade, a military unit of more than 3,000 soldiers.

## ECONOMIC GROWTH

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**LAFAYETTE PARISH** is the economic center of the nine-parish area known as Acadiana region. Lafayette is home to a diverse mix of industries including a thriving health care industry, an influx of high-tech companies (CGI, Enquero and Perficient), and is serviced by a unique, publicly-owned fiber optic loop. The combined economic impact of these new businesses is estimated to be in excess of \$227 million annually.

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**491,528**



**LAFAYETTE MSA  
POPULATION  
(ESTIMATED)**

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# We'd love to hear from you.

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## RICK SANNER

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## CAPITAL PACIFIC COLLABORATES.

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RICK SANNER

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JUSTIN SHARP

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