



MATTHEWS

Baker Regional Shopping Center
250 Main St | Baker, LA 70714

Anchor Tenants



National/Regional Tenants



HIGHLIGHTS

Grocery-anchored by the #3 Shoppers Value nationally
Boasting a long-term lease through 2034 and almost 20 years of tenure at the Property

Situated just north of downtown Baton Rouge — Louisiana's state capital and a top SEC college town
Which is home to Louisiana State University and its 34,000+ students, as well as a major industrial, petrochemical, medical and technology center

Home to a synergistic mix of low-cost providers, including Shoppers Value, Dollar General, Roses Express, Its Fashion Metro, and Affordable Home Furnishings
Bolstering an almost 79% national and strong regional tenant roster

Dollar General just renewed (early) through 2032, reaffirming its commitment after 29 years of tenure at the Property
Bolstering an average remaining anchor lease term which exceeds 5 years

Well-positioned at the signalized intersection of Lavey Ln and State Route 19 (30,800 VPD)
Connecting Downtown Baton Rouge and Baton Rouge Metro Airport with myriad communities to the north, all the way into southern Mississippi

Low, replaceable rents provide insulation from any potential future volatility
While also providing the next iteration of ownership with a notable mark-to-market opportunity

Beneficial mix of national outparcel draws — Popeye's, McDonald's, Shell, AutoZone, Chevron, and Enterprise
Helps drive consumer foot traffic to the Property throughout the day



134,945± SF
Offering GLA



\$7,700,000
(\$57 PSF)



94.90%
Occupancy



12.10± AC
Land Area



\$655,948
NOI

GROCERY-ANCHORED INVESTMENT OPPORTUNITY

