



Value-Add Strip Center on Williams Blvd

3804 Williams Blvd, Kenner, LA 70065

Sale Brochure

Brady Becker
985-703-1140
bbecker@elifinrealty.com

Adrien D. Foley
504-352-3783
afoley@elifinrealty.com



Property Summary

Brady Becker
985-703-1140
bbecker@elifinrealty.com

Adrien D. Foley
504-352-3783
afoley@elifinrealty.com



Sale Price	\$3,500,000 (\$177.66/SF)
Building Size (SF)	±19,700 SF
Number of Tenants	7

- **Now for sale**, 3804 Williams Blvd offers a ±19,700 SF strip center positioned on a high-visibility corner site along Williams Blvd, which sees ±15,588 vehicles per day.
- The center is occupied by a diverse mix of seven established tenants spanning food and beverage, personal services, beauty, and grocery uses, helping reduce vacancy risk through varied tenancy.
- Restaurant anchors and outparcel tenants Little Chinatown and Shish Kabob House serve as strong daily traffic drivers.
- The property also features Alliance Brazilian Supermarket, which caters to a growing ethnic consumer base.
- The center currently operates under gross lease structures, creating an opportunity for a new owner to convert leases to NNN. Additional upside exists through lease-up of current vacancies and future rent growth.
- Financials available upon request.



Property Info

Brady Becker
985-703-1140
bbecker@elifinrealty.com

Adrien D. Foley
504-352-3783
afoley@elifinrealty.com



LOCATION INFORMATION

Street Address	3804 Williams Blvd, Kenner, LA 70065
County	Jefferson Parish
Market	LA - New Orleans-Metairie MSA
Side of Street	East
Road Type	Paved
Nearest Highway	Williams Blvd (LA 49)
Nearest Airport	Louis Armstrong New Orleans International (MSY)

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	S.O. - Special Ordinance
APN #	0920019127
Building Size	±19,700 SF
Lot Frontage	±177 ft
Lot Depth	±256 ft
Parking Type	Surface
Free Standing	Yes
Number of Buildings	2
Corner Property	Yes

3804 Williams Blvd, Kenner, LA 70065

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Exterior Pictures

Brady Becker
985-703-1140
bbecker@elifinrealty.com

Adrien D. Foley
504-352-3783
afoley@elifinrealty.com



3804 Williams Blvd, Kenner, LA 70065

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



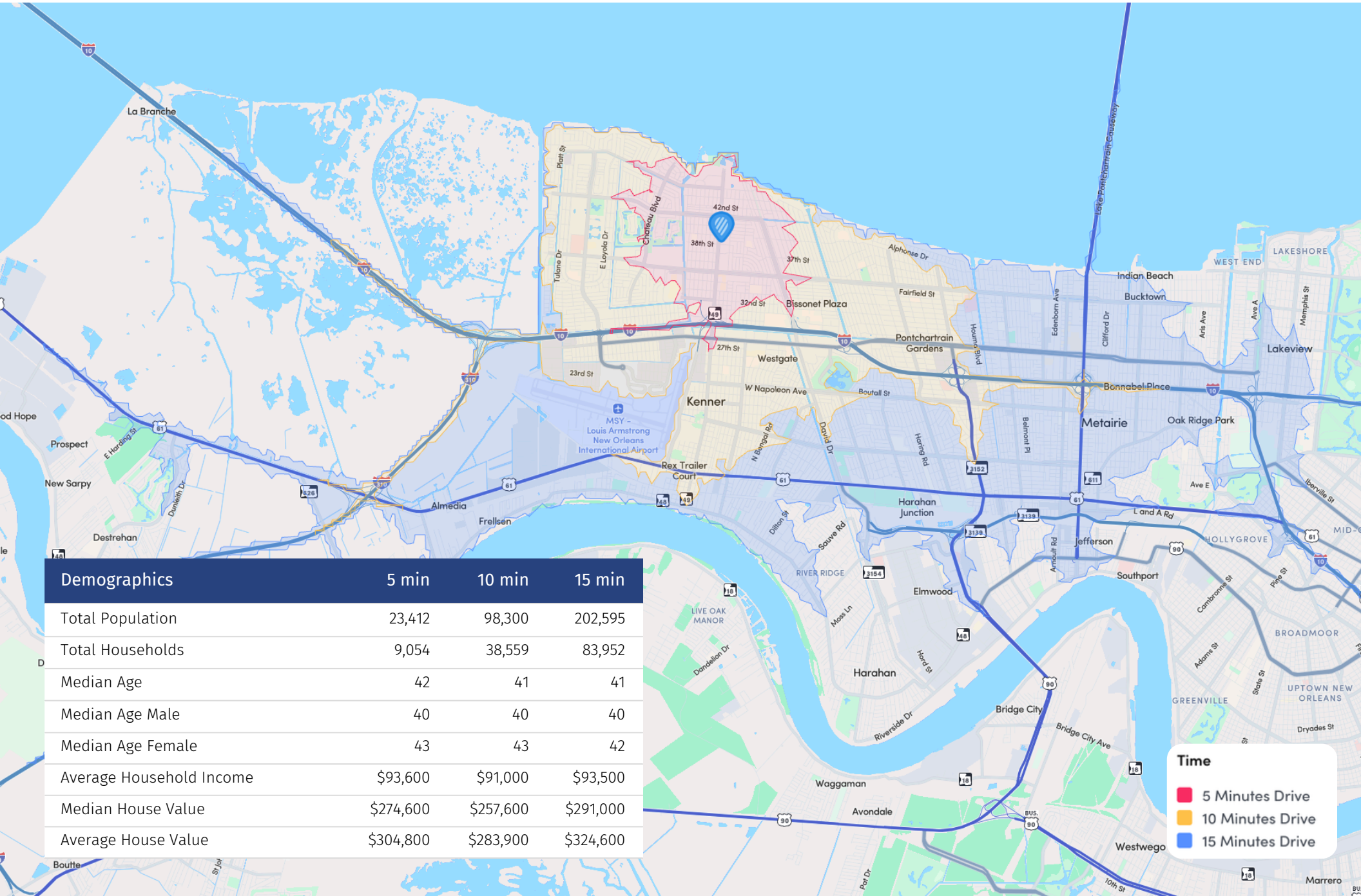
3804 Williams Blvd, Kenner, LA 70065

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Drive Time Demographics

Brady Becker
985-703-1140
bbecker@elifinrealty.com

Adrien D. Foley
504-352-3783
afoley@elifinrealty.com



Demographics	5 min	10 min	15 min
Total Population	23,412	98,300	202,595
Total Households	9,054	38,559	83,952
Median Age	42	41	41
Median Age Male	40	40	40
Median Age Female	43	43	42
Average Household Income	\$93,600	\$91,000	\$93,500
Median House Value	\$274,600	\$257,600	\$291,000
Average House Value	\$304,800	\$283,900	\$324,600

Time

- 5 Minutes Drive
- 10 Minutes Drive
- 15 Minutes Drive

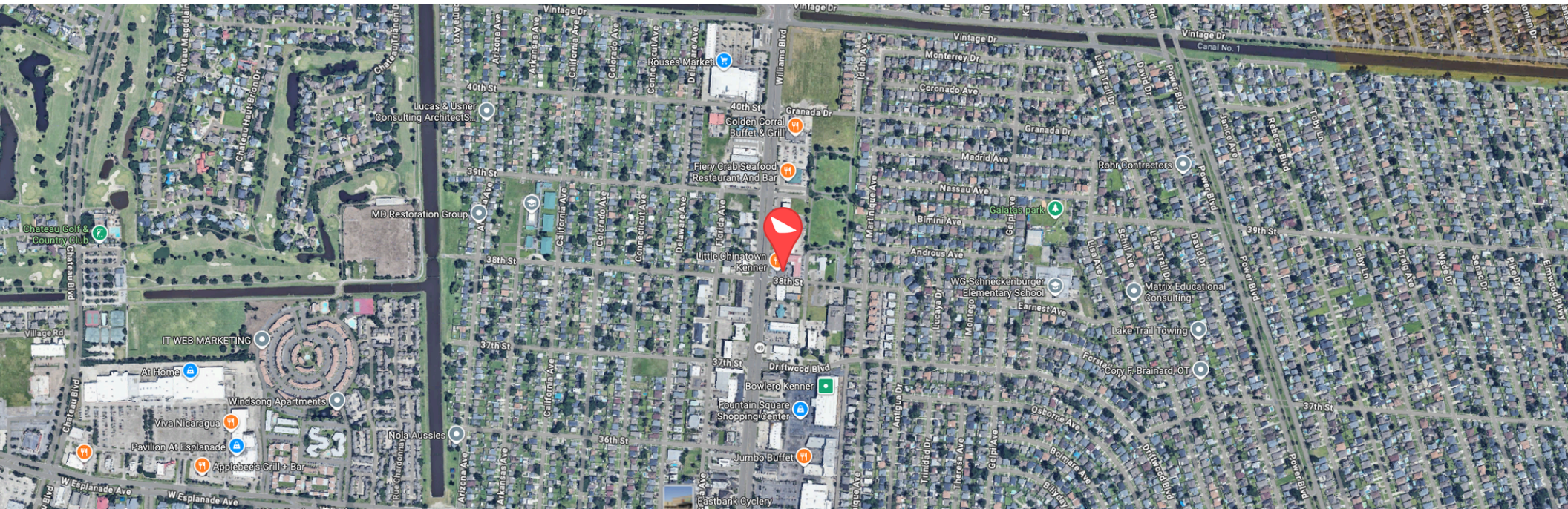
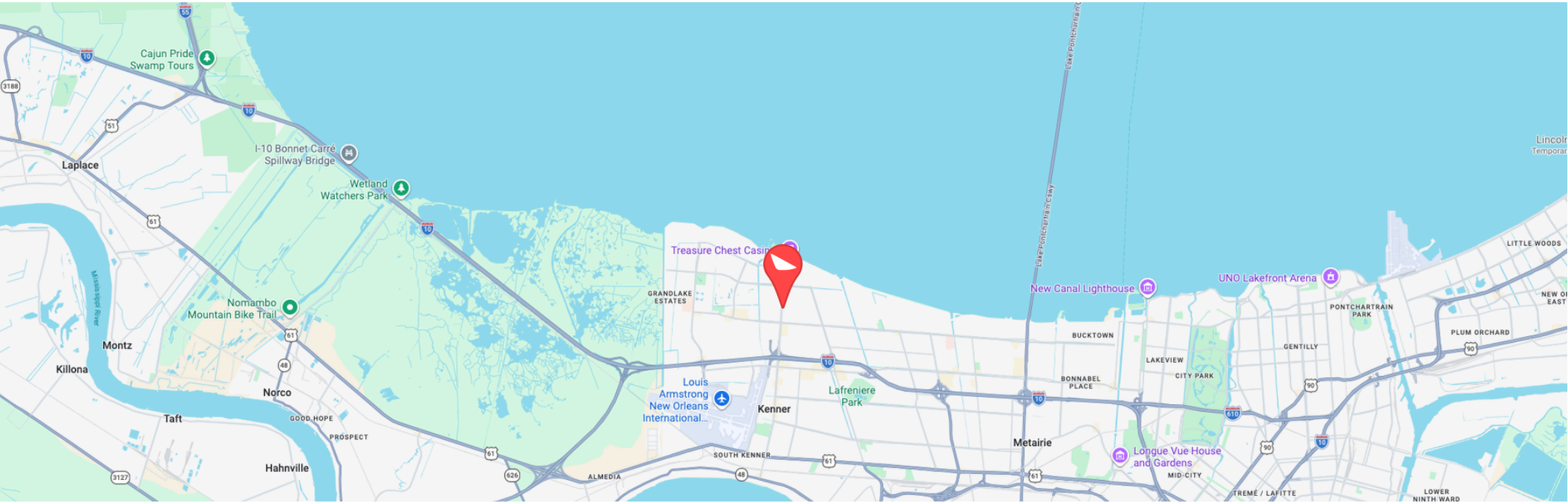
3804 Williams Blvd, Kenner, LA 70065

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Location Maps

Brady Becker
985-703-1140
bbecker@elifinrealty.com

Adrien D. Foley
504-352-3783
afoley@elifinrealty.com



3804 Williams Blvd, Kenner, LA 70065

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Zoning Map

Brady Becker
985-703-1140
bbecker@elifinrealty.com

Adrien D. Foley
504-352-3783
afoley@elifinrealty.com



S.O. - SPECIAL ORDINANCE
SPECIAL ORDINANCE #: S.O. 3279

3804 Williams Blvd, Kenner, LA 70065

Broker Contact

Brady Becker
985-703-1140
bbecker@elifinrealty.com

Adrien D. Foley
504-352-3783
afoley@elifinrealty.com



Brady Becker

Senior Associate – Retail Sales & Leasing

bbecker@elifinrealty.com

Direct: 985-703-1140

Office: 800-895-9329



Adrien D. Foley

Senior Associate – Industrial Sales & Leasing

afoley@elifinrealty.com

Direct: 504-352-3783

Office: 800-895-9329



Greater New Orleans, LA
3340 Severn Ave, Suite 115
Metairie, LA 70002

Greater Baton Rouge, LA
640 Main St, Suite A
Baton Rouge, LA 70801

Greater Lafayette, LA
606 Lee Ave
Lafayette, LA 70501

800-895-9329
elifinrealty.com



WILLIAMS BLVD

 **ELIFIN**

38TH ST