



NNN LEASED SINGLE TENANT MEDICAL OFFICE FOR SALE

230 VETERANS BLVD DENHAM SPRINGS, LA 70726



OFFERED: FOR SALE

SALE PRICE: \$1,300,000 (7% CAP RATE)

±5,004 SF BLDG | ±0.63 ACRE LOT

- NNN lease structure with 5 years remaining and 3% annual rent increases
- In-place tenant since 2023 providing stabilized income
- Roof replaced in 2014 with a 50-year warranty
- HVAC systems replaced during the COVID period

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | May 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale, 230 Veterans Blvd offers a ±5,004 SF occupied retail property in Denham Springs, LA.
- The tenant is currently under a NNN lease with a 5-year term expiring 3/31/2031 and has occupied the building since 2023. The property generates a 7% cap rate on a \$91,800 NOI with 3% annual increases.
- Features include a roof replaced in 2014 with a 50-year warrant and HVAC systems replaced during the COVID period.
- Positioned along Veterans Blvd in Denham Springs, the property benefits from its location within an established commercial corridor and is minutes from US Hwy-190 and I-12.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	230 Veterans Blvd
City, State, Zip	Denham Springs, LA 70726
County	Livingston
Market	LA - Denham Springs
Cross-Streets	Veterans Blvd/ S Range Ave
Township	07
Range	2
Section	01
Side Of The Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metro

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-3
Lot Size	±0.63 Acres
APN #	0363135
Lot Frontage	±100 ft
Lot Depth	±273.12 ft

BUILDING INFORMATION

Building Size	±5,004 SF
Building Class	A
Occupancy %	100.0%
Construction Status	Existing
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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2026 FINANCIAL SUMMARY

Financials (Actual 2026): 230 Veteran's Blvd

Base Rental Income	\$91,800
CAM Reimbursement	\$15,600.00
TOTAL	\$107,400.00

Annual Expenses

GL+Property Insurance	\$5,225.00
Flood Insurance	\$1,499.00
Property Taxes	\$7,897.00
Water/Sewer	\$797.04
Total Operating Expenses	\$15,418

Net Operating Income	\$91,800
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Cap Rate	7.06%
Sales Price	\$1,300,000.00

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PROJECTED FINANCIALS

Projected Financials For Primary Term 4/1/2026-3/31/2030

Date	Monthly Rent	Annual Rent	Price/SF	Monthly CAM Reimbursement	Annual CAM Reimbursement	CAM/SF
4/1/26	\$7,650	\$91,800	\$18.35	\$1,300	\$15,600	\$3.12
4/1/27	\$7,880	\$94,560	\$18.90	\$1,300	\$15,600	\$3.12
4/1/28	\$8,115	\$97,380	\$19.46	\$1,300	\$15,600	\$3.12
4/1/29	\$8,360	\$100,320	\$20.05	\$1,300	\$15,600	\$3.12
4/1/30	\$8,610	\$103,320	\$20.65	\$1,300	\$15,600	\$3.12

Gross Income 4/1/2026-3/31/2031

Date	Total	Price/SF
4/1/26	\$107,400	\$21.46
4/1/27	\$110,160	\$22.01
4/1/28	\$112,980	\$22.58
4/1/29	\$115,920	\$23.17
4/1/30	\$118,920	\$23.76

Net Income 4/1/2026-3/31/2031

Date	Total	Price/SF
4/1/26	\$91,800	\$18.35
4/1/27	\$94,560	\$18.90
4/1/28	\$97,380	\$19.46
4/1/29	\$100,320	\$20.05
4/1/30	\$103,320	\$20.65

Annual Cap Rate

Date	CAP Rate
4/1/26	7.06
4/1/27	7.27
4/1/28	7.49
4/1/29	7.72
4/1/30	7.95%

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EXTERIOR PHOTOS

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AERIAL PHOTOS



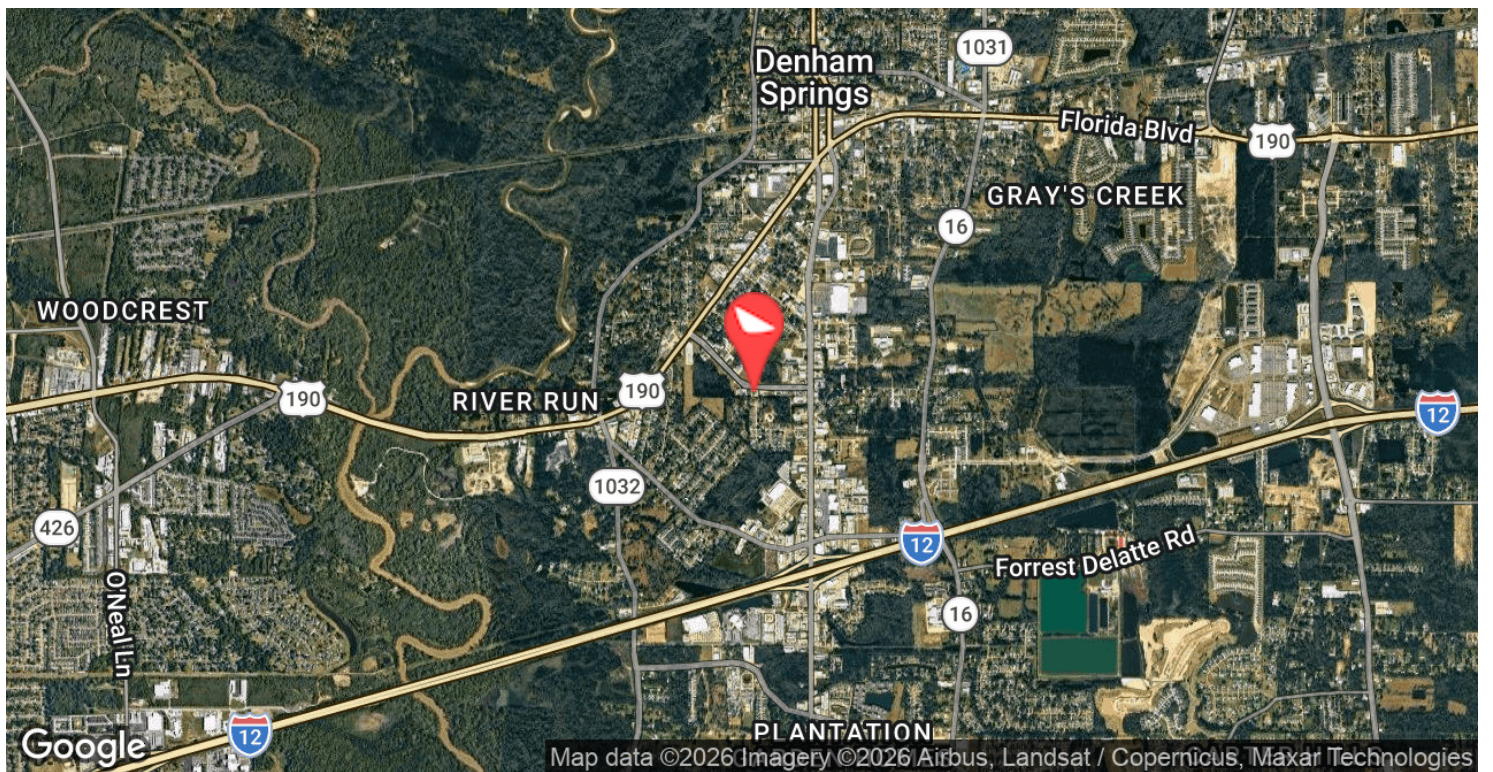
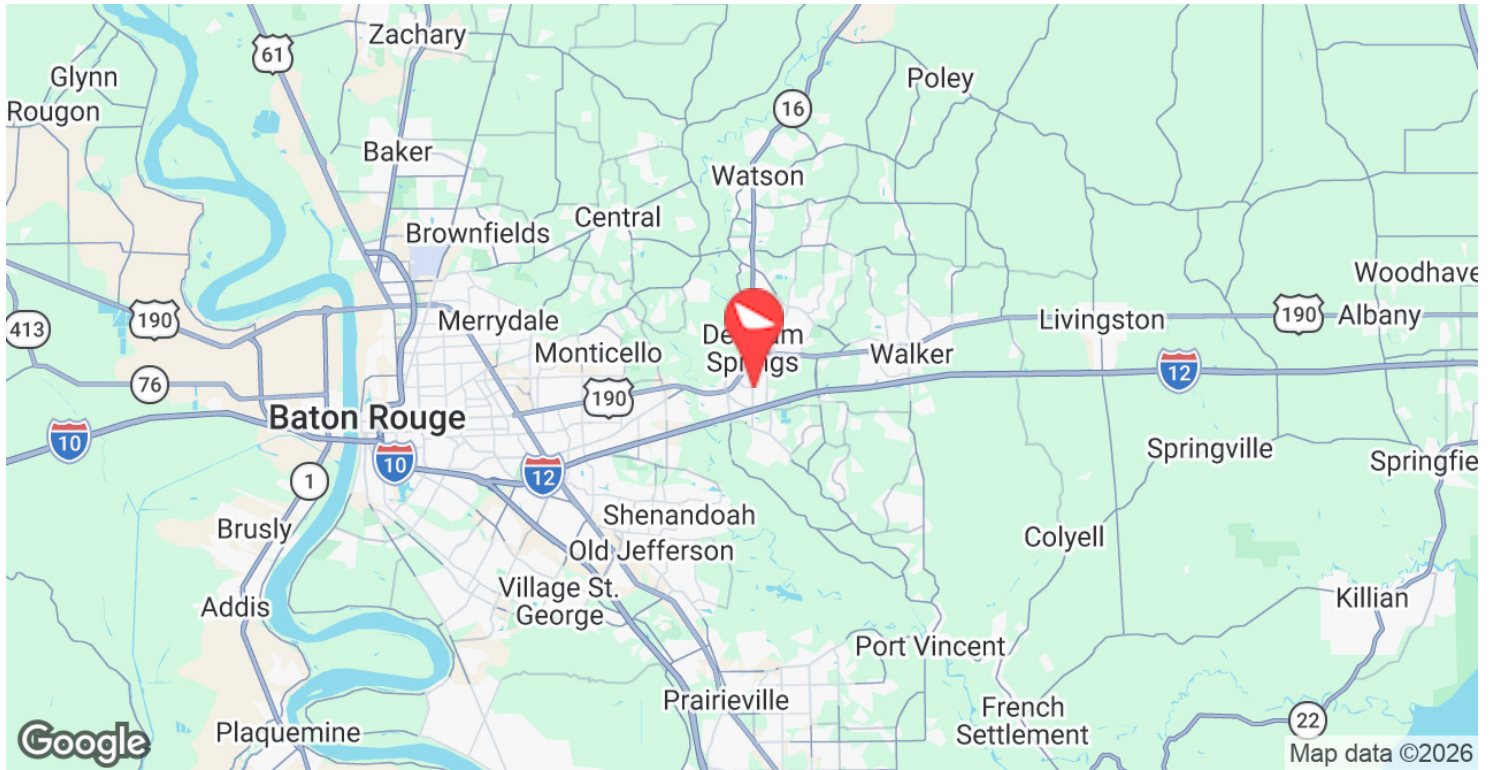
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LOCATION MAP



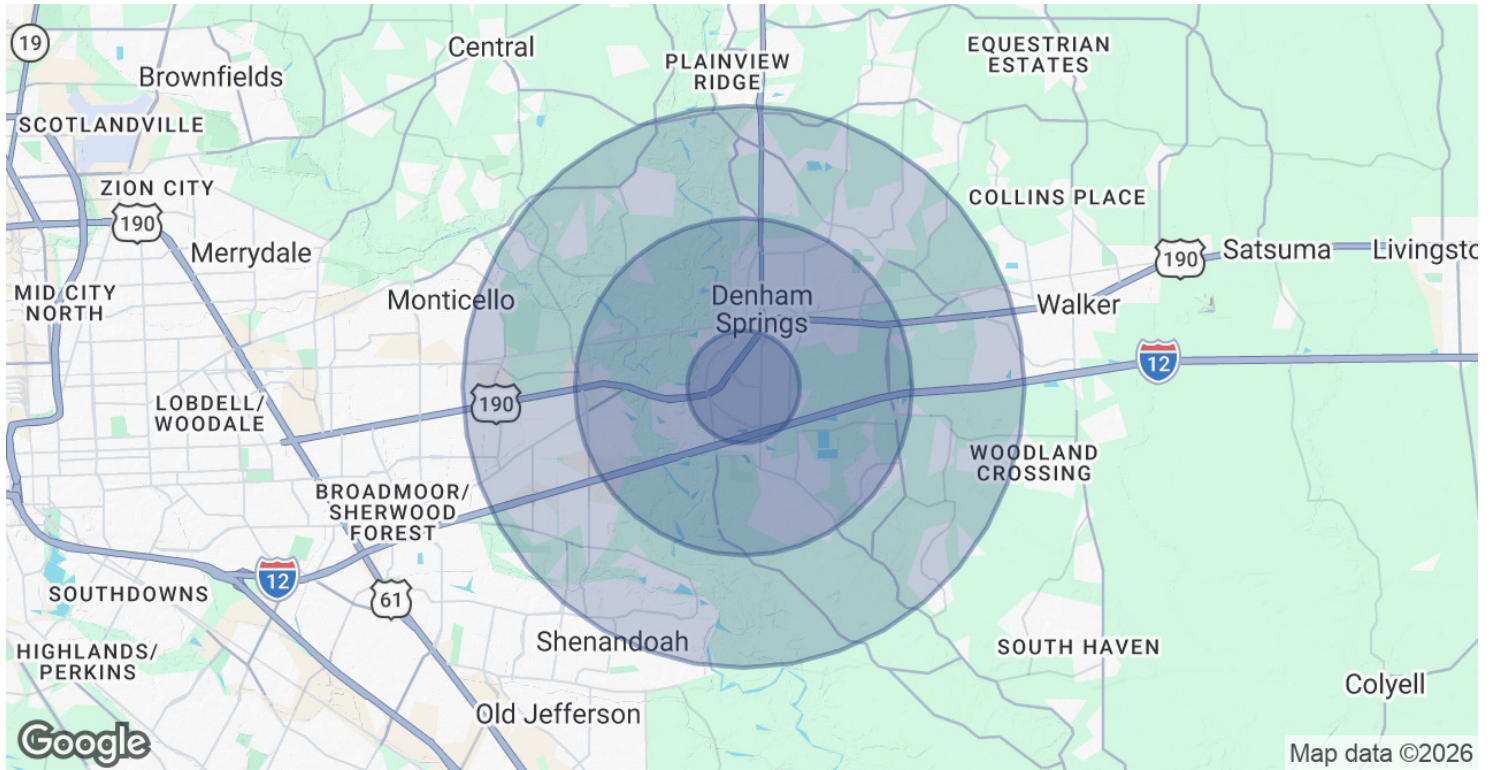
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,181	26,370	94,762
Average Age	41	39	38
Average Age (Male)	38	38	37
Average Age (Female)	43	41	39

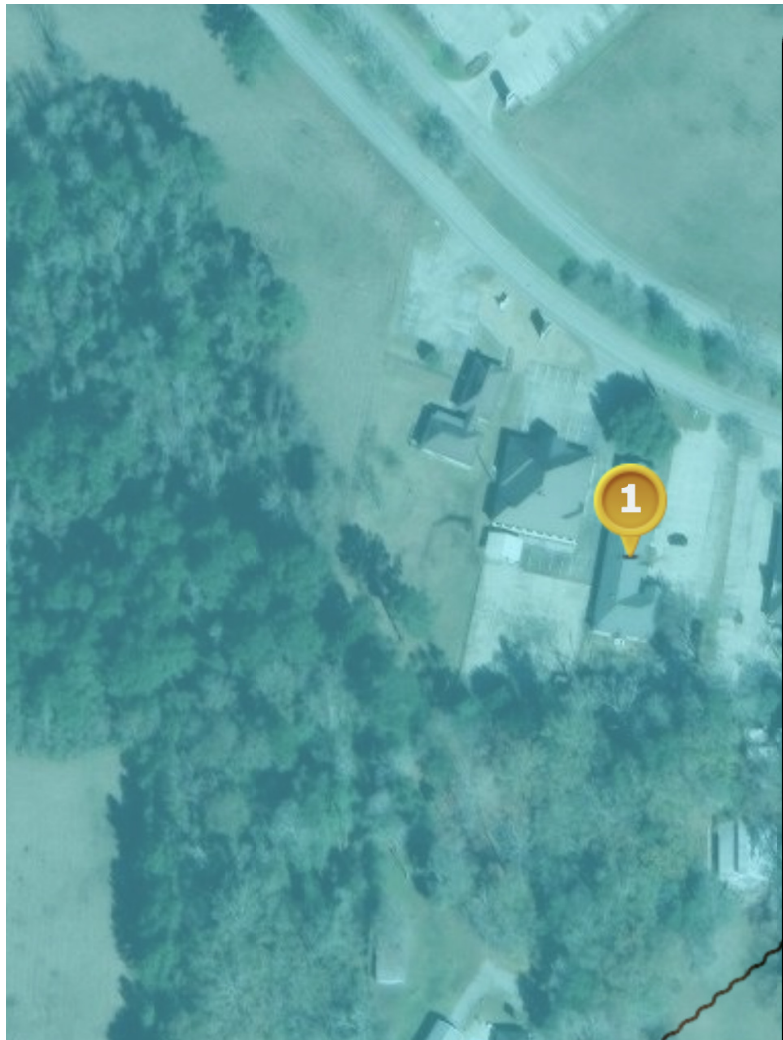
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,219	9,951	35,669
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$89,519	\$100,774	\$104,263
Average House Value	\$268,025	\$287,005	\$293,494

2020 American Community Survey (ACS)

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FLOOD ZONE MAP



Points

Flood Insurance Study Text

Pt. 1 (30.4666, -90.9617)

Community: Denham Springs

Effective FIRM (Effective: 4/3/2012)
Flood Zone: AE
FIRM Panel ID: 22063C0205E
FIRM Panel Date: 4/3/2012

Ground Elevation¹: 41.3 ft

Community Info What Does This Mean?

Clear Points

FLOOD ZONE AE

Source: maps.lsuagcenter.com/floodmaps

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