OFFERING MEMORANDUM

FOR SALE BY AUCTION

226 Blanchard Street

West Monroe, Louisiana 71291

Former El Chico's · 5,688 SF Freestanding Restaurant on 1.34 Acres

Marcus & Millichap

BID-DRIVEN SALE · NO LISTED PRICE

Executive Summary

Marcus & Millichap is pleased to present 226 Blanchard Street, a 5,688-square-foot freestanding former El Chico's restaurant on 1.34 acres in West Monroe, Louisiana. Built in 2007, the property is offered vacant through a bid-driven auction with no listed price, giving buyers a rare opportunity to set their own basis in one of the trade area's most active retail corridors.

The site sits just off Interstate 20 in the Louisiana North Area submarket, positioned as an outparcel to a Cinemark theater and surrounded by a dense cluster of hotels, national retailers, and restaurants. With 200 feet of frontage on Blanchard Street, approximately 50 surface parking spaces, and full restaurant infrastructure in place, the property is well suited for an owner-user restaurant operator or conversion to an alternative retail, entertainment, or service use.

5,688	1.34	2007	~50
SF GLA	ACRE LOT	YEAR BUILT	PARKING SPACES

Investment Highlights

- Below replacement cost — bid-driven pricing with no listed floor
- 75,000+ VPD High-density retail corridor at the I-20 / Thomas Road interchange
- Outparcel to Cinemark theater and multiple flagged hotels
- Flexible use potential — restaurant, retail, entertainment, or service
- Large 1.34-acre parcel with 200' of frontage on Blanchard Street
- Dense population base — 38,384 residents within three miles

Property Description

The improvements consist of a single-story, wood-frame restaurant building totaling 5,688 square feet, constructed in 2007 with a rustic ranch-style exterior of stucco, brick, stone accents, and corrugated metal. The building features a recently replaced roof in 2021, covered entry, a wood deck and patio area, dedicated kitchen and service wings with exterior equipment enclosures, and standing-seam metal roofing over the front elevation. The property is being sold vacant and as-is.

Address	**226 Blanchard St, West Monroe, LA 71291**
Property Type	**Freestanding Retail / Restaurant**
Gross Leasable Area	**5,688 SF**
Lot Size	**1.34 Acres**
Year Built	**2007**
Stories	**1**

Construction	**Wood Frame**
Roof	**Installed 2021 (GAF TPO)**
Frontage	**200' on Blanchard Street**
Parking	**±50 Surface Spaces (8.79 / 1,000 SF)**
Taxes (2025)	**$1.87 / SF**
Est. Market Rent	**$14 – $18 / SF (Retail)**

Location & Area Overview

West Monroe sits on the west bank of the Ouachita River, directly across from Monroe, and together the twin cities anchor a metro area of roughly 200,000 residents in northeast Louisiana. The property is located in the Thomas Road / I-20 commercial district, the region's dominant retail and hospitality corridor, roughly a quarter mile from the Interstate 20 interchange, surrounded by the trade area's deepest hotel cluster, two regional hospitals, and the parish's primary big-box retail node.

Subject property shown at the I-20 / Blanchard Street interchange with surrounding retail, hospitality, medical, and employment anchors.

Demographics & Traffic

Demographic Profile

CATEGORY	1 MILE	3 MILES
Population	3,667	38,384
Households	1,686	16,359
Median Age	38.4	38.5
Median Household Income	$65,829	$56,111
Daytime Employees	9,904	32,522

Traffic Counts

COLLECTION STREET	CROSS STREET	VEHICLES / DAY	DISTANCE
Interstate 20	I-20 SE	74,808	0.27 mi
Thomas Road	McMillan Rd N	27,538	0.35 mi
Thomas Road	Thomas Rd S	29,191	0.45 mi

The subject property fronts the I-20 frontage corridor amid the Thomas Road retail and hotel district.

EXCLUSIVELY LISTED BY

Marcus & Millichap

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Auction Sale Process

The property is offered via a bid-driven auction with no listed price or starting bid. Contact the listing team for bidding registration, due-diligence materials, and property tours.

BROKER OF RECORD: Steve Greer LA Lic # BROK.995710346-AC

ONLINE
AUCTION

MARKETPLACE

AUCTION DATES : OCTOBER 19-21, 2026

CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://rimarketplace.com/sale-event-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://rimarketplace.com/faq).

AUCTION DATE

The Auction end date is set for **OCTOBER 19-21, 2026**.

ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (https://rimarketplace.com/faq).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale.