

FOR SALE

1320 Veterans Memorial Blvd

High-visibility Metairie commercial building

1320 Veterans Memorial Blvd
Metairie, LA 70005 · Jefferson Parish

SALE PRICE

\$1,295,000

\$294.72/SF per LACDB

BUILDING SIZE

±4,394 SF

Two-story configuration

PARKING

±15 Spaces

On-site parking

ZONING

C-1

Neighborhood Commercial District

USE PROFILE

Vacant / Owner-User

Retail, office, or service-oriented use



PROPERTY OVERVIEW

Two-story ±4,394 SF commercial building located on Veterans Memorial Boulevard in Metairie. The property is zoned C-1, allowing a wide range of neighborhood commercial uses including office, retail, and service-oriented businesses.

Situated on one of Metairie's primary east-west thoroughfares, the site benefits from strong traffic exposure and frontage visibility. Approximately 15 on-site parking spaces provide capacity for office or retail users.

The property is positioned as a renovation opportunity with upside potential for an owner-user, investor, or multi-tenant commercial strategy.

KEY HIGHLIGHTS

- C-1 zoning in Jefferson Parish
- Two-story configuration
- Retail, office, and service-oriented use potential
- Vacant / owner-user profile
- High-visibility Veterans Memorial Blvd location
- Suitable for single-user or multi-tenant occupancy
- Approximately 15 on-site parking spaces
- Renovation opportunity with upside potential

SALE SNAPSHOT

ASKING PRICE

\$1,295,000

Published sale price from the public LACDB listing.

BUILDING SIZE

±4,394 SF

Two-story commercial building.

LOT SIZE

0.14 AC

Listed lot size from LACDB.

PARKING

±15 Spaces

On-site parking per listing overview.



VETERANS BLVD FRONTAGE



STREET VISIBILITY



ON-SITE PARKING / EXTERIOR



GROUND FLOOR INTERIOR



STAIR / INTERIOR AREA



SECOND FLOOR



INTERIOR ROOM

VETERANS MEMORIAL BLVD MARKET SNAPSHOT

1-MILE POPULATION

19,648

3-MILE POPULATION

119,340

5-MILE POPULATION

291,285

1-MILE MEDIAN HH INCOME

\$80,001

3-MILE MEDIAN HH INCOME

\$74,107

5-MILE MEDIAN HH INCOME

\$66,832

LOCATION DRIVERS

- Frontage along one of Metairie's most heavily traveled commercial corridors.
- Central Jefferson Parish access serving employees, customers, and surrounding neighborhoods.
- Dense nearby mix of retail centers, professional offices, restaurants, and service businesses.
- Established consumer base supporting retail and service demand.

DEMOGRAPHIC CONTEXT

AVERAGE HH INCOME

\$113,585 / \$114,573 / \$103,460

1, 3, and 5 mile radii from the source attachment.

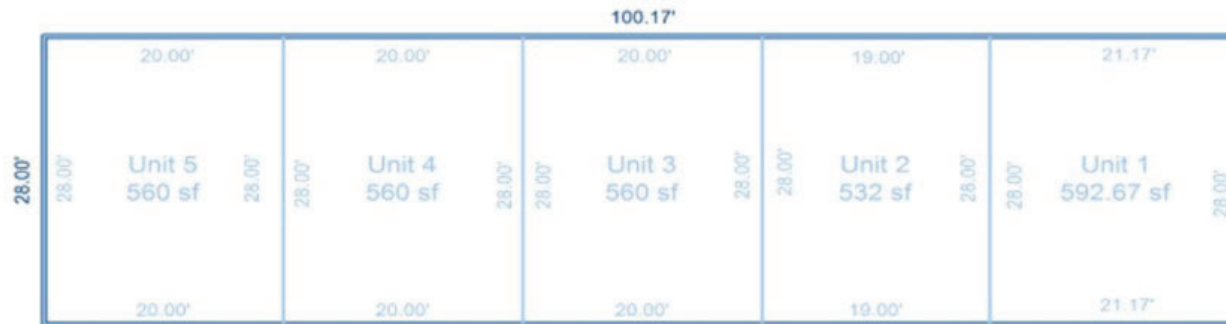
MEDIAN AGE

46 / 41 / 39

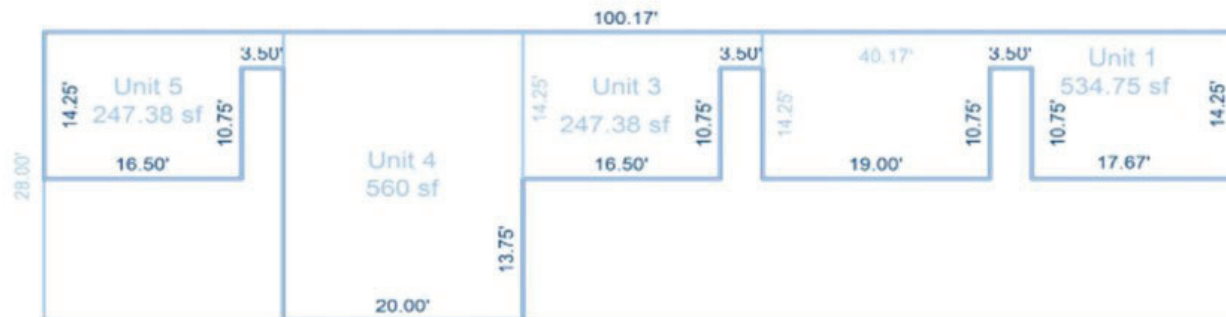
1, 3, and 5 mile radii from the source attachment.

Source: VeteransBlvd attachment, Esri 2026 demographic tables. No specific VPD count was listed in the public LACDB record.

DEDICATED FLOOR PLAN



First Floor
2804.67 sf



Second Floor
1589.5 sf



CORE METRICS

BUILDING SF

4,394

SF

LOT SIZE

0.14

Acres

PARKING

15

Spaces

FLOORS

2

Stories

Building and site details should be independently verified before execution.

USE POTENTIAL

SECONDARY USES

Office / Free Standing / Street Retail

Uses listed by LACDB include office building, free standing, retail-pad, and street retail.

LISTING DETAILS

Listing Type	For Sale
Property Type	Retail / Office
Address	1320 Veterans Memorial Blvd, Metairie, LA 70005
Parish	Jefferson
Sale Price	\$1,295,000
Price Per SF	\$294.72/SF
Building Size	4,394 SF
Lot Size	0.14 Acres
Zoning	C1
Zoning Desc.	Neighborhood Commercial District
Parking Spaces	15
Property Use Type	Vacant / Owner-User
Parcel APN	820013163
Listing ID	8da48f7f

Schedule a Showing

1320 Veterans Memorial Blvd · Metairie, LA 70005

\$1,295,000 · 4,394 SF · C-1

[CLICK HERE TO SCHEDULE](#)



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All information deemed reliable but not guaranteed. Buyer and representatives should independently verify square footage, price, condition, zoning, parking, traffic, demographics, building systems, access, property boundaries, and permitted uses.
Sources: public LACDB listing 8da48f7f, public floorplan attachment, and VeteransBlvd attachment.