



FOR SALE | RETAIL

MATTRESS FIRM INVESTMENT

2260 S. Macarthur Dr | Alexandria, LA 71301



PRESENTED BY:

STEVE GREER

Senior Advisor
225.329.8385
steve.greer@svn.com
LA #0995690145

PROPERTY HIGHLIGHTS

- Mattress firm has 3500+ locations across 49 states. nationally producing nearly \$3.8B/year
- Very high visibility and in close proximity to the Alexandria Mall. Traffic counts exceed 20,000 cars per day.
- Corporate Net Lease, until 2026. Rent exceeds \$184K/yr



Sperry Van Ness | Graham, Langlois, & Legendre, LLC | 6160 Perkins Road, Suite 200, Baton, Rouge, LA 70808 | O: (225) 367-1515 | F: (225) 636-2080
All Sperry Van Ness® Offices Independently Owned & Operated. The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Executive Summary



SALE OVERVIEW

SALE PRICE: \$3,080,000

CAP RATE: 6.0%

LOT SIZE: 1.31 Acres

BUILDING SIZE: 5,751 SF

YEAR BUILT: 2015

PROPERTY DESCRIPTION

SVN | Graham, Langlois, Legendre is proud to present this Mattress Firm corporate net lease investment.

Located on S. Macarthur Dr [Hwy 71] [traffic counts: 21,437 cars per day] on the south side of Alexandria. This is one of Alexandria's main arterial roads and carries traffic from Hwy 165 [traffic counts: 37,000 cars per day], just west of the subject property.

This area has attracted many nationally recognized brands such as Walmart, Sam's, Target, Albertson's, Home Depot, Lowe's, Best Buy, PetSmart, Marshall's, Chase Bank, Antime Fitness, Starbucks, Chickfila, McDonald's, Taco Bell, KFC, and many others.

Alexandria's population is fast growing, and is measured 47,723 [in 2016].

This is a great investment property, at a cap rate of 6% producing \$184,800 in rent a year.





Additional Summary



PROPERTY DESCRIPTION

With more than 3500 company-operating and franchised stores across 49 states, Mattress Firm has the largest geographic footprint in the United States among multi-brand mattress retailers. Founded in 1986, Houston-based Mattress Firm is the nation's leading specialty bedding retailer with over \$3.5B in pro forma sales in 2015. In September 2016, the company was acquired by Steinhoff International for \$3.8B, and Mattress Firm now operates as a subsidiary of Steinhoff.

The company, through its brands including Mattress Firm, Sleepy's and Sleep Train, offers a broad selection of both traditional and specialty mattress, bedding accessories and other related products from leading manufacturers, including Serta, Simmons, Tempur-Pedic, Sealy, Stearns & Foster, King Coil and Hampton & Rhodes.

Mattress Firm... Save Money. Sleep Happy.

- #1 Mattress Specialty retailer in the US
- 3594 locations in 48 states with 75 distribution centers
- Fiscals 2016 projected sales of \$3.8B+
- Building a truly national chain border-to-border, coast-to-coast.
- Proven track record of driving growth Sleepy's acquisition further strengthens position as the #1 Mattress Specialty Retailer.

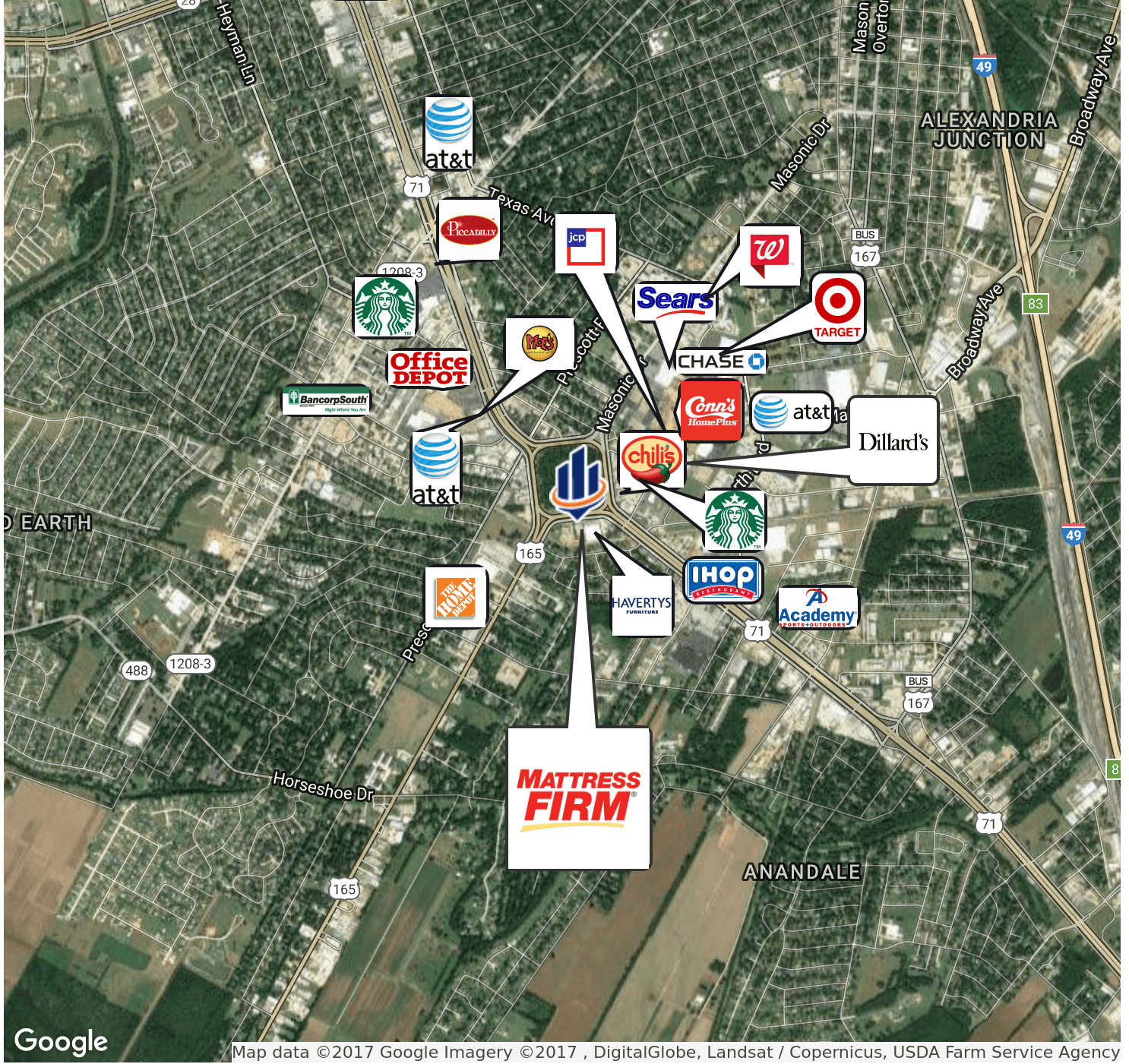


Location Maps





Retailer Map



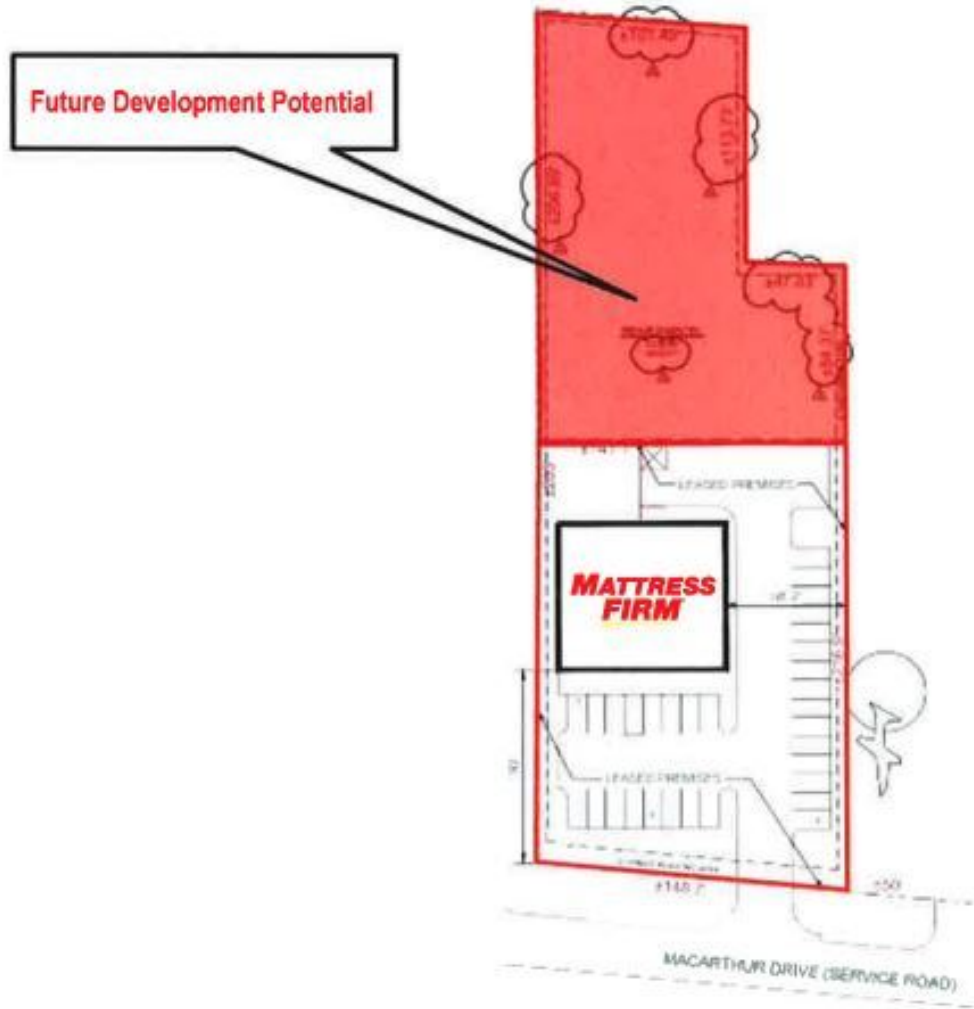


Retailer Map





Site Plan

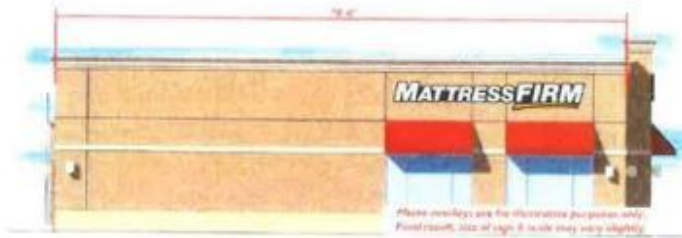




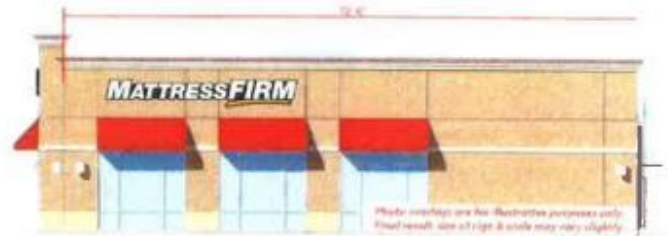
Elevation



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



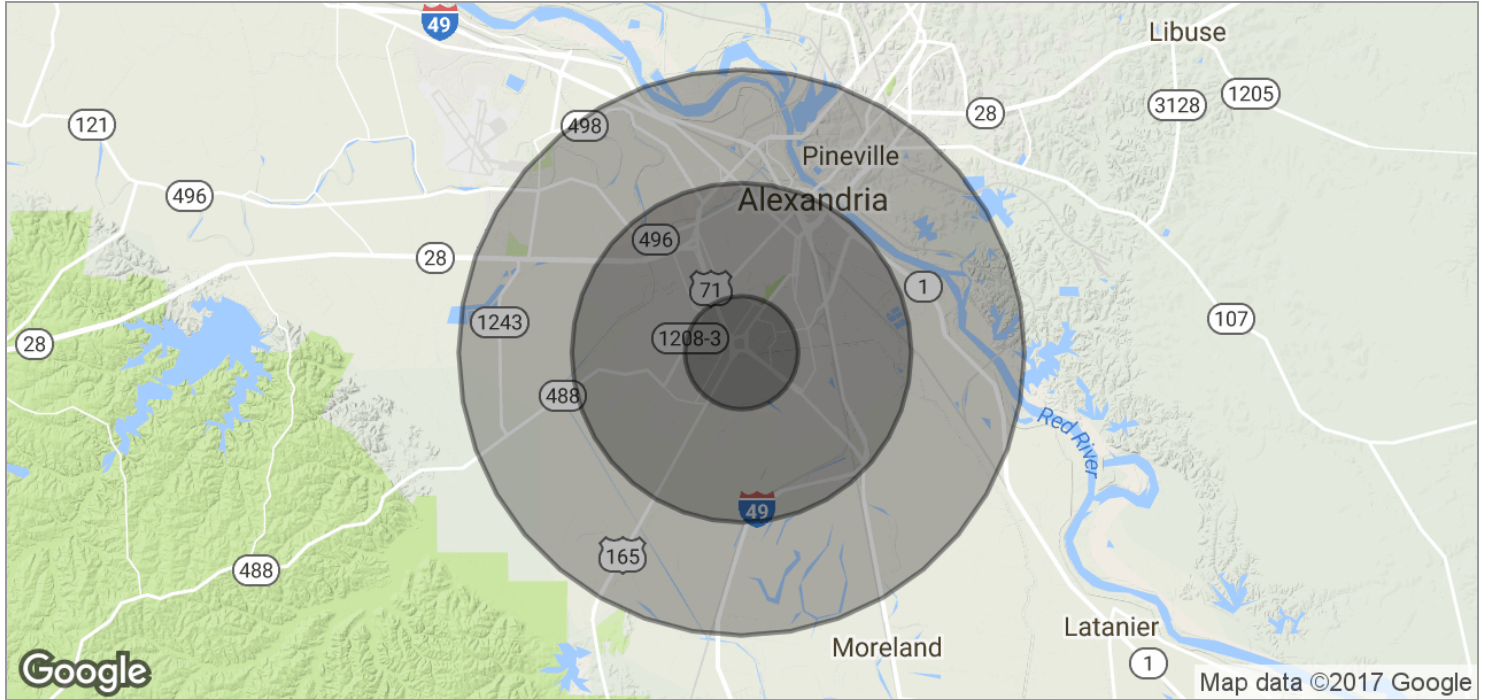
Rent Roll

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	PRICE PER SF/YR
Mattress Firm	5,751	2/20/2015	2/20/2026	\$184,800	\$32.13
Totals/Averages	5,751			\$184,800	\$32.13





Demographics Map



POPULATION	3 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,394	42,985	62,130
MEDIAN AGE	40.6	36.6	35.5
MEDIAN AGE (MALE)	37.4	33.9	33.0
MEDIAN AGE (FEMALE)	43.0	38.3	37.3

HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,613	16,451	22,998
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$68,249	\$60,620	\$56,166
AVERAGE HOUSE VALUE	\$217,852	\$154,354	\$140,585





Additional Photos





Advisor Bio & Contact 1



Steve Greer

Senior Advisor

SVN | Graham, Langlois & Legendre Commercial Real Estate Advisors

Steve Greer is fairly new to the Commercial Real Estate industry, but has a ton of experience in the business world. He graduated from LSU then received a Masters Degree from Ohio University.

Steve has owned several successful companies and has a wealth of knowledge in the mortgage, title and retail industries. He has always been in the people business and the client is always the number 1 priority.

Steve is a well rounded individual who has never met a stranger and has contacts not only throughout Baton Rouge and Louisiana, but also has been fortunate enough to make friends throughout the country.

Steve's ability to build rapport and relationships, along with his intense work ethic have made him a tremendous asset to the SVN community.

Memberships & Affiliations

Social Chairman at SVNGLL, LLC

LA #0995690145

Phone: 225.329.8385

Email: steve.greer@svn.com

Address: 6160 Perkins Road, Suite 200
Baton Rouge, LA 70808

