



# 3008 HOLIDAY DRIVE

New Orleans, LA 70131

Offering Memorandum  
Retail Investment Opportunity



TOP-PERFORMING ALDI — 93<sup>RD</sup> PERCENTILE NATIONALLY | RENOVATED 2025 | ±6.54 ACRES

**MATTHEWS**™



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**MATTHEWS™**

# ASSET OVERVIEW



# Offering Summary

Matthews™ is proud to exclusively offer for sale the ALDI located within Algiers Plaza, a ±63,632-square-foot, single-tenant grocery investment situated on approximately 6.54 acres in New Orleans, Louisiana. The property is strategically positioned along General De Gaulle Drive near MacArthur Boulevard, benefiting from approximately 65,200 vehicles per day, strong visibility, convenient access, and a location just five miles from Downtown New Orleans and seven miles from the French Quarter.

The property is leased to ALDI Corporate, providing investors with nationally recognized grocery tenancy and corporate credit backing the lease. Originally constructed in 1991 and renovated in 2025, the property benefits from significant recent improvements and offers a large-format grocery footprint with ample parking on a substantial parcel.

ALDI is positioned within Algiers Plaza, a ±227,814-square-foot regional shopping center featuring a strong lineup of national retailers including Burlington, Ross, TJ Maxx, Five Below, Petco, Walgreens, Buffalo Wild Wings, and Chick-fil-A. This concentration of grocery, discount retail, restaurant, pharmacy, and daily-needs uses generates significant cross-shopping activity and reinforces the property's position within an established New Orleans retail corridor. The offering provides investors the opportunity to acquire a recently renovated, corporate-backed ALDI surrounded by nationally recognized retailers in a proven retail destination.



# Investment Highlights

- **Corporate-Backed ALDI Lease** — The property is leased to ALDI Corporate, providing investors with nationally recognized grocery tenancy and strong corporate credit backing the lease.
- **±63,632 SF Grocery-Anchored Investment** — The offering consists exclusively of the ±63,632 SF ALDI situated on approximately 6.54 acres within Algiers Plaza.
- **Recently Renovated in 2025** — Originally constructed in 1991 and renovated in 2025, the property benefits from significant recent improvements including a brand new AC unit and new roof.
- **Located Within ±227,814 SF Algiers Plaza** — ALDI benefits from its position within one of the area's established retail destinations, surrounded by national tenants including Burlington, Ross, TJ Maxx, Five Below, Petco, Walgreens, Buffalo Wild Wings, and Chick-fil-A.
- **Dominant National Retail Lineup Drives Cross-Shopping** — The surrounding concentration of grocery, discount retail, restaurants, pet supply, pharmacy, and daily-needs uses generates consistent consumer traffic and reinforces ALDI's position within the trade area.
- **High-Visibility General De Gaulle Drive Location** — The property benefits from approximately 65,200 vehicles per day along General De Gaulle Drive, with additional traffic along MacArthur Boulevard and multiple points of access serving Algiers Plaza.
- **Strategic New Orleans Location** — Approximately 5 miles from Downtown New Orleans, 7 miles from the French Quarter, and less than 20 miles from Louis Armstrong New Orleans International Airport.
- **Large ±6.54-Acre Parcel** — The substantial land component provides ALDI with ample parking, convenient customer access, and a large-format grocery footprint within an established commercial corridor.



# Asset Overview

**±63,632**

Total GLA (SF)

**±6.54**

Lot Size (AC)

**±65,200**

VPD (General De Gaulle Dr)

**1991/2025**

Year Built/Renovated

|                      |                    |
|----------------------|--------------------|
|                      |                    |
| Tenant               | ALDI               |
| Address              | 3008 Holiday Drive |
| City                 | New Orleans        |
| State                | LA                 |
| Zip Code             | 70131              |
| Year Built/Renovated | 1991/2025          |
| GLA of Building (SF) | ±63,632            |
| Lot Size (AC)        | ±6.54              |



# | Property Rankings

Source: AlphaMap

## Aldi Location Percentile Ranking

### 93<sup>rd</sup> Percentile

193 of 2,613 Locations  
NATIONAL

### 82<sup>nd</sup> Percentile

6 of 28 Locations  
STATE

### 100<sup>th</sup> Percentile

1 of 1 Locations  
CITY

● National

**93<sup>rd</sup>** PERCENTILE RANK

193 of 2,613 locations



● State

**82<sup>nd</sup>** PERCENTILE RANK

6 of 28 locations



● City

**100<sup>th</sup>** PERCENTILE RANK

1 of 1 locations



Source: AlphaMap.com



Holiday Dr  $\pm$  9,700 VPD

MacArthur Blvd  $\pm$  9,000 VPD

Walgreens

Chick-fil-E



TJ-maxx

five  
BELOW

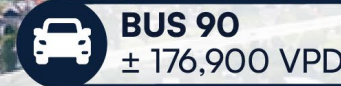
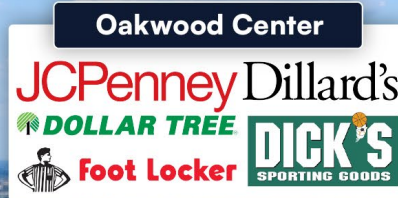
ROSS  
DRESS FOR LESS

Burlington

petco



# New Orleans



General De Gaulle Dr ± 65,200 VPD



MacArthur Blvd ± 9,000 VPD



 **Downtown New Orleans**  
±5 Miles Away

 **Young Audiences Charter Schools at Burmaster**  
±586 Students

 **FRESENIUS KIDNEY CARE**  
 **FAMILY DOLLAR**

 **McDonald's**

 **CRUNCH FITNESS**

 **Walgreens**  
 **Chick-fil-A**  
 **BURGER KING**  
 **TACO BELL**

 **AutoZone**

**Subject Property**

 **Garden Oaks Apartments**  
±262 Beds

 **Skyview Terrace Apartments**  
±163 Beds

 **Whispering Palms Apartments**  
±269 Beds

 **Mac Arthur Place**  
±64 Units

 **Parc Fontaine Apartments**  
±703 Units

 **TJ-maxx**  
 **petco**  
 **ROSS five BELOW**  
DRESS FOR LESS®

**Oakwood Center**  
 **JCPenney**  
 **Dillard's**  
 **DICK'S SPORTING GOODS**  
 **H&M**  
 **Foot Locker**  
 **WINDSOR**  
 **Bath & Body Works**

**ROUSES MARKETS**

 **Forest Park**  
±284 Beds

 **Touro Woldenberg Village**  
Nursing Home

 **Saint Luke's Medical Center**  
±165 Beds

**Westside South Shopping Center**  
 **THE HOME DEPOT**  
 **ROSS DRESS FOR LESS**  
 **ROOMS TO GO**  
 **O'Reilly AUTO PARTS**  
 **dd's DISCOUNTS**

 **Walmart Supercenter**

 **Oak Alley Apartment Homes**  
±148 Beds

 **Terrytown Elementary**  
±642 Students

 **Lakewood Golf Club**  
Golf Course

Behrman Pl ± 27,000 VPD

± 90,300 VPD

General De Gaulle Drive ± 65,200 VPD

90

# FINANCIAL OVERVIEW



# Financial Overview

**\$10,605,333**

List Price

**\$636,320\***

NOI

**6.00%**

Cap Rate

\*NOI is based on rental increase in March 2027

| Tenant Name           | ALDI                  |
|-----------------------|-----------------------|
| Lease Guarantor       | Corporate             |
| Lease Type            | NNN                   |
| Original Lease Term   | 20 Years              |
| Lease Expiration Date | March 31, 2042        |
| Term Remaining        | ±15 Years             |
| Increase(s)           | 25% - March 2027      |
| Options               | Three, 5-Year Options |

|           |              |
|-----------|--------------|
| Price     | \$10,605,333 |
| Price PSF | \$166.67     |
| NOI       | \$636,320    |
| Cap Rate  | 6.00%        |



# Tenant Overview

## Tenant Overview

ALDI U.S. is one of the fastest-growing grocery retailers in the United States, recognized for its streamlined operating model, curated product assortment, and focus on providing high-quality groceries at everyday low prices. ALDI opened its first U.S. store in Iowa in 1976 and has since developed a nationwide presence serving millions of customers across the country. Its efficient store format, strong private-label offering, and value-oriented pricing strategy have helped establish ALDI as a major competitor within the U.S. grocery industry.

ALDI continues to significantly expand its American footprint. The company plans to open more than 180 new stores during 2026, bringing its U.S. portfolio to nearly 2,800 locations by year-end, with a longer-term goal of approximately 3,200 stores nationwide by the end of 2028. The company is also investing \$9 billion in U.S. expansion through 2028, including new stores and distribution infrastructure.

**QUALITY FOOD. EVERYDAY LOW PRICES.**

U.S. Operations Est.  
**1976**

U.S. Headquarters  
**Batavia, IL**

U.S. Locations  
**Nearly 2,800**

States Served  
**39 States**

U.S. Expansion Investment  
**\$9 Billion**



# MARKET OVERVIEW



# NEW ORLEANS, LA

## Strong Regional Consumer Base

Market Demographics: 5-Mile Radius of Subject Property

**237,446**

Total Population

**\$80,379**

Average HH Income

**102,220**

# of Households

**\$2.51B+**

Consumer Spend



### Local Market Overview

New Orleans benefits from a highly diversified economy anchored by tourism, maritime trade, healthcare, energy, and logistics, making the region one of the most strategically important economic centers along the Gulf Coast. The city's tourism industry remains a primary economic engine, attracting more than 19 million annual visitors who support thousands of hospitality, retail, restaurant, and entertainment-related businesses throughout the metro area. The Port of New Orleans and the surrounding industrial corridor also play a critical role in regional growth, facilitating global trade activity through extensive rail, interstate, and river transportation networks. This infrastructure has helped position the area as a leading hub for import/export operations, warehousing, manufacturing, and distribution throughout the Southeast.

Healthcare and education continue to serve as major long-term employment drivers, led by institutions such as Ochsner Health, Tulane University, and LSU Health Sciences Center. In recent years, New Orleans has also experienced growth in technology, biosciences, and digital media industries, supported by workforce development initiatives and continued public and private investment.

### Property Demographics

| POPULATION           | 1-MILE   | 3-MILE   | 5-MILE   |
|----------------------|----------|----------|----------|
| 2025 Population      | 15,173   | 93,231   | 237,446  |
| HOUSEHOLDS           | 1-MILE   | 3-MILE   | 5-MILE   |
| 2025 Households      | 6,235    | 36,830   | 102,220  |
| INCOME               | 1-MILE   | 3-MILE   | 5-MILE   |
| Avg Household Income | \$69,156 | \$69,380 | \$80,379 |

# NEW ORLEANS, LA MSA

New Orleans, Louisiana is a globally recognized cultural and economic hub positioned along the Mississippi River and the Gulf Coast, offering a diverse economy supported by tourism, healthcare, maritime trade, energy, and advanced manufacturing. The city's historic character, renowned culinary scene, and year-round entertainment continue to attract residents, visitors, and businesses alike, while ongoing public and private investment has

strengthened infrastructure and urban redevelopment throughout the metro area. Anchored by the Port of New Orleans, one of the nation's most active ports, and supported by major employers in healthcare, education, and logistics, the region benefits from strong transportation connectivity and a strategic location for domestic and international commerce.

**Total Population**  
**1,200,000**

**Annual Visitors**  
**19.08 Million**

**Tourism Economic Impact**  
**\$10.4 Billion**

**GDP**  
**\$89 Billion**



# REGIONAL ACCESS, LOCAL DEMAND

## Regional Connectivity

Located along Interstate 10 with regional transportation links supporting business and leisure travel throughout Greater New Orleans and Louisiana.

I-10

US-90

Causeway

New Orleans Airport Access

## Business, Retail & Entertainment

Near the French Quarter, Canal Street and Caesars New Orleans, with shopping, dining & entertainment supporting year-round visitor activity.

French Quarter

Shopping

Year-Round Visitor Activity

## Economic Drivers & Employment

New Orleans' diverse economy supports tourism, healthcare, maritime commerce, higher education & logistics demand from throughout the Gulf Coast region.

Local Tourism

Healthcare

Higher Education

Logistics

## TOP EMPLOYERS

Access to a diverse employment base across Greater New Orleans and the surrounding Gulf Coast region.



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# | Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3008 Holiday Drive, New Orleans, LA 70131** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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