

FOR SALE

**Former General Cinema 9-Screen Theatre
on 8.935 acres, to be sold all or part
Kenner, Louisiana**



Location:

The property is located on the Ring Road of The Esplanade Mall.

Prices:

\$3,100,000.00 (8.935 acres)
\$1,357,765.00 (3.117 acres)
\$1,196,158.00 (2.746 acres)
\$1,948,258.00 (1.979 acres)
\$476,111.00 (1.093 acres)

Property Description:

This site is improved with a 39,361 square foot, 9-screen theatre building with a total of 828 parking spaces.

Site Area:

8.935 acres or sold in the following parcels:
3.117 acres
2.746 acres
1.979 acres
1.093 acres

Zoning:

Land use plan. Any proposed development on this site is subject to approval of the Kenner Planning Commission and City Council.

Comments:

The owner may consider subdividing the property into up to four (4) parcels as long as the owners feel that they can sell at least two (2) of the four (4) parcels. The property enjoys a perpetual servitude of passage over and across the Esplanade Mall and over the Ring Road. Some uses are restricted by the Mall.

FOR FURTHER INFORMATION, PLEASE CONTACT:

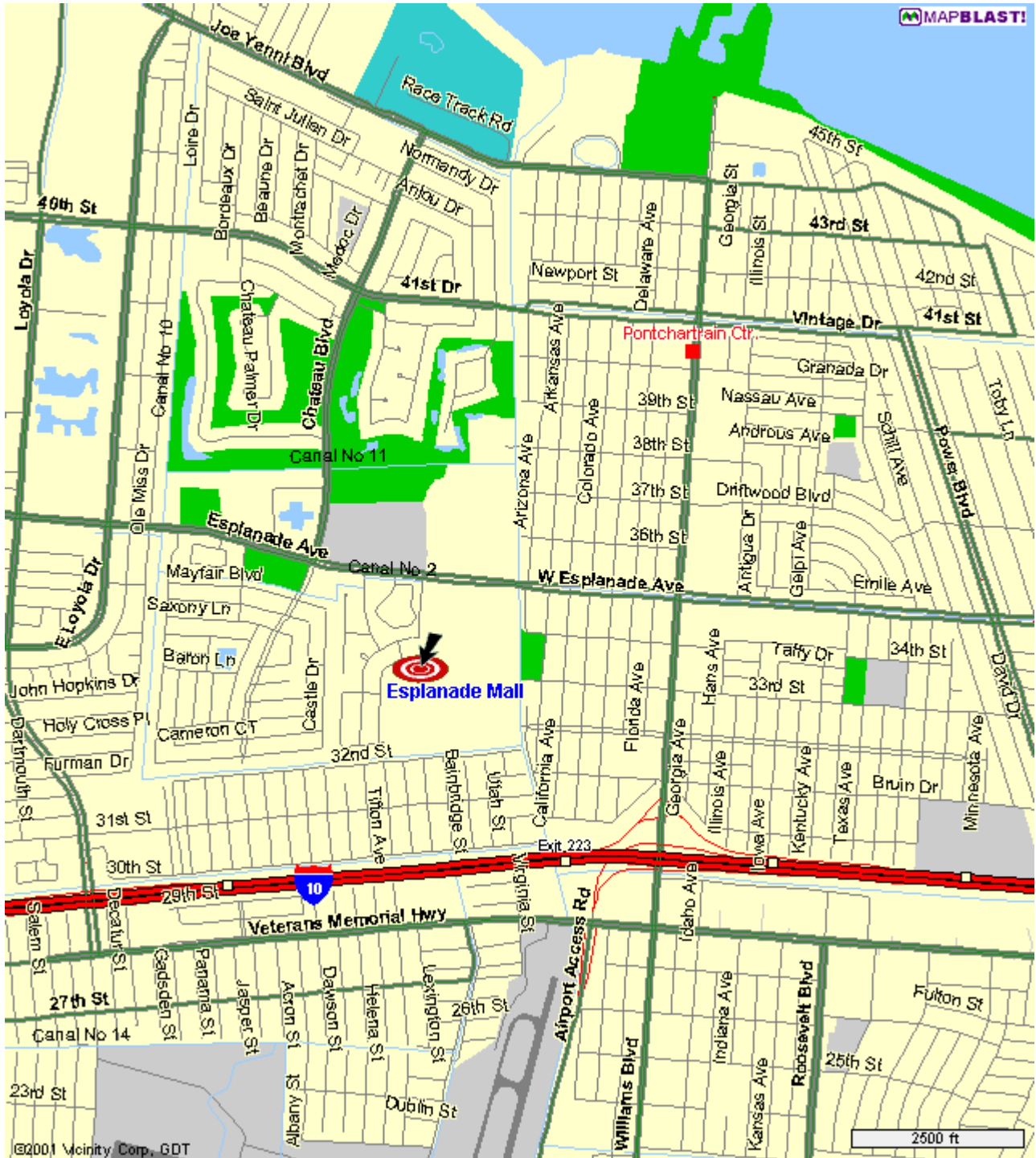
Bobby Talbot, CCIM
(504) 525-9763 – Office
(504) 237-1266 – Mobile

Email: btalbot@talbot-realty.com

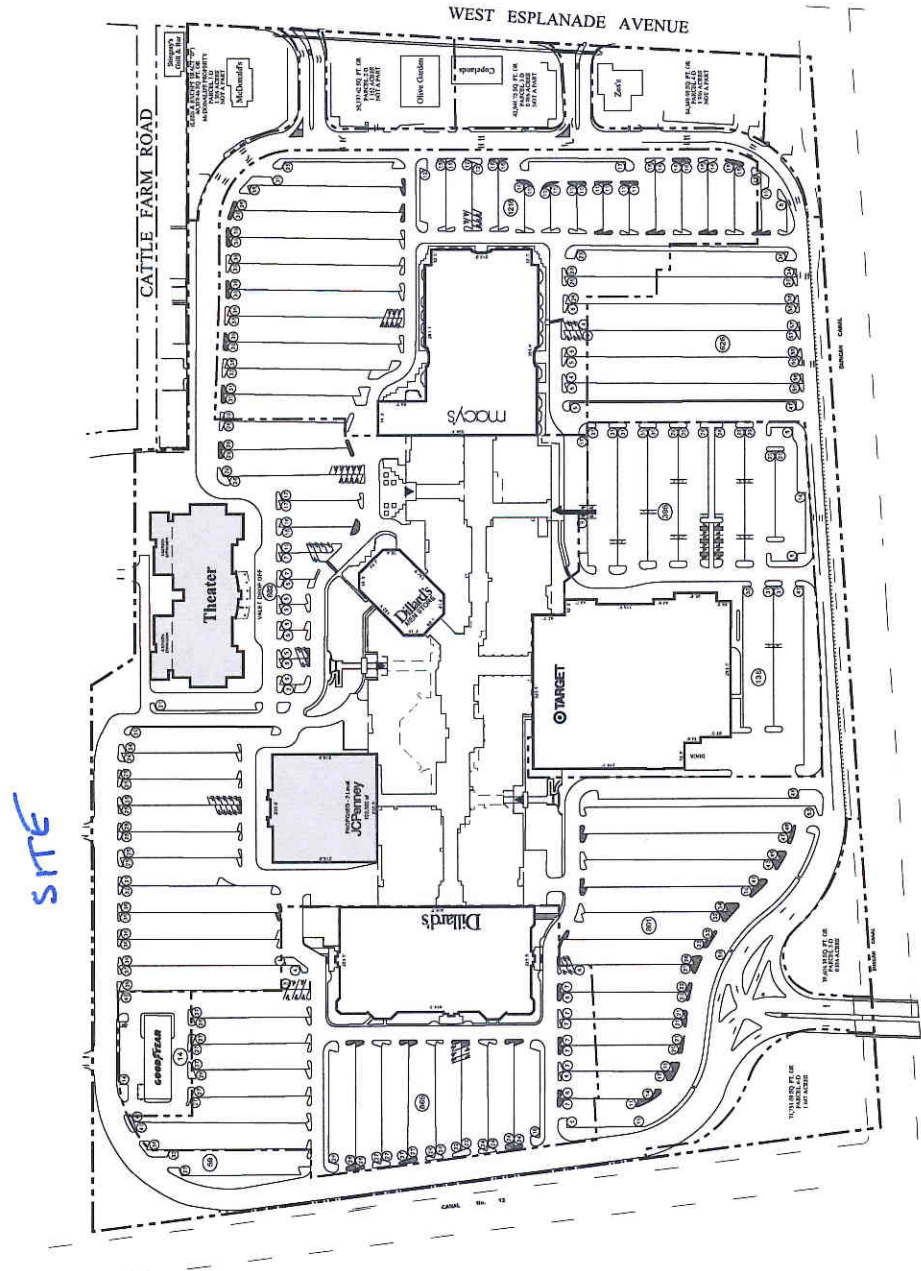
Bob Talbot
(504) 525-9763 – Office
(504) 319-5277 – Mobile

Email: info@talbot-realty.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. APRIL 2011



This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landmark that the Center, Common Areas, buildings and/or areas will be as illustrated on this site plan, or that any tenants which may be represented on this site plan will be as represented on this site plan. Landmark reserves the right to modify the configuration and occupants of the Center at any time.



SITE

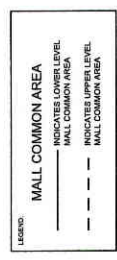
Project Data

DILLARDS	177,640
DILLARDS MEN STORE	46,600
MACY'S	235,518
TARGET	288,330
Total Department Store GLA	688,088
Level 01	187,209
Level 02	100,879
Total Small Shops GLA	355,577
Total GLA	954,972
TOTAL PARKING SPACES: 5544	
SPACE/1000 SF OF GLA: 5.88	

Proposed

New Construction	100,000
JCPENNEY	60,112
THEATRE	160,112
Total New Construction GLA	160,112
Total GLA	1,115,024
TOTAL PARKING SPACES: 4985	
SPACE/1000 SF OF GLA: 4.46	

Modified: August 12, 2010



Development Site Plan

0 125 250 DP23-1

The Esplanade
1401 West Esplanade
Kenner, LA 70065
CORP # 5247

SIMON®

S.O. NO. 7232 *
PARCEL 21-B-H-1

S.O. NO. 5931
PARCEL G

24.9 UNITS PER ACRE

PARCEL 22 B
PARCEL 22 A
S.O. NO. 2758

S.O. NO. 6428
PARCEL C
S.O. NO. 6981 *
PARCEL D
S.O. NO. 6393
PARCEL E
S.O. NO. 737 *
PARCEL F

PARCEL A-1
S.O. NO. 2154

PARCEL A-3AX
S.O. NO. 7121 *

1-D
S.O. NO. 6001
2-D *
S.O. NO. 6805
3-D
S.O. NO. 7164 *
4-D-1 *
S.O. 6823
4-D-2

PARCEL B-1-AI-4

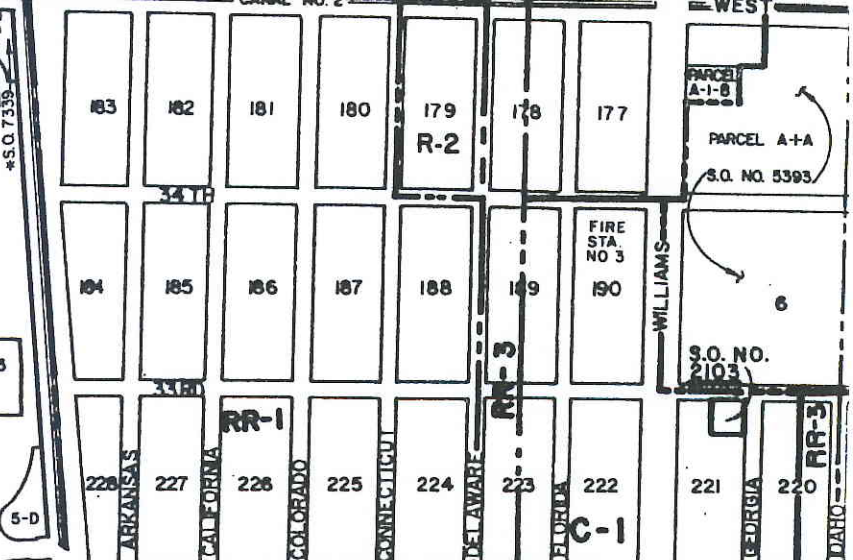
ESPLANADE MALL
S.O. NO. 5486

S.O. NO. 5961

PLOT "D"

PARCEL B-1-AI-3

PARCEL B-1-AI-2



X-2-G
X-1-H
X-1-J
S.O. NO. 6332

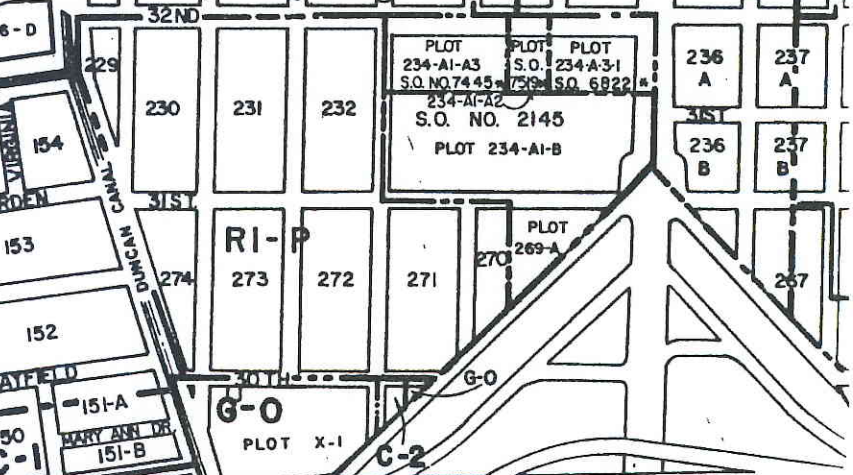
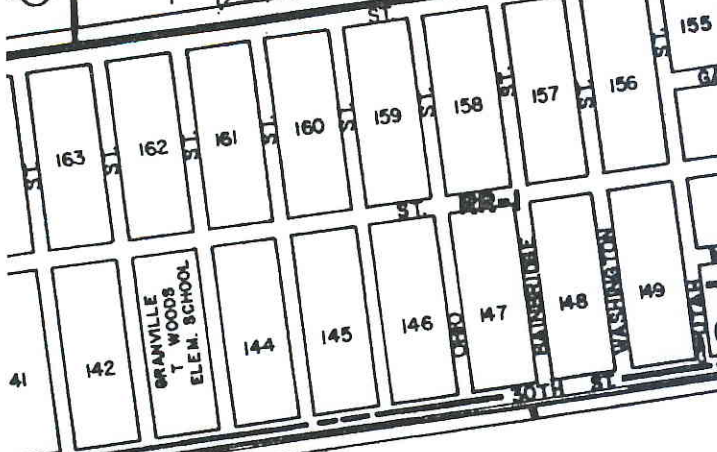
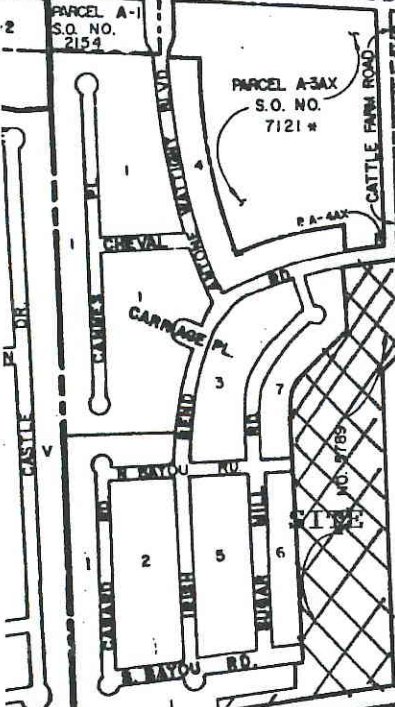
S.O. NO. 3559

Y-1-H-48

Y-1-G-1A

PARCEL A-1-B
PARCEL A+A
S.O. NO. 5393

S.O. NO. 2103



PLOT 234-AI-A3
S.O. NO. 7445
234-AI-A2
S.O. NO. 2145
PLOT 234-AI-B

PLOT 269-A

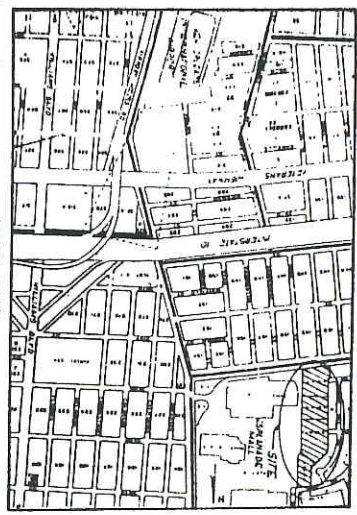
PLOT X-1



SPECIAL
ORD. 6429
137-A

8-I

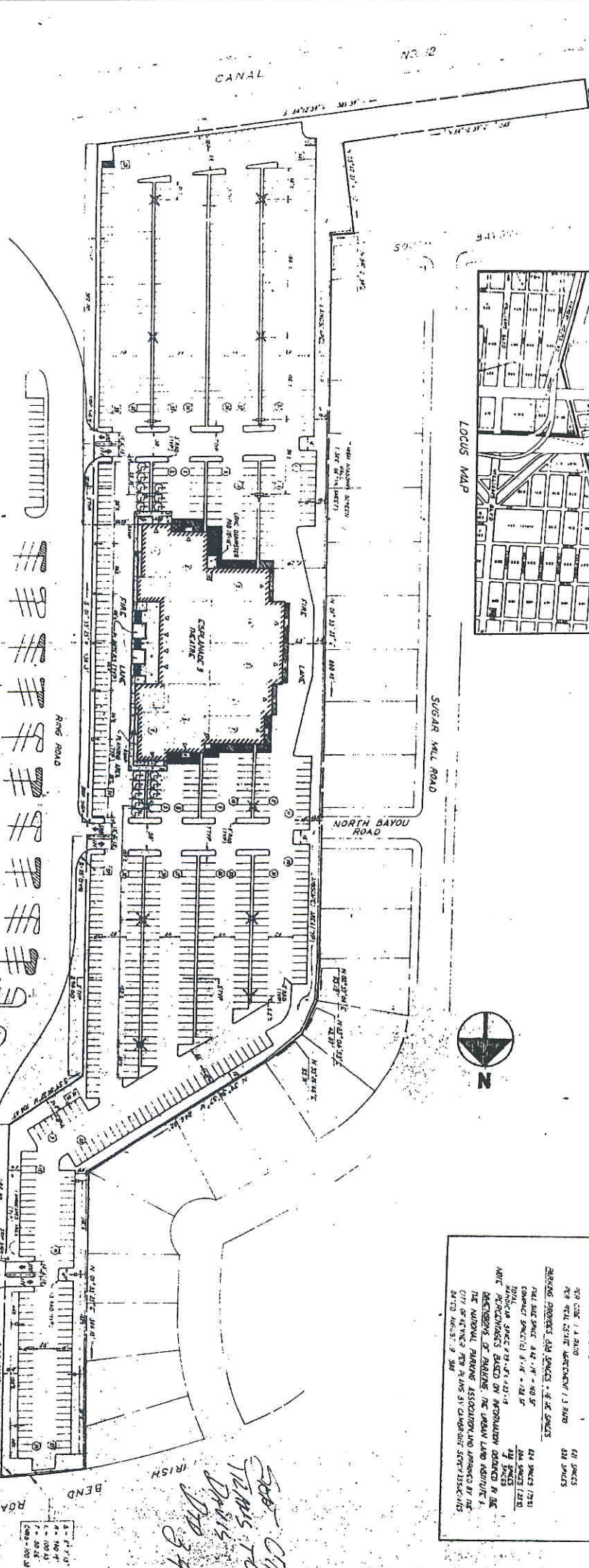
VETERAN



LOCUST HILL MAP



SITE STATISTICS	
TACTIC SITE	
ACRES 34.8 13 SF	
SETBACKS 24'-0" - 10'-0"	
REARING REQUIREMENTS	
50' CONC. 1.1 BAYOU	20' JUNKS
REV. UTIL. STATE. W/REQUIRE 1.1 BAYOU	20' JUNKS
REARING PROVISIONS AND SPACES 1.8 AC SPACES	
TRAIL SIDE SPACE 8.4' - 11' - 00" SF	20' JUNKS 7251
CONTRACT SPACES 6'-0" - 12'-0" SF	20' JUNKS 1250
20' CONC. 1.1 BAYOU	20' JUNKS 1250
REARING PROVISIONS BASED ON APPROXIMATE DISTANCE BE	
THE NATIONAL PARKING ASSOCIATION AND APPROVED BY THE	
CITY OF NEWARK FOR PLANS BY CAMPBELL SCOTT ARCHITECTS	
DATE 10/15/87	



LEGEND

- | EXISTING | PROPOSED |
|--|--|
| <ul style="list-style-type: none"> ROADS PAVING CONCRETE ASPHALT WOOD FENCE MAINTENANCE CONCRETE WOOD FENCE MAINTENANCE | <ul style="list-style-type: none"> ROADS PAVING CONCRETE ASPHALT WOOD FENCE MAINTENANCE CONCRETE WOOD FENCE MAINTENANCE |

NOTES

1. VERIFY THE INFORMATION FROM THE PLAN PROVIDED BY THE CLIENT AND THE CITY OF NEWARK. THE CITY OF NEWARK HAS REVIEWED THE PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT. THE CITY OF NEWARK HAS REVIEWED THE PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT.
2. THE CLIENT HAS REVIEWED THE PLAN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THE PLAN AND HAS APPROVED IT.
3. THE CITY OF NEWARK HAS REVIEWED THE PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT. THE CITY OF NEWARK HAS REVIEWED THE PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT.
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5. THE CITY OF NEWARK HAS REVIEWED THE PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT. THE CITY OF NEWARK HAS REVIEWED THE PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT.

RECEIVED

Allen, Dornier & Nitsch
Major & Nitsch

GCC THEATRES, INC.
3420 SOUTHVIEW STREET
NEWARK, NJ 07102

DATE 10/15/87

SCALE 1" = 40'

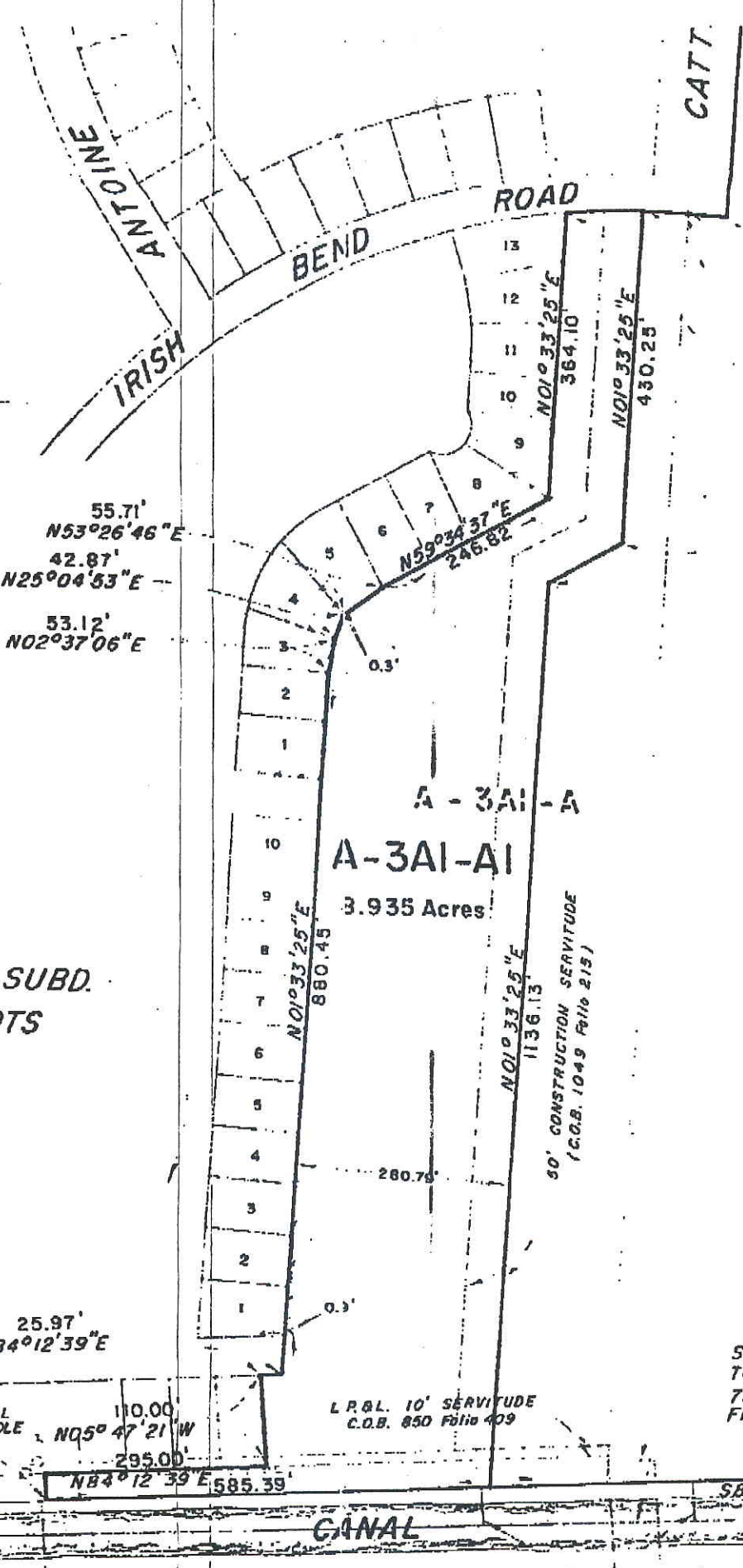
DATE 10/15/87

SCALE 1" = 40'

PARKING & LIGHTING LAYOUT PLAN

ESPLANADE 9

C-1



55.71'
N53°26'46"E
42.87'
N25°04'53"E
53.12'
N02°37'06"E

60.00'
S88°26'35"E
R = 940.19'
L = 50.22'
R = 940.19'
L = 100.43'

106.47'
N59°34'37"E

A - 3A1 - A
A-3A1-A1
3.935 Acres

RES-BRULEES SUBD.
RESIDENTIAL LOTS

25.97'
NB4°12'39"E

L.P.&L. STUB POLE
110.00'
N05°47'21"W
35.00'
N05°47'21"W
295.00'
NB4°12'39"E 585.39'

L.P.&L. 10' SERVITUDE
C.O.B. 850 Folio 409

50' CONSTRUCTION SERVITUDE
(C.O.B. 1049 Folio 215)

OPTION TO ACQUIRE
SERVITUDES FROM P...
TO S.C. BELL TEL. A...
75' IN WIDTH, LYING...
FROM C/L OF CANAL A...

CANAL

20' DRAINAGE SERVITUDE

570.91'

276.56'
(Typ.)

60'

SERVITUDES
ROBCO
DEVELOPER
AS PER
INSTRUMENT
RECORDED

NOR
ROAD

2/16/78

1

2

3

4

5

6

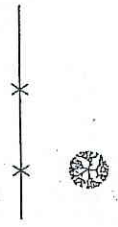
7

8

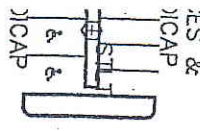
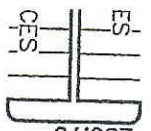
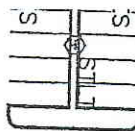
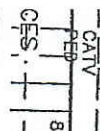
9

10

11



PARKING AREA

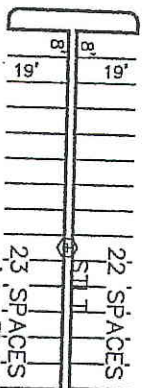


CROSS
(cut)

280.79'

N88°26'35"W

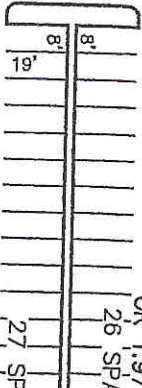
ASPHALT PARKING AREA



22 SPACES

A-3A1-A1-2

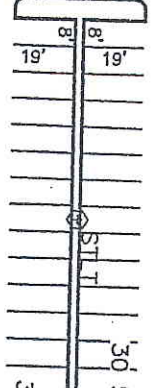
86,190 SQ. FT.
OR 1.979 ACRES



23 SPACES

26 SPACES

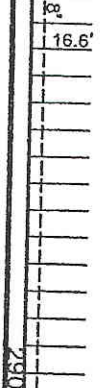
ASPHALT PARKING AREA



30 SPACES

32 SPACES

ASPHALT PARKING AREA



35 SPACES

290.00'

1/2" IRON ROD
(FND)

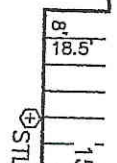


6 SPACES

106.47'

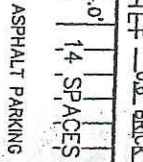
S 59°34'37" W

1/2" IRON ROD
(FND)



15 SPACES

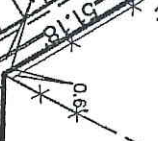
ASPHALT PARKING AREA



14 SPACES

ASPHALT PARKING AREA

1/2" IRON ROD
(SED)

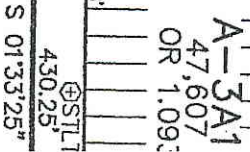


15 SPACES

364.10'

N01°33'25"E

CATTLE FARM ROAD



15 SPACES

47,607

OR 1.093

A-3A1

430.25'

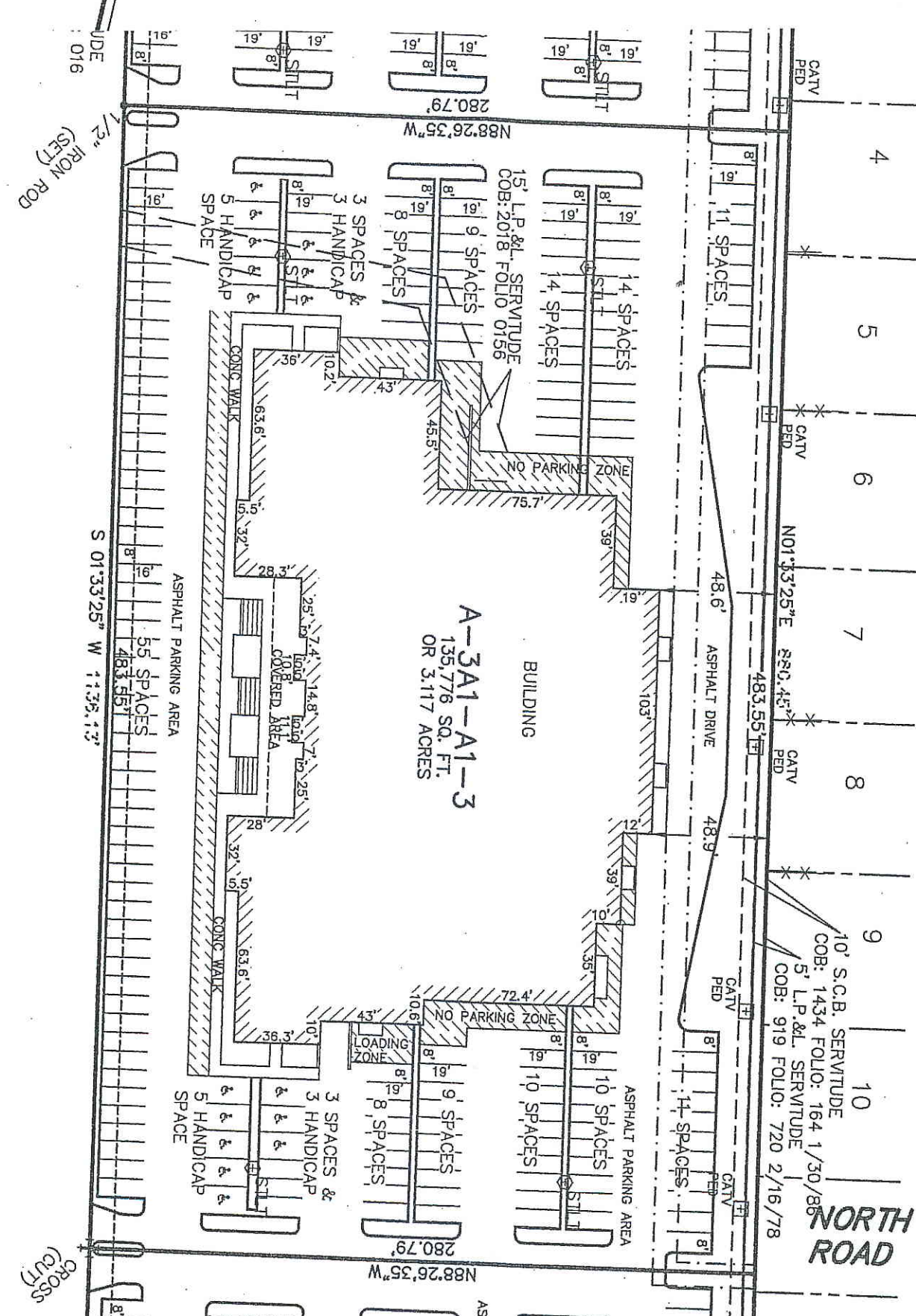
S 01°33'25"

STILT

0' WATER MAINTENANCE SERVIDUTE
 RECORDED IN COB 1963 FOLIO: 85
 DATED 5/24/88

SQ 6

NORTH BAYOU ROAD

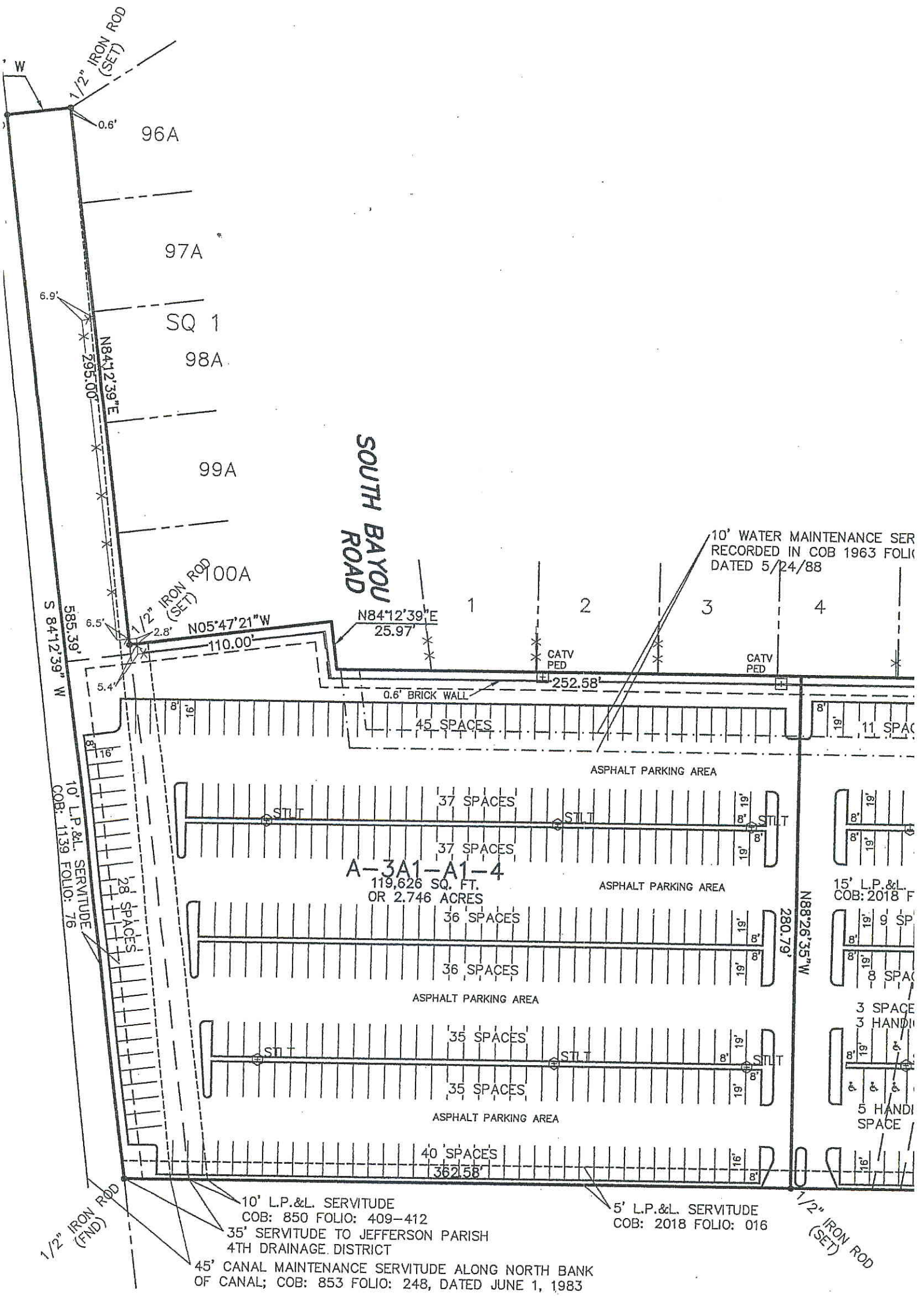


A-3A1-A1-3
 135,776 SQ. FT.
 OR 3.117 ACRES

it does conform to the requirements for the minimum... found in Louisiana Administrative Code Title 46: LXI, Chapter 25 for a Class B survey.

DUPE'PE' DEVELOPMENTS

CHK'D



96A

97A

SQ 1

98A

99A

100A

SOUTH BAYOU

10' WATER MAINTENANCE SER
RECORDED IN COB 1963 FOLIO
DATED 5/24/88

1

2

3

4

S 84°12'39" W

N84°12'39"E
295.00'

N05°47'21"W
110.00'

N84°12'39"E
25.97'

CATV
PED

CATV
PED

252.58'

0.6' BRICK WALL

45 SPACES

11 SPAC

ASPHALT PARKING AREA

37 SPACES

37 SPACES

A-3A1-A1-4
119,626 SQ. FT.
OR 2.746 ACRES

ASPHALT PARKING AREA

36 SPACES

36 SPACES

ASPHALT PARKING AREA

35 SPACES

35 SPACES

ASPHALT PARKING AREA

40 SPACES

362.58'

N88°26'35"W
280.79'

15' L.P.&L.
COB: 2018 F

9 SP

8 SPAC

3 SPACE

3 HANDI

5 HANDI

SPACE

10' L.P.&L. SERVITUDE
COB: 850 FOLIO: 409-412
35' SERVITUDE TO JEFFERSON PARISH
4TH DRAINAGE DISTRICT

5' L.P.&L. SERVITUDE
COB: 2018 FOLIO: 016

45' CANAL MAINTENANCE SERVITUDE ALONG NORTH BANK
OF CANAL; COB: 853 FOLIO: 248, DATED JUNE 1, 1983

1/2" IRON ROD
(FND)

1/2" IRON ROD
(SET)

Find what you're looking for and more.

◆ THE ESPLANADE ◆

Store Category and Location

(Area Code for all telephone numbers is 504)

Department	Store	Phone Number	Department	Store	Phone Number		
Department Stores	Dillard's	468-6050	Gifts/Books/Sundries	N Amy's Country Candles	467-8700		
	Dillard's Men's Store	468-6050		E Bath & Body Works	467-9722		
	Macy's	465-3985		Z0 Dead Sea Spa	464-1923		
	Mervyn's	464-8834		F Disney Store	466-7422		
	Children's Apparel	37 Baby's Closet		472-6065	I Family Bookstore	467-1677	
		F The Children's Place		467-4316	E Codina Chocolatier	464-6422	
		E Cap Kids/Baby Cap		464-6556	N Jazzy Bear Workshop	467-7278	
		E Gymboree		464-4877	E J-C Fragrance	464-1188	
		E Kids Foot Locker		461-0634	L Lynn's Hallmark	466-7398	
		D Limited Too		469-4498	I7 SOI Natural Candles	469-2792	
N Nouveaux Ladies & Kids		712-0920	44 Proactiv	471-0811			
H Old Navy		441-8654	F Sarnio Surprises	467-3122			
C Rave Girl		467-9062	O Spencer Gifts	464-4140			
N Stride Rite		466-5024	Q Things Remembered	466-0657			
Entertainment/Electronics	K Coin It Up	464-0069	Q Victoria's Secret Beauty	468-2045			
	I EB Games	464-4130	P Waldenbooks/Walden Kids	464-4187			
	B EYE-For Your Entertainment	465-0195	Home Furnishings	C Bombay	467-4597		
	P Game Trader	469-1550		I Deck the Walls	464-4662		
	37B Kiddie Rides	467-5772		D Decorating Your House	467-5772		
	2 MadWay Motion Ride	463-3393		C Kirklunds	469-3393		
	22 Massage Chairs	469-6179		E Kirchens	469-6179		
	C Suncoast Motion Picture	468-8738		N Select Comfort	443-4777		
	Fashion Accessories	L Claire's Accessories		468-8407	Jewelry	O Fast Fix Jewelry Repair	467-1555
		A Classic		467-8882		J Friedman's Jewelers	469-7172
32 Everlasting Images		712-0016		N Gordon's Jewelers		465-0441	
26 Everything \$5		441-9477		D Kay Jewelers		464-4521	
35 Fashions in Jewelry		472-6222	C Mr. Goldman	469-1961			
K Hat Shack		467-6069	K Watch Station	467-2249			
9 H-O-Silver		466-6949	L Zalus Jewelers	464-5717			
I Runway Couture		466-7440	Men's Apparel	D Aeropostale		466-0828	
P Sunglass Hut		467-3883		L American Eagle		465-5336	
B The Shade Tree		464-1330		O Outfitters		469-1833	
33 Wards Outlet	467-2249	D Express Men		464-6556			
Food Court	K Fuddruser Cafe	464-2629		E Cap	464-1603		
	K Magic Kitchen	471-0202		M Hollister Co.	464-0040		
	K Manchu Wok	466-9570		L Hot Topic	712-1870		
	K Sbarro Italian Eatery	712-8060		N Nouveaux	441-8654		
	K Subway	465-9293		H Old Navy	471-0046		
	K Taco Bell	464-0367		L Pacific Sunwear			
	K Wendy's						

