



HEADING TO AUCTION: MAY 4-6



FORMER IHOP

12150 I-10 SERVICE ROAD, NEW ORLEANS, LA

STARTING BID: \$150,000

Marcus & Millichap

R MARKETPLACE

ONLINE AUCTION

STARTING BID: \$150,000

AUCTION DATES: MAY 4-6, 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 QUALIFICATIONS

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 May 4-6, 2026.

RESERVE AUCTION

This will be a reserve auction, and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. 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. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

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. More information can be found on the RealINSIGHT Marketplace website.



12150 I-10 Service Road, New Orleans, LA 70128

Auction Date: MAY 4-6, 2026
Starting Bid: \$150,000

INVESTMENT SUMMARY

Property Type:	Retail / Restaurant
Building Size:	Approx. 5,141 SF
Lot Size:	Approx. 1.57 Acres
Year Built:	2002
Zoning:	C-3
Parking:	46 Spaces
Frontage:	Approx. 339' On I-10 Service Road
Submarket:	New Orleans East

INVESTMENT HIGHLIGHTS



FREESTANDING FORMER IHOP TURNKEY RESTAURANT INFRASTRUCTURE

Approx. 5,141 SF Building Constructed In 2002 With Existing Kitchen Layout, Dining Area, And Site Improvements, Supporting Immediate Reuse Or Streamlined Re-Tenancing



1.57-ACRE C-3 ZONED PARCEL FLEXIBLE COMMERCIAL USE

Expansive 1.57-Acre Site Zoned C-3, Allowing For A Wide Range Of Commercial Uses Including Restaurant, Retail, Service, Or Redevelopment (Buyer To Verify)



HIGH-VISIBILITY I-10 CORRIDOR LOCATION 105K+ VPD EXPOSURE

Positioned Along The I-10 Service Road With Approx. 339 Feet Of Frontage And Immediate Access To Crowder Boulevard, Benefiting From Strong Traffic Volumes And Regional Connectivity



SCALED PARKING & SITE LAYOUT SUPPORTS HIGH-VOLUME USERS

Improved With 46 Parking Spaces And Designed For Efficient Ingress/Egress, Suitable For Restaurant, Medical, Or High-Traffic Retail Conversions



VACANT & UNPRICED OPPORTUNITY MAXIMUM BUYER FLEXIBILITY

Offered Without Pricing Guidance, Allowing Investors And Owner-Users To Pursue Value-Add, Repositioning, Or Covered Land Strategies Based On Basis And Business Plan



STRATEGIC NEW ORLEANS EAST POSITIONING INFRASTRUCTURE & REDEVELOPMENT TAILWINDS

Located Along A Primary Retail Corridor Near Ongoing Public Infrastructure Improvements And The 227-Acre Bayou Phoenix Redevelopment, Supporting Long-Term Area Growth And Reinvestment



POSITIONED NEAR LONG-TERM BAYOU PHOENIX REDEVELOPMENT CATALYST

The Bayou Phoenix team states demolition at the former Six Flags / Jazzland site was expected to be completed by the end of March 2025, with the 227-acre redevelopment intended to support commerce, jobs, and a broader master-planned destination in New Orleans East.



Lake Pontchartrain

REGIONAL WATERFRONT ANCHOR
630-SQUARE-MILE LAKE SYSTEM
SERVING 1.5M+ RESIDENTS



Walmart

ihop

THE HOME DEPOT

CITY CHURCH

TOYOTA

GOODWILL

MCDONALD'S

10 91,677 VPD

CVS pharmacy **POPEYES**
Wendy's **WAFFLE HOUSE**
Quality INN **COUNTRY** **Public Storage**

TACO BELL **KFC** **Wendy's** **Shell**
MCDONALD'S **BURGER KING**

Benning Rd
14,068 VPD

Jeep **CHRYSLER** **RAM** **DODGE**

NISSAN

510 24,365 VPD

WALGREENS

Lake Forest Elementary Charter School
654 students

GRIFOLS

New Orleans East Hospital
80 LICENSED BEDS
500+ EMPLOYEES
150M+ REVENUE

EASTOVER SUBVISION
300 UNITS | ~\$372,700
MEDIAN HOME VALUE

LA CONSENTIDA SUPERMERCADO

Sherwood Forest Einstein Charter Schools
390 students

Fannie C. Williams Charter School
450 students

Sarah T. Reed Senior HS
413 students

CARMEL BROOK APARTMENTS
584 UNITS | \$950/MO



EASTOVER SUBDIVISION
300 UNITS | ~\$372,700
MEDIAN HOME VALUE



10 91,677 VPD



Walmart

NEW ORLEANS

966,230
MSA POPULATION

\$102.4 BILLION
GROSS DOMESTIC PRODUCT

New Orleans East Hospital
LCMC Health

80 LICENSED BEDS
500+ EMPLOYEES
150M+ REVENUE

GOODWILL 9

STORAGE CENTER

PREMIER
DREAMS IN DRIVEWAYS

HONDA

Home Decor
KITCHEN & BATH

Wendy's

TACO BELL

MCDONALD'S

Benning Rd
14,068 VPD

10
91,677 VPD

IHOP

KFC

Shell





NEW ORLEANS, LA

966,230
MSA POPULATION

\$102.4B
MSA GDP

362,701
NEW ORLEANS CITY
POPULATION

13.2M
MSY TOTAL
PASSENGERS

\$31.5B
LOUISIANA ECONOMIC
VALUE SUPPORTED
BY 2024 PORT NOLA
MARINE CARGO
ACTIVITY

New Orleans is the population and economic center of the New Orleans–Metairie MSA, which had an estimated 966,230 residents in 2024 according to the U.S. Census Bureau/FRED series. The MSA generated approximately \$102.4 billion in GDP in 2023, making it Louisiana’s largest metro economy. The city itself had an estimated 362,701 residents in 2024. The regional economy remains diversified across healthcare, port logistics, tourism, higher education, advanced manufacturing, and energy-related activity. FRED reported the metro unemployment rate at 4.3% in December 2025 on a seasonally adjusted basis.

New Orleans East sits along one of the metro’s major interstate approaches and remains an important residential and commercial section of the city with direct connectivity to downtown New Orleans, the Port of New Orleans, and regional employment nodes. The broader metro benefits from globally relevant logistics infrastructure: Port NOLA reported that 2024 marine cargo activity in the New Orleans Port District supported \$101.5 billion of total U.S. economic value and \$31.5 billion of Louisiana economic value, while Louis Armstrong New Orleans International Airport handled 13.2 million total passengers in 2024, up 3.6% year over year. Port NOLA has also said its Louisiana International Terminal project is the largest public economic-development project in the state and is planned for 2 million TEU annual capacity at full buildout, with first berth delivery previously targeted for 2028. Within New Orleans East specifically, the City’s Connecting New Orleans East project and the Bayou Phoenix redevelopment initiative signal continued public- and private-sector attention to the area’s long-term accessibility and reinvestment profile.

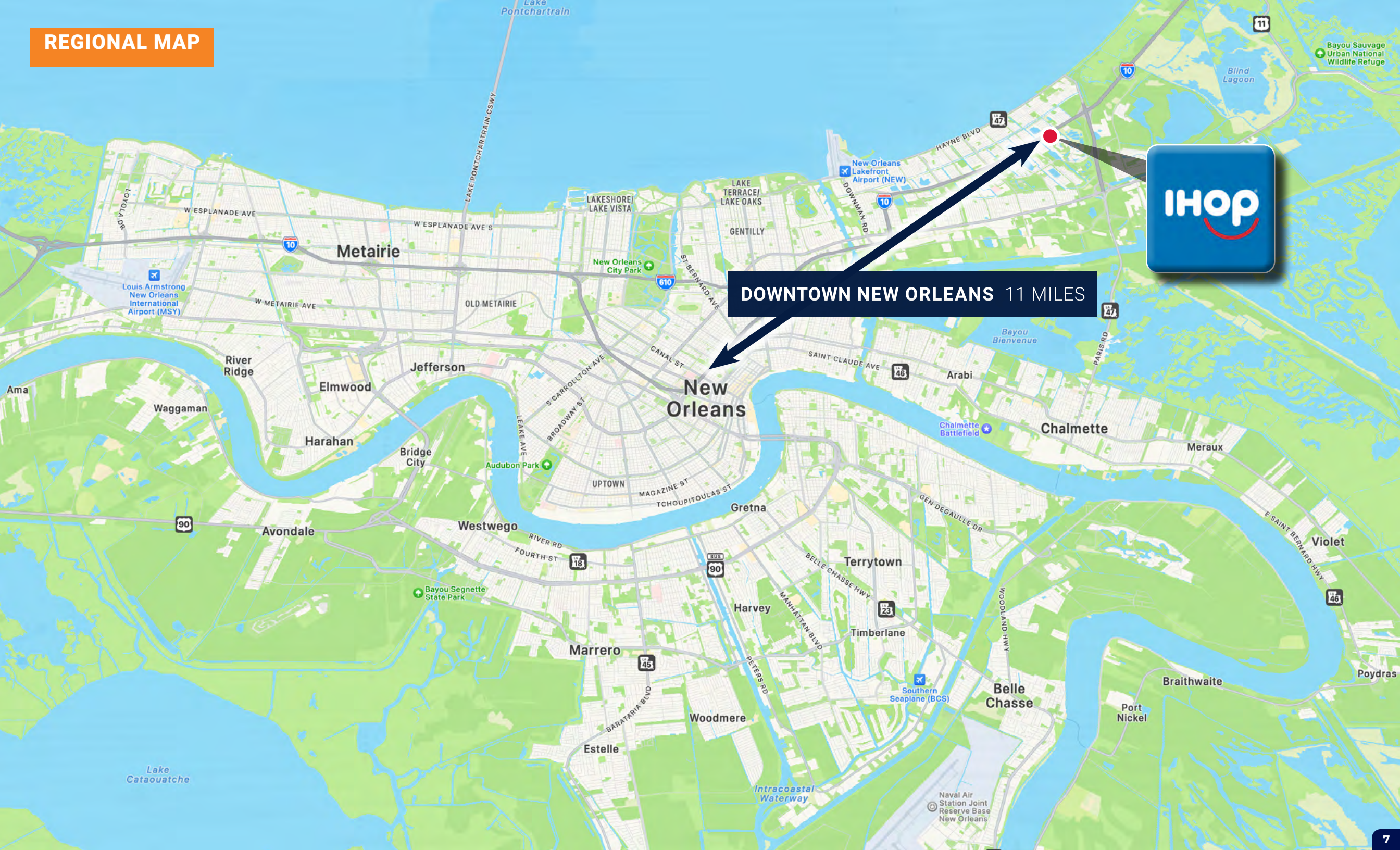


NEW ORLEANS, LA



PORT NOLA

REGIONAL MAP



DOWNTOWN NEW ORLEANS 11 MILES

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the representative at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the representative. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the representative, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the representative. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the representative.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

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STEVE GREER

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