



201 Pasadena Avenue main administration / classroom building

RIDGEWOOD MAIN ADMIN BUILDING FOR SALE

MOMILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer the Ridgewood Preparatory Main Administration/Classroom building FOR SALE.

The property is broken into two large parcels, the main building which is 15,947 square feet and the vacant parcels located across Giuffrias Avenue which are approximately 22,000 square feet. Both the building and parking lot are zoned R-2 Two-Family Residential.

This property can be sold as a package or separately:
Ridgewood Main Campus (Building #1) w/ parking Lot #1 - \$2,300,000
Ridgewood Gym (Building #2) w/ parking Lot #2 - \$3,100,000

OFFERING SUMMARY

Sale Price of Main Campus:	\$2,300,000
Total Building Size:	15,947 SF
Vacant Parcel/Parking Lot:	22,000 SF
Zoning:	R-2 Two-Family Residential

SPECIAL PURPOSE PROPERTY FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



201 Pasadena Avenue main administration / classroom building
**RIDGEWOOD MAIN
ADMIN BUILDING FOR SALE**

MOMILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



SPECIAL PURPOSE PROPERTY FOR SALE

AERIAL



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





201 Pasadena Avenue main administration / classroom building on campus in Metairie, LA 70001

RIDGEWOOD MAIN ADMIN BUILDING FOR SALE

MICHAEL MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



SPECIAL PURPOSE PROPERTY FOR SALE

PARKING LOT



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





201 Pasadena Avenue main administration / classroom building in Metairie, LA 70002

RIDGEWOOD MAIN ADMIN BUILDING FOR SALE

WALTER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



SPECIAL PURPOSE PROPERTY FOR SALE

ADDITIONAL PHOTOS



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





201 Pasadena Avenue main administration / classroom building in Metairie, LA 70002

RIDGEWOOD MAIN ADMIN BUILDING FOR SALE

DAVID MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

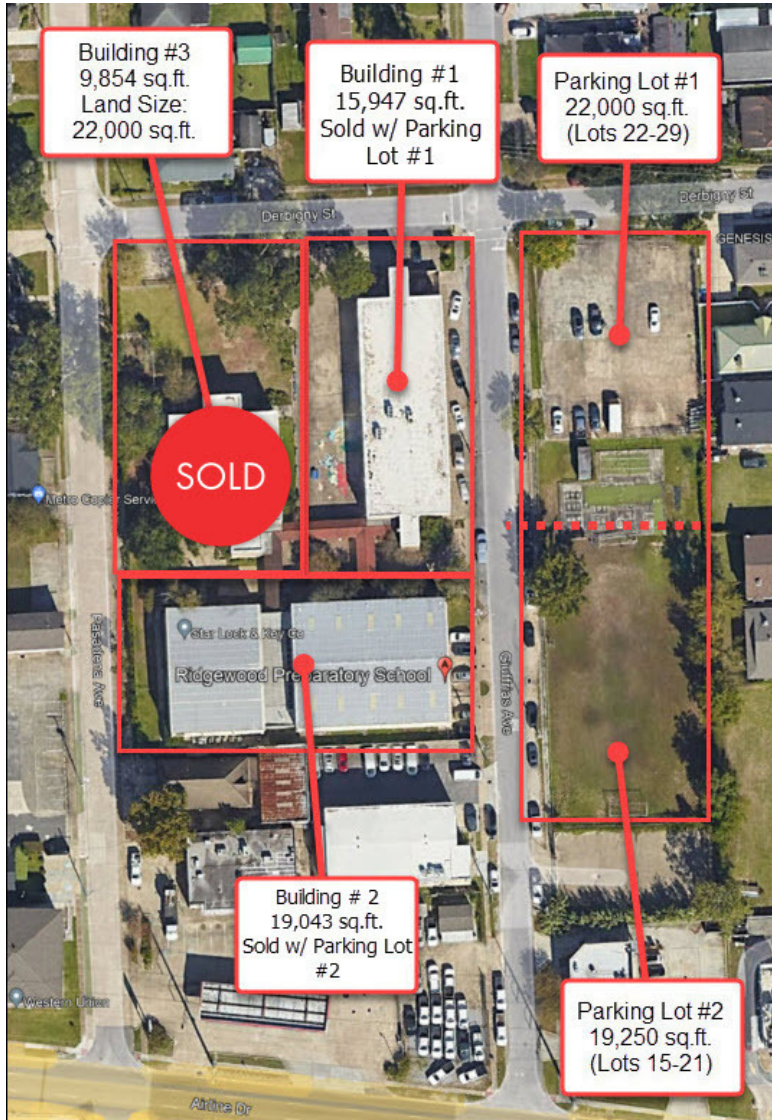
matteatonccim.com

COLLIN HOLMES • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com



SPECIAL PURPOSE PROPERTY FOR SALE

AERIALS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



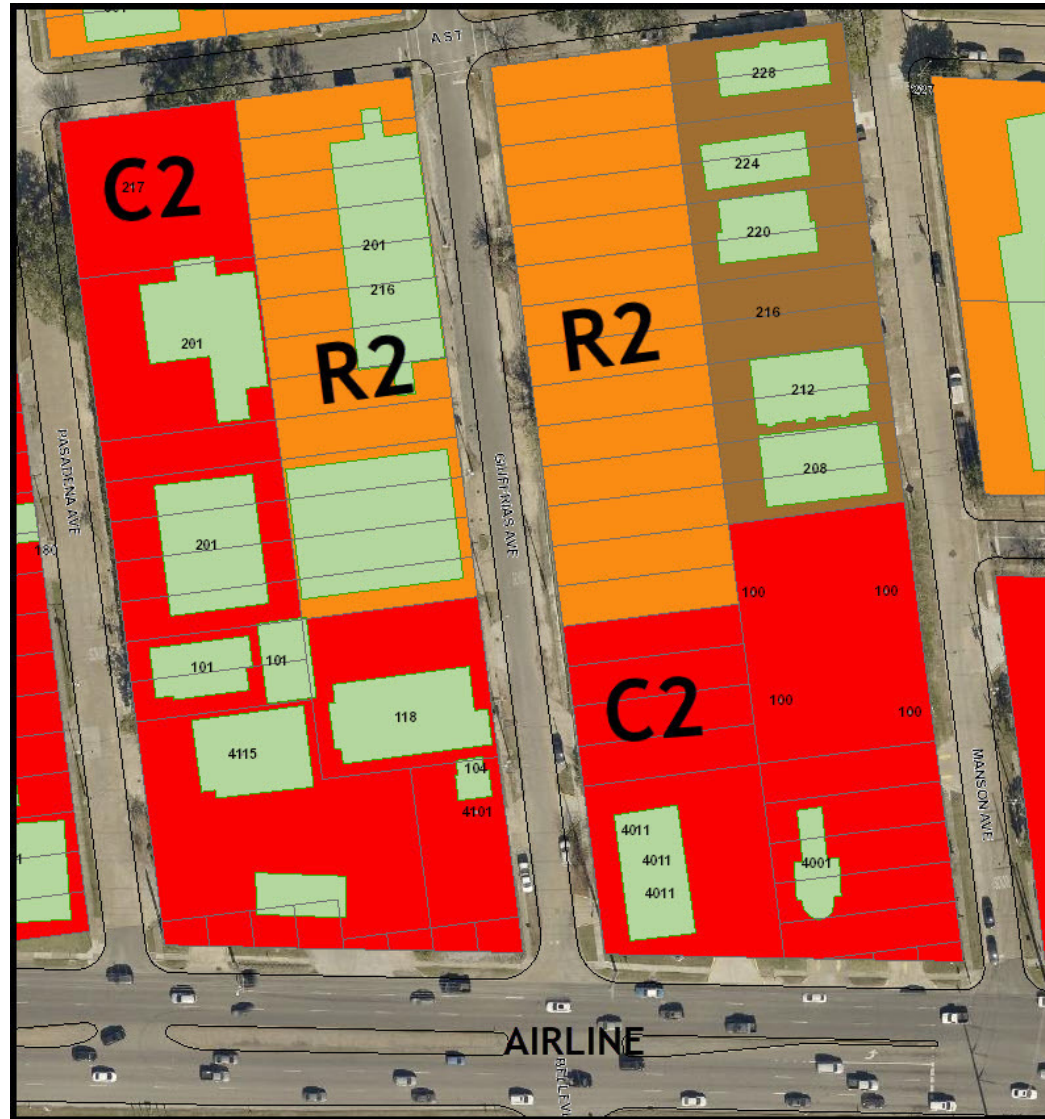


201 Pasadena Avenue main administration / classroom building
**RIDGEWOOD MAIN
 ADMIN BUILDING FOR SALE**

MOMILLER III, CCIM, SIOR • PARTNER
 OFFICE: 504.414.0703
 MOBILE: 504.616.5700
 momiller@ccim.net

MATT EATON, CCIM • PARTNER
 OFFICE: 504.414.0703
 MOBILE: 504.339.2136
 matt@matteatonccim.com

COLLIN HOLMES • PARTNER
 OFFICE: 504.414.0703
 MOBILE: 504.669.0506
 cholmes@southeastcre.com



SPECIAL PURPOSE PROPERTY FOR SALE

ZONING MAP



**SOUTHEAST
 COMMERCIAL
 REAL ESTATE**



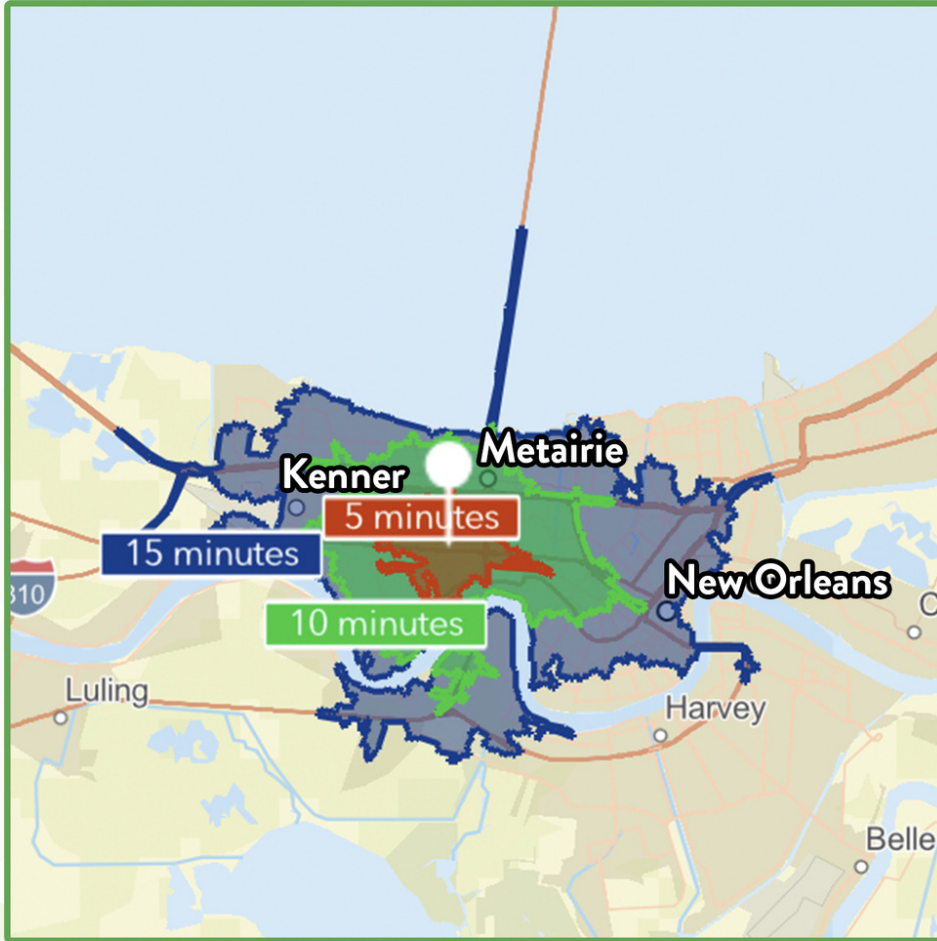
201 Pasadena Avenue main administration / classroom building Metairie, LA 70002

RIDGEWOOD MAIN ADMIN BUILDING FOR SALE

ANGIE MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



\$91,493

Average Household Income within 15 minutes of site.



39.6

Median Age Within 15 minutes of site.



205,313

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	30,287	156,364	409,616
Average HH Income	\$90,504	\$90,079	\$91,493
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	29,761	155,088	405,499
Average HH Income	\$102,603	\$101,850	\$104,281

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

SPECIAL PURPOSE PROPERTY FOR SALE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL
REAL ESTATE**