

RETAIL FOR LEASE

# RARE CORNER AVAILABILITY - NEW ORLEANS CBD

1200 Poydras St, New Orleans, LA



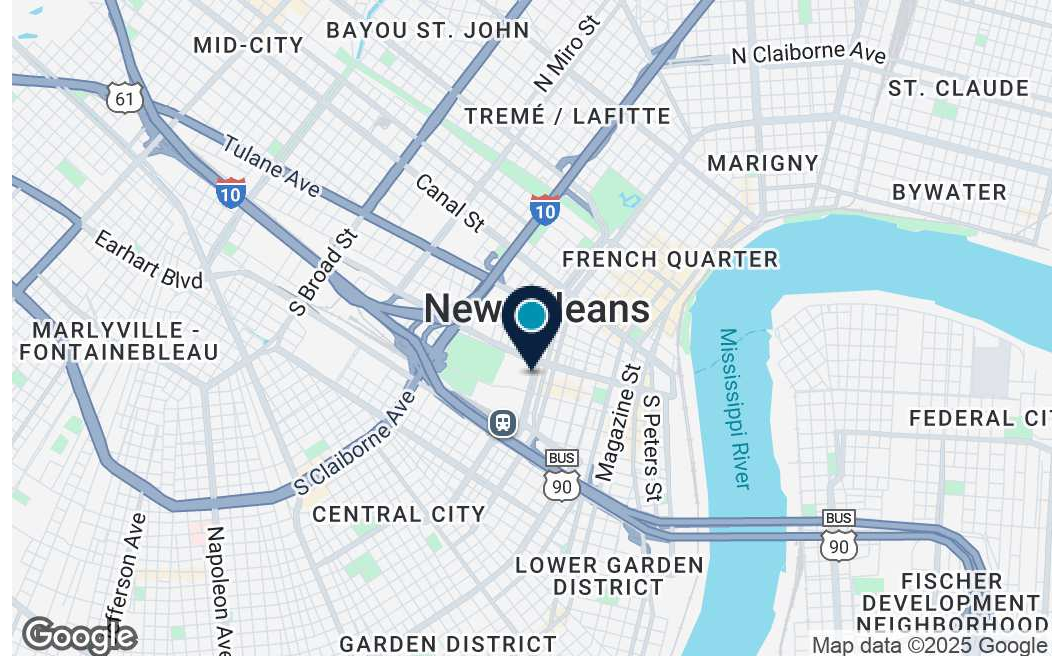
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## PROPERTY DESCRIPTION

1200 Poydras offers a rare 3,000 SF opportunity in a high-demand corner of the New Orleans CBD, ideal for a restaurant, café, deli, donut shop, pastry shop, or bakery concept.

Positioned at the intersection of Poydras Street and Loyola Avenue, this space sits along the Loyola Avenue Streetcar Line and is surrounded by a walkable mix of hotels, restaurants, office towers, and cultural landmarks.

The building is anchored by Dave & Buster's on the sixth floor and features a connected multi-story parking garage. Neighboring tenants include Chick-fil-A, Juicy Seafood (coming soon), and a new upcoming sushi concept.

The site is also just steps from Champions Square, Caesars Superdome, Hyatt Regency Hotel, Entergy Tower, and New Orleans City Hall.

## PROPERTY HIGHLIGHTS

- 3,000 SF corner retail space
- Anchored by Dave & Buster's with 353-space multi-level parking garage
- High-visibility location at Poydras St. and Loyola Ave. along the Loyola Streetcar Line
- Walkable to major downtown destinations including Caesars Superdome, Champions Square, and City Hall
- **Traffic counts:** Poydras St 47,494 (ADT) and Loyola Ave 23,759 (ADT)

## OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	3,000 SF



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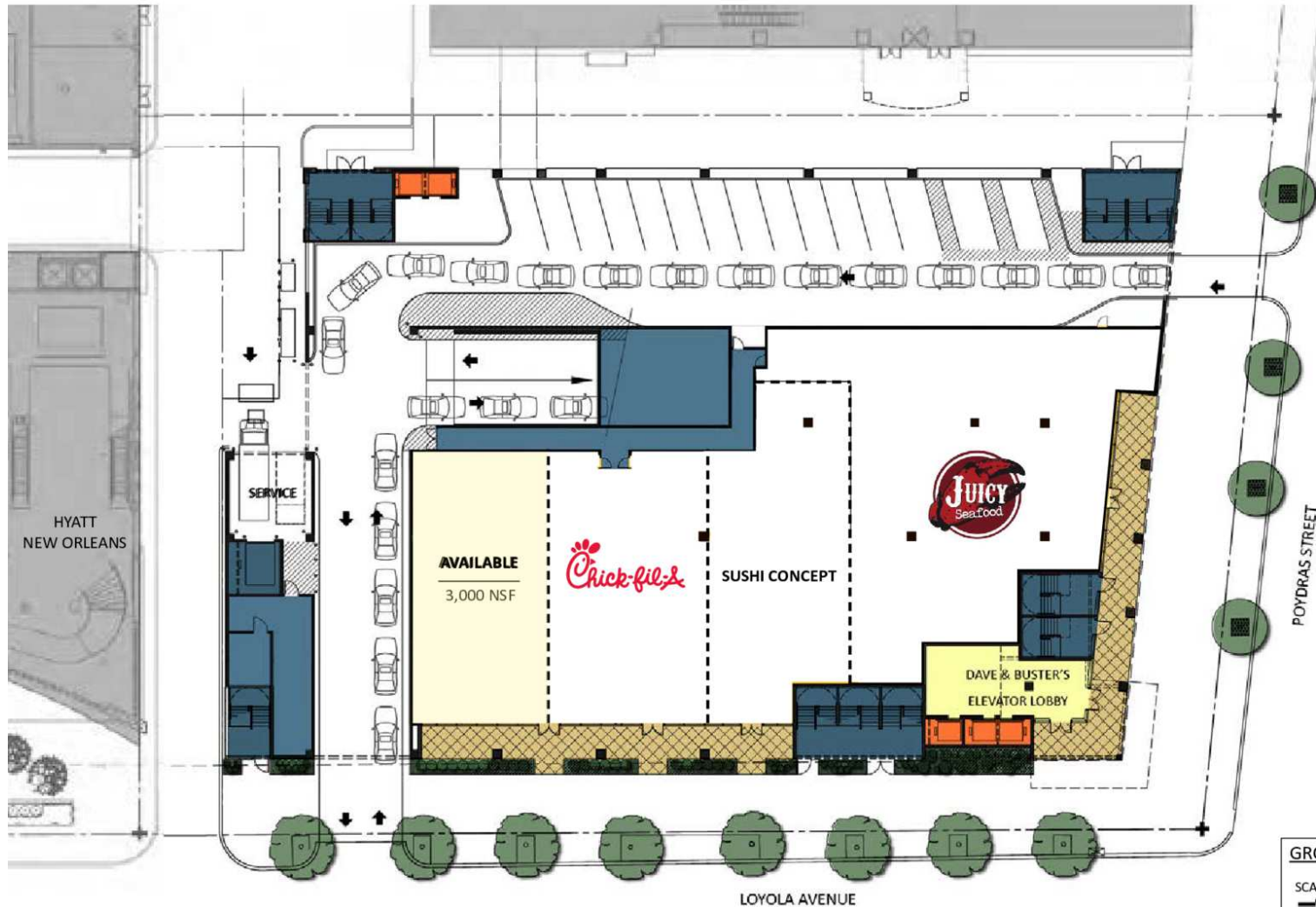
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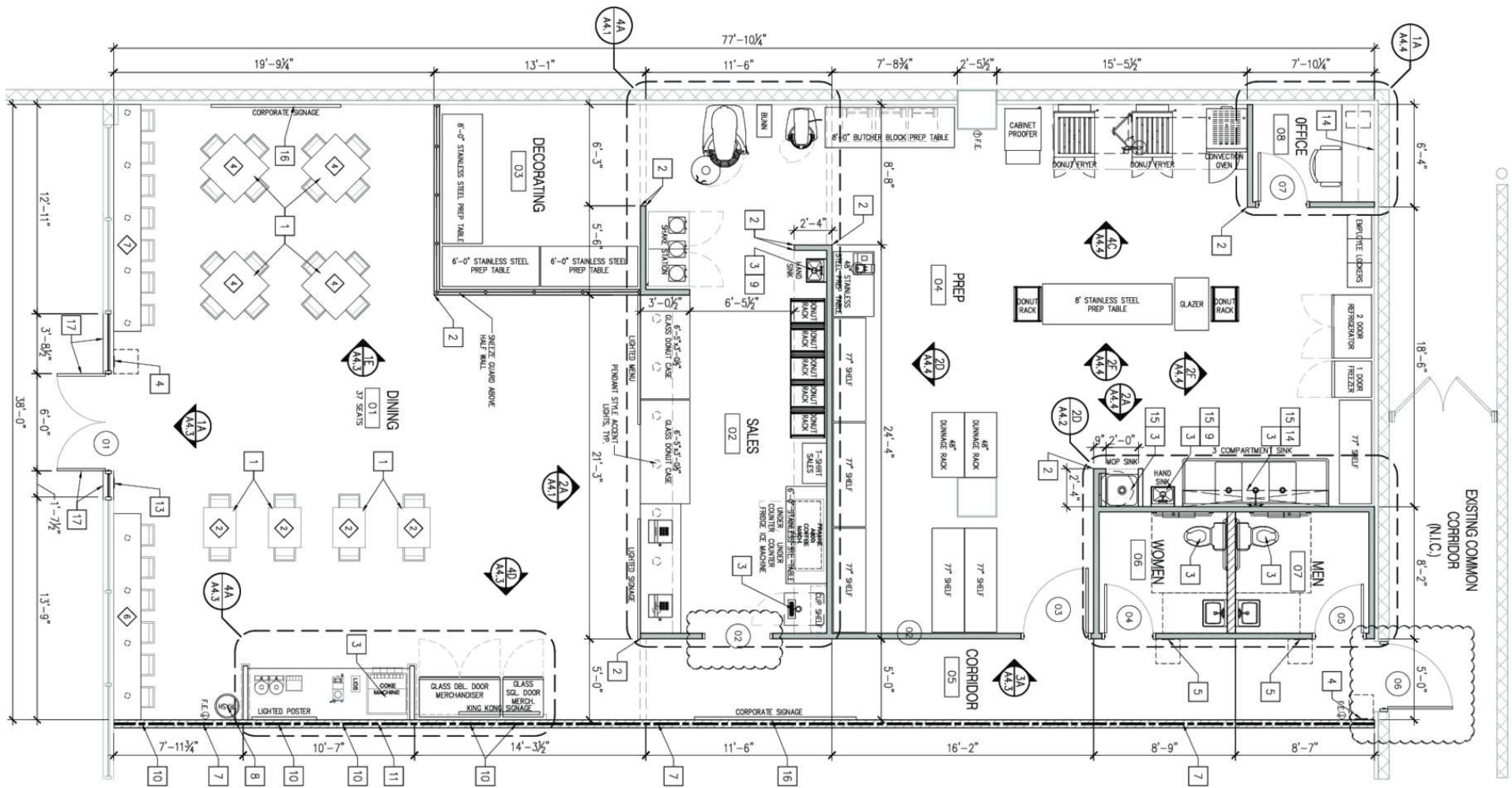


RETAIL AREA SUMMARY (MULTI-TENANTS):	
HURTS DONUT	3,000 NSF
CHICK-FIL-A	
SUITE 102	
SUITE 103	
TOTAL LEASABLE RETAIL SPACE	3,000 NSF

PARKING SUMMARY:	
RETAIL PARKING ONGRADE	15 SPACES
PARKING LEVEL 2	85 SPACES
PARKING LEVEL 3	94 SPACES
PARKING LEVEL 4	94 SPACES
PARKING LEVEL 5	65 SPACES
DAVE & BUSTER'S (LEVEL 6)	NON-AVAILABLE
TOTAL PARKING SPACES:	353 SPACES

**Flexible configurations available**

GROUND LEVEL FLOOR PLAN (MULTI-TENANTS)	
SCALE: 1" = 30'-0"	
0'	10' 20' 50'







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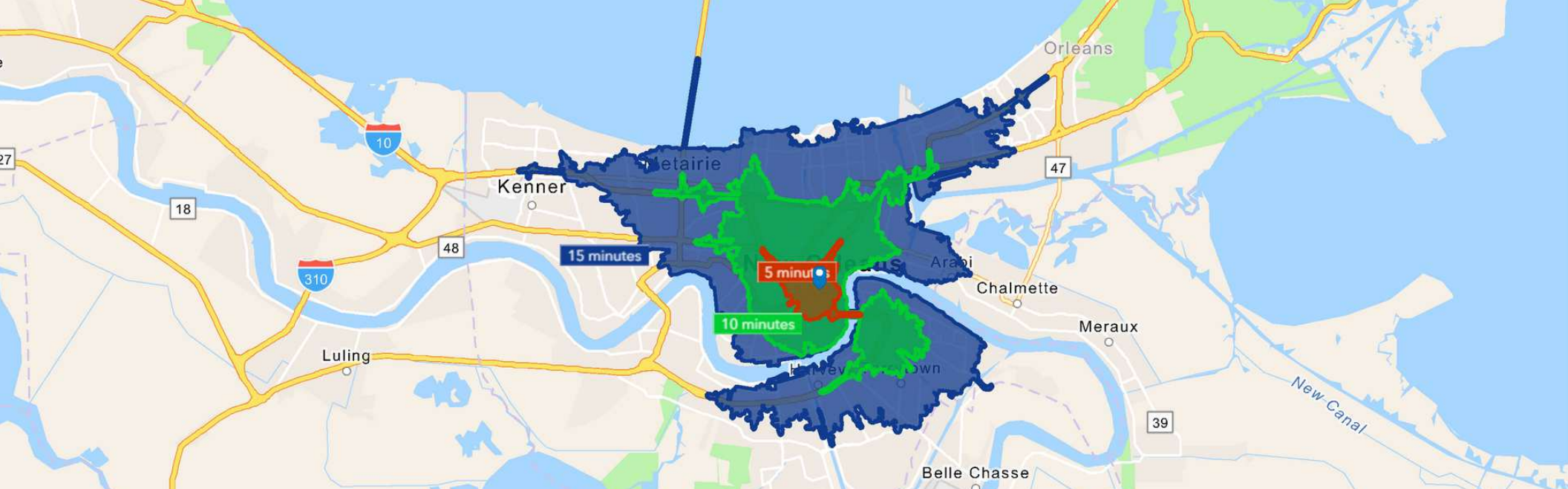
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## DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	20,103	177,734	484,181
DAYTIME POPULATION	78,965	253,221	561,130
TOTAL HOUSEHOLDS	10,418	87,464	218,796
MEDIAN HH INCOME	\$43,201	\$57,256	\$60,221
TOTAL BUSINESSES	5,033	15,416	30,613



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# Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_



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