

TWO STORIES ±7,746 SF HARD CORNER FC-1 PEDESTRIAN CORE 1 BLOCK TO LAKESIDE

RETAIL / MIXED-USE | FOR SALE OR LEASE

Renovated Hard Corner in the Fat City Pedestrian Core — One Block from Lakeside from Lakeside Mall

3520 18th Street

METAIRIE, LA 70002

Turnkey 2nd-Generation Restaurant • Never-Occupied Live-Work Upstairs • Full ADA • Above Flood Zone • Opportunity Zone.

MAI APPRAISED FEB 2026 — $1.625M | PARISH-SIGNED PZR | CAD & REVIT PLANS — ALL ASSIGNABLE REPORTS

$1,625,000 | 6,359 SF | $256/SF | LEASE FROM $18.00/SF NNN

Tours by appointment.

NEW HOOD & VENT FAN GREASE TRAP 3-PHASE POWER WRAP-AROUND GLASS BELOW-MARKET NNN < $5.00/SF NEW TPO ROOF

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

Vanessa Graf ESQ.
vgraf@corp-realty.com
504.581.5005



EXECUTIVE SUMMARY

3520 18th Street, Metairie, LA 70002

DESCRIPTION

Corporate Realty is pleased to offer for sale 3520 18th Street, a fully renovated 6,359 square foot two-story commercial building occupying the hard corner of 18th Street and N. Arnoult Road in the heart of Fat City, Metairie's emerging urban core.

The building was taken down to the CMU walls and rebuilt with a contemporary design vocabulary rarely found in Jefferson Parish: full-height storefront glazing on both frontages, a living green wall at the primary entry, cedar-slat second-floor cladding, a second-floor open-air terrace, boardwalk decking, and a paver streetscape with bollards and landscaping. Interior work includes new mechanical, electrical and plumbing under permitted drawings by Titan Engineering, plus a new TPO roof, large three-phase electrical service, and a turnkey second-generation restaurant space with new commercial hood, vent fan and grease trap.

The site totals ±7,746 SF (0.18 acres) — 55 feet on 18th Street and ±145 feet along N. Arnoult Road — with striped off-street parking fronting 18th Street and at the rear, including an ADA stall and loading access. The corner delivers two full frontages and wrap-around storefront exposure, a rare configuration in a submarket dominated by inline strip retail and single-frontage pads. Suites A and B are leased; the two second-floor suites are brand new and never occupied, delivered with full ADA access as a vanilla shell or with a new build-out, each with a built-in kitchen and permitted for live-work. The site sits above the flood zone with no history of flooding.

Stamped certified architectural and building plans (Titan Engineering, T17119), a Jefferson Parish–signed Planning & Zoning Report, a February 2026 lender-ordered MAI appraisal in excess of $1.6 million, and a historic clean Phase I are in the data room; all reports are assignable. Suited to an owner-user (SBA-financeable), a single-tenant restaurant/hospitality operator, or an investor buying income in place with upside in the never-occupied second floor.

PROPERTY OVERVIEW

Prime Fat City retail/commercial mixed-use property at 3520 18th Street, Metairie, on the hard corner of N. Arnoult Road and 18th Street. Two first-floor and two second-floor units with off-street parking and an on-site loading zone. Zoned FC-1 Pedestrian Core District, allowing a multitude of uses, with grandfathered multi-use for restaurant, retail and office and a parking bonus for keeping one apartment unit.

OVERVIEW

SALE PRICE

$1,625,000

BUILDING SIZE

6,359 SF — two stories

YEAR BUILT

Built 1970 — gut renovation 2017

PRICE / SF

$255.54

LAND

±7,746 SF / 0.18 acres

ZONING

FC-1, Fat City Pedestrian Core District

DELIVERY

A & B leased; C & D never occupied (ADA, vanilla shell or new build-out)

APPRAISAL

MAI, February 2026 — $1.625M

EST. NNN

Under $5.00 / SF / Yr.

LEASE

$18.00 – $29.00 / SF NNN

CORPORATE REALTY

Scott Graf sgraf@corp-realty.com 504.581.5005

Vanessa Graf vgraf@corp-realty.com 504.581.5005

Property Detail

BUILDING & SITE FACTS

Address	3520 18th Street, Metairie, LA 70002
Legal Description	Lot 12-A, Shrewsbury Subdivision, Square 35, Parish of Jefferson
Position	Hard corner — 18th St. & N. Arnoult Rd.
Building Area	6,359 SF per stacking plan
Site Area	±7,746 SF (0.18 acres) per survey
Lot Dimensions	136.67' / 145.00' × 55.00' per survey
Land-to-Building	0.82 FAR
Units	4 — two first-floor, two second-floor
Type	Mixed-use retail / restaurant / office / live-work
Construction	Joint masonry
Zoning	FC-1, Fat City Pedestrian Core District
Parking	Striped off-street parking, loading zone and dumpster enclosure
Condition	Gut renovation permitted 2017 — all-new MEP; turnkey 2nd-gen restaurant; second floor never occupied
Plans	Full CAD/Revit set by Titan Engineering (T17119) — assignable
Sale Price	**$1,625,000**
Lease Rate	**$18.00 – $29.00 / SF / Yr. NNN**

SYSTEMS & CONDITION

Roof	New hurricane-resistant TPO, 2023 — warranty term in data room
Electrical	All new — oversized 2,000-amp two- and three-phase panel
Plumbing	All new, 2022 & 2024
Kitchen	New commercial hood and vent fan, grease trap — size per permit set
HVAC	New 2022 — unit count and tonnage per suite in data room
Metering	Separate meters per suite
Glass / Windows	Wrap-around retail storefront glass, 2022 & 2024
ADA	Full ADA access throughout
Flood	Above flood zone, no history of flooding — elevation certificate in data room
Fire Protection	Sprinkler and fire alarm status per permit set
Appraisal	MAI, February 2026 — $1.625M
Est. NNN	Under $5.00 / SF / Yr.

IMPROVEMENTS COMPLETED

- Turnkey commercial kitchen — hood, vent fan, grease trap
- Wrap-around retail glass storefront
- Living green wall at primary entry
- Cedar-slat second-floor cladding
- Second-floor open-air terrace
- Boardwalk decking and paver streetscape

WHY IT TRADES

Priced at appraisal — the February 2026 MAI appraisal is $1.625M. Replacement cost for a comparable ground-up corner building in the Fat City core, inclusive of land, sitework and the FC-1 streetscape requirements, materially exceeds the offering price; the ground-up $/SF figure will be stated on receipt of the GC/Titan replacement-cost letter.

SYSTEMS

Built Right

Everything below is complete, permitted and documented. What remains for a buyer is verification, not origination.

WHAT'S ALREADY DONE

2017 gut renovation	Permitted T17119 · Titan Engineering, EOR · Certificate of Occupancy issued
New TPO roof	Hurricane-resistant, 2023 — warranty in the data room
All-new wiring	Oversized 2,000-amp two- and three-phase service
All-new plumbing	2022 and 2024, separate meters per suite
Restaurant infrastructure	New commercial hood, vent fan and grease trap in Suite B
Wrap-around glass	Storefront glazing on both frontages, 2022 and 2024
Full ADA	Accessible route, entries and restrooms throughout
Above flood zone	No history of flooding — elevation certificate in the data room

WHAT IT SAVES THE BUYER

Permitted set in hand → no design-and-approval cycle

Stamped CAD/Revit plans are assignable and adaptable for a tenant's permit.

Hood, grease trap and 3-phase in place → restaurant opens sooner

The most expensive and slowest items in a second-generation build-out are done.

New roof and MEP → no near-term capital reserve

Roof, wiring, plumbing and HVAC all post-2022.

Above flood zone with new roof → insurable on favorable terms

Current property, wind and flood indications to be placed in the data room.

FC-1 streetscape built → compliant on day one

Pavers, bollards, landscaping and transparency standards already satisfied.

6,359	2	FC-1	$256	3-Phase	OZ
SQUARE FEET	FRONTAGES	PEDESTRIAN CORE	PER SF	2,000-AMP SERVICE	OPPORTUNITY ZONE

AVAILABILITY

Suites & Rates

Suites A and B are leased. Suites C and D are brand new and never occupied, available individually or combined; the building may also be leased in its entirety.

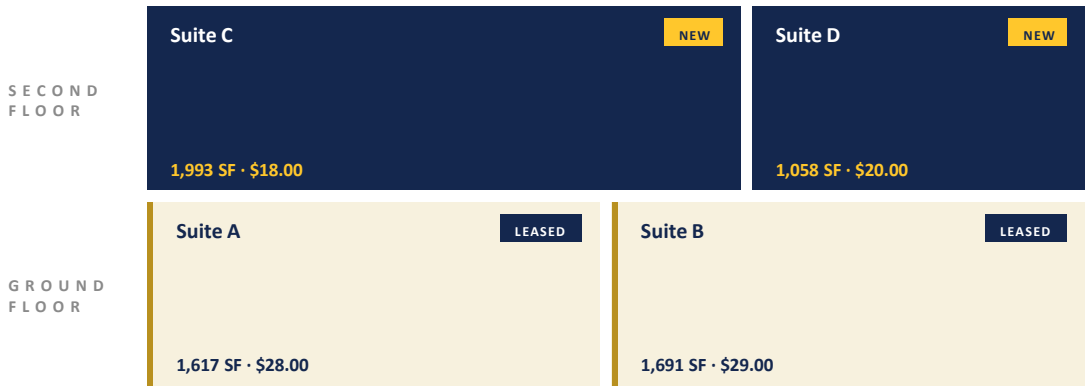
SUITE	USE	RSF	BASE $/SF	BASE $/MO	EST. NNN $/MO	TOTAL $/MO	CURRENT $/MO
A	Retail — 18th St. frontage **LEASED**	1,617	$28.00	$3,773	$674	$4,447	**$3,662**
B	Turnkey 2nd-Gen Restaurant — Corner **LEASED**	1,691	$29.00	$4,086	$705	$4,791	**$4,025**
C	Live-Work / Office — Never Occupied, ADA, Built-In Kitchen	1,993	$18.00	$2,990	$830	$3,820	Vacant
D	Live-Work / Office — Never Occupied, ADA, Built-In Kitchen	1,058	$20.00	$1,764	$441	$2,205	Vacant
Total / Avg.		**6,359**	**$23.80**	**$12,613**	**$2,650**	**$15,263**	**$7,687**

RESIDENTIAL ALTERNATIVE — SUITES C & D

SUITE	CONFIGURATION	SF	RENT / MO	WITH UTILITIES
C	4-bedroom live-work	1,993	**$2,100**	$2,295
D	2-bedroom live-work	1,058	**$1,575**	$1,675

Alternatives — neither suite leases on both bases at once. Marketing rates only, subject to change.

STACKING PLAN



BELOW-MARKET NNN — EST. UNDER $5.00/SF/YR

Taxes, insurance and CAM breakout in the data room. Historical average; estimate only, subject to reconciliation.

All-in ≈ $28.80/SF blended — $23.80 base + est. NNN

PER-SUITE SPECIFICATIONS

SUITE	FRONTAGE / ACCESS	RESTROOMS · HVAC · METER	RESTAURANT INFRASTRUCTURE
A	18th St. storefront, street door	Oversized restroom; dedicated HVAC; separate meter	—
B	Wrap-around corner glass, street door	Oversized restrooms; dedicated HVAC; separate meter	Hood, vent fan, grease trap, 3-phase, gas
C	Interior + exterior stair	Full ADA; dedicated HVAC; separate meter	Built-in kitchen
D	Interior + exterior stair	Full ADA; dedicated HVAC; separate meter	Built-in kitchen

Ceiling heights, restroom counts and HVAC tonnage per the Titan permit set in the data room.

SUITE NOTES

B — Turnkey 2nd-Generation Restaurant

Corner turnkey second-generation restaurant: new commercial hood and vent fan, grease trap, large three-phase service, wrap-around glass on N. Arnoult and 18th, boardwalk decking for exterior seating.

C & D — Live-Work / Office

Brand new, never occupied, full ADA access, built-in kitchens, permitted live-work; vanilla shell or new build-out; combinable to 3,051 SF.

DEAL TERMS

Target term 5–10 years; TI allowance or as-is with abatement; annual escalations; corner signage, blade sign and terrace exclusivity available.

PRICING & VALUE

Sale, Lease and Income Scenarios

SALE

Asking price	**$1,625,000**
Price per SF of building	$255.54 / SF
Price per SF of land	$209.79 / SF
Pro forma NOI	≈ $151,300 — 9.3%
Income in place	$7,687 / mo — Suites A & B
MAI appraisal, Feb 2026	$1.625M

INCOME SCENARIOS

In place today — A & B leased	5.7% on ask
All-commercial, four suites leased	9.3% on ask
Stabilized value at a 7.5% cap	**≈ $2.0M**

COMMERCIAL LEASE PRICING

SUITE	SF	$/SF	BASE $/MO	TOTAL $/MO
A	1,617	$28.00	$3,773	$4,447
B	1,691	$29.00	$4,086	$4,791
C	1,993	$18.00	$2,990	$3,820
D	1,058	$20.00	$1,764	$2,205
Total	**6,359**	**$23.80**	**$12,613**	**$15,263**

RESIDENTIAL ALTERNATIVE — C & D

C — 4-bedroom, 1,993 SF	$2,100 / mo — $2,295 with utilities
D — 2-bedroom, 1,058 SF	$1,575 / mo — $1,675 with utilities

Illustrative only. Income scenarios and stabilized values are projections, not guarantees, and depend on lease-up, terms and market conditions at the time. Nothing here is an offer to lease or sell. Any sale is subject to Bankruptcy Court approval — disclosure language per counsel.

Exterior Photos

Interiors follow on two dedicated pages.









This photo was enhanced, where applicable.

Interior Photos — 1 of 2



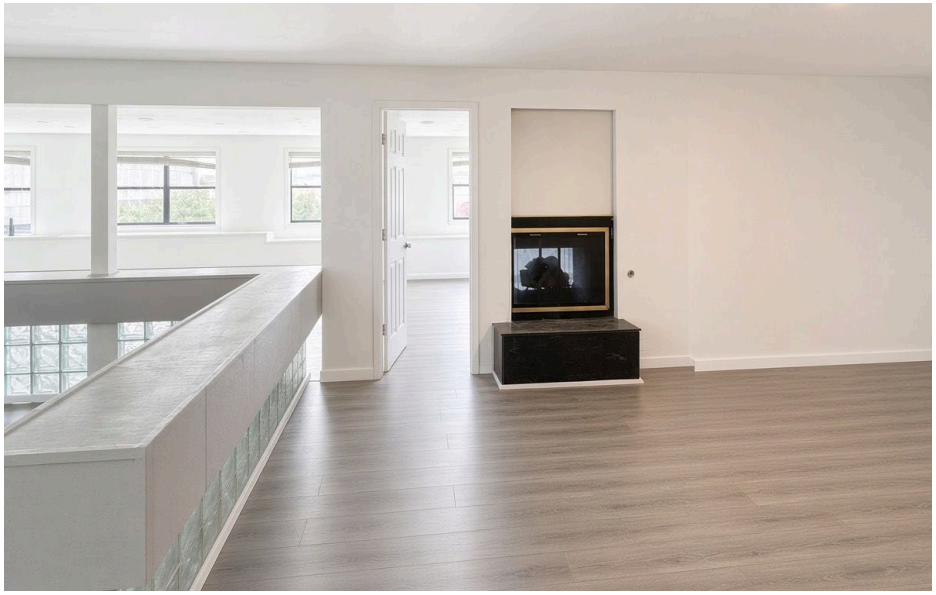






Interior Photos — 2 of 2



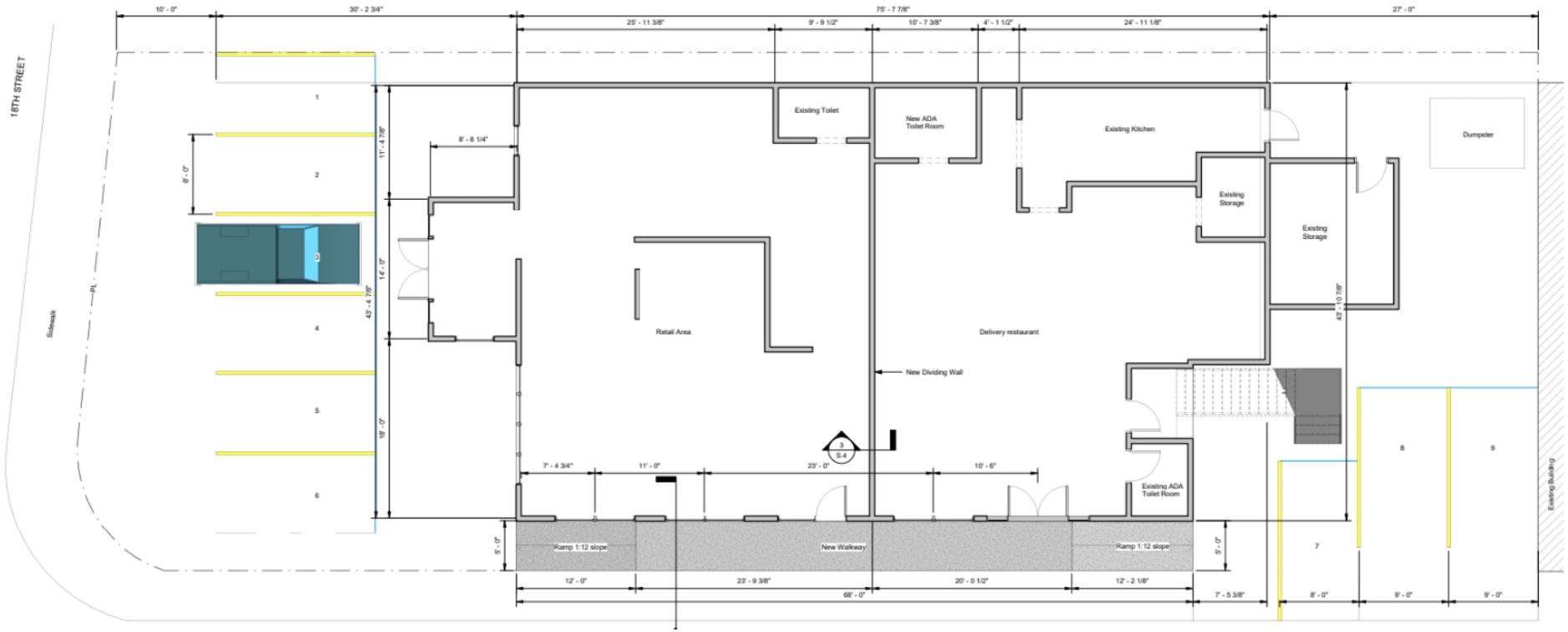






First Floor Plan — Dimensioned

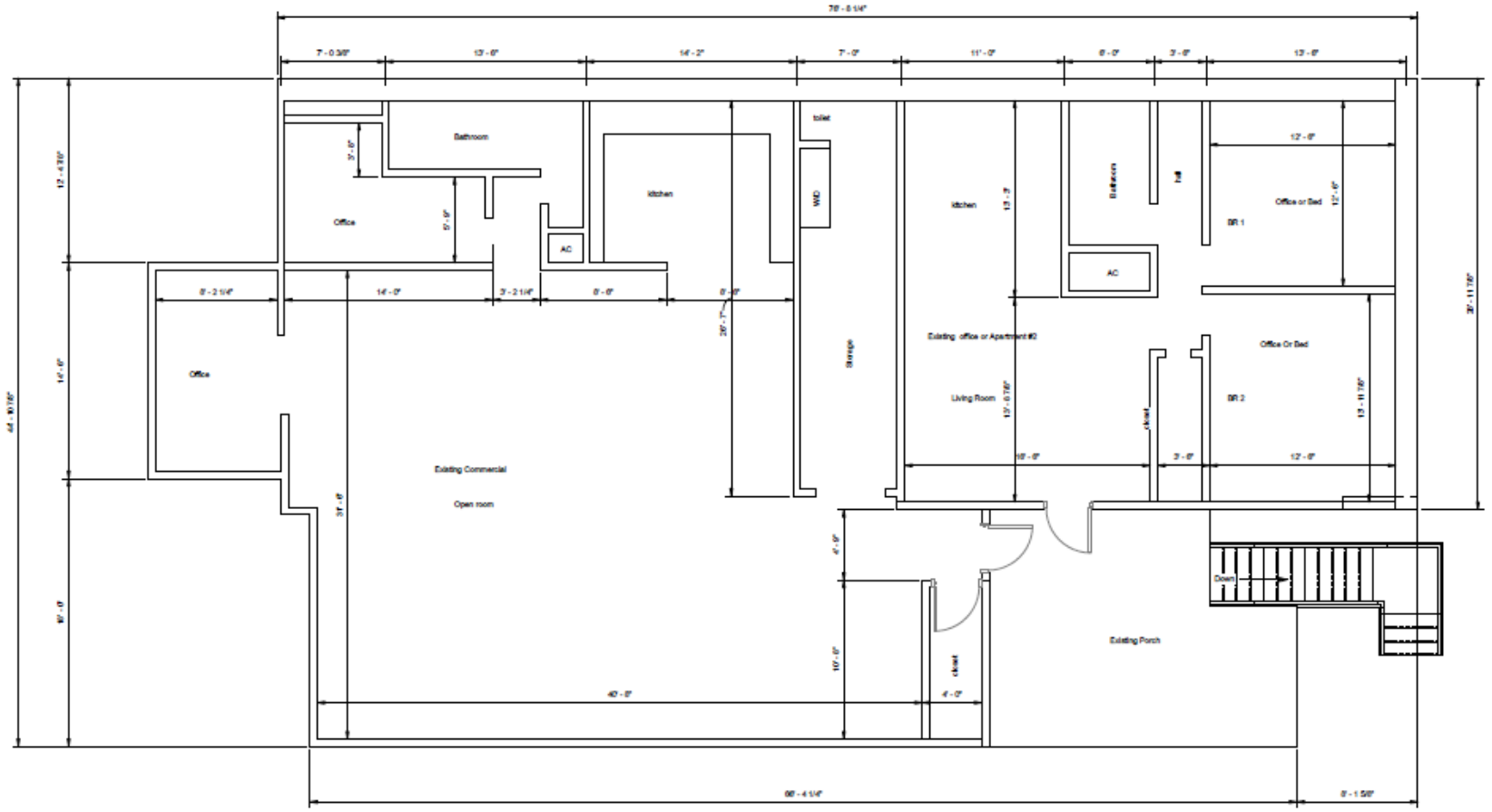
EXISTING SEATING AREA, SERVICE STATION, KITCHEN — WITH SITE DIMENSIONS AND STRIPED PARKING



Dimensioned suite plans A–D — restaurant kitchen with hood and grease locations, built-in kitchens in C and D, terrace, ADA route and restaurant seat count (interior, terrace and corner apron) — to be issued with the revised plan set. Dimensions and areas to be field-verified by purchaser.

Second Floor Plan — Existing Conditions

OPEN COMMERCIAL ROOM, OFFICES, APARTMENT, PORCH



1 Existing 2nd Floor
1/4" = 1'-0"

The two second-floor suites have never been occupied and deliver as a vanilla shell or with a new build-out, each with a built-in kitchen and full ADA access. Dimensions and areas to be field-verified by purchaser.

Proposed Exterior Concept — Retail + Hospitality

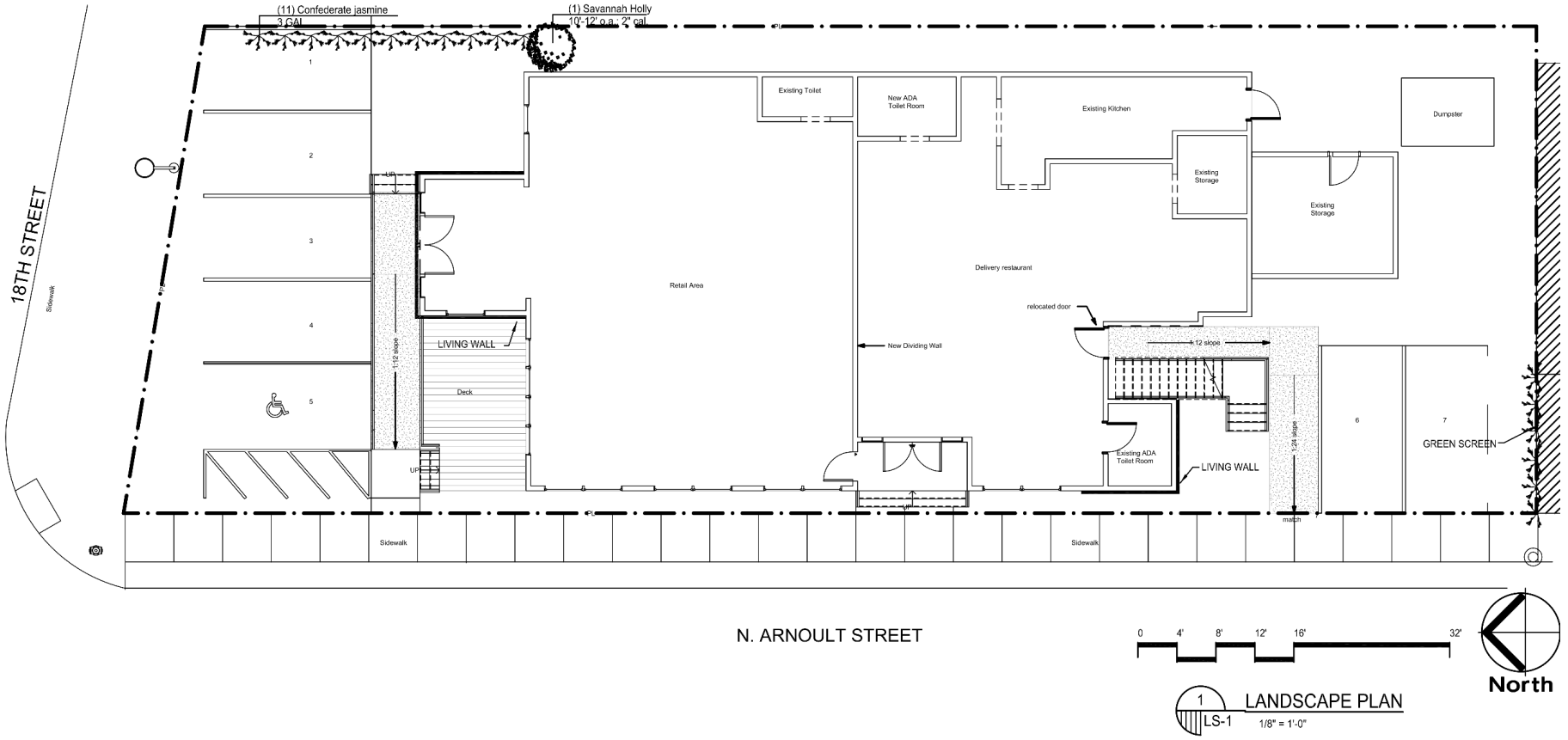
Architectural concept prepared for the corner illustrating a restaurant and hospitality build-out: wrap-around storefront glazing, expanded living wall, wood-clad upper volume, and an outdoor dining apron addressing both frontages.



Artist rendering for conceptual/illustrative purposes only.

Survey & Site Plan

Property lines measure 136.67 feet and 145.00 feet by 55.00 feet, a total of ±7,746 SF. 18th Street frontage at left; North Arnoult Road at bottom. Landscape site plan, sheet LS-1 by Guy Grissom Design, LLC, showing the deck, living walls, green screen and dumpster enclosure as built.



Zoning — FC-1, Fat City Pedestrian Core District

WHAT FC-1 IS

FC-1 is the most permissive and most urban of the Fat City districts. Jefferson Parish adopted the framework to convert a 1970s commercial strip district into a walkable mixed-use town center; the Pedestrian Core is where that intent is written most directly into the code.

DESIGN STANDARDS ALREADY SATISFIED

3520 18th Street was renovated in conformance in 2017. A buyer inherits a compliant building rather than a variance process.

01 Building pulled to the sidewalk street wall

02 Ground-floor transparency on both frontages

03 Entrances addressing the street

04 Parking located behind and beside the building

05 Improved pedestrian streetscape at the lot line

CONFIRMED BY THE PARISH-SIGNED PZR

Jefferson Parish has signed a Planning & Zoning Report for the property, and the 2017 approvals run with the land. The signed PZR addresses the sidewalk-café and outdoor-dining permit path, ABO eligibility at this address, and the FC-1 parking standard.

Live-work: the second-floor units are permitted under the district provision cited in the parish-signed PZR, which also sets out the parking bonus available for retaining one apartment unit.

Prospective purchasers should confirm permitted uses, parking obligations and any conditional-use requirements directly with Jefferson Parish Planning. Buyer to verify all zoning and code matters.

USES CONTEMPLATED BY THE DISTRICT

- Restaurant, café and specialty food
- General and specialty retail
- Bar and entertainment uses
- Personal service and fitness
- Professional and creative office
- Upper-floor residential and live-work
- Hospitality and short-term lodging

PARKING UNDER FC-1

The district applies a reduced parking standard in the Pedestrian Core, with on-street and public parking counted toward the requirement. The applicable ratio and any credit for the public lot at Hessmer at 18th are set out in the parish-signed PZR.

Two Ground-Floor Frontages

The corner at 18th Street and North Arnoult Road carries storefront glass on both faces, so ground-floor uses can be leased separately or combined without altering the street wall.

Use list per the Jefferson Parish Code of Ordinances, FC-1 Fat City Pedestrian Core District. Conditional-use and parking obligations vary by use.

Fat City Zoning Districts

SUBJECT PROPERTY LOCATION — 3520 18TH STREET, FC-1 PEDESTRIAN CORE



Aerial Retail Map

The subject sits inside the Fat City pedestrian core, one block west of Lakeside Mall and three blocks north of the Veterans Memorial Boulevard retail corridor



LOCATION

District Maps

Five-minute walkability - .25-mile radius

QUARTER-MILE WALKABILITY



Fat City — Public Investment & Project Pipeline

Fat City covers roughly 100 acres bordered by Veterans Memorial Boulevard, West Esplanade Avenue, Division Street and Severn Avenue. The Jefferson EDGE identified it as a key growth area in 2009. Since then the parish has rewritten the zoning, rebuilt the streetscape and launched a Façade Improvement Program.

The most consequential project for this listing is on the subject's own street. Jefferson Parish and the Metairie Business Development District spent ten years acquiring and demolishing eight buildings at Hessmer Avenue and 18th Street to assemble a site for a multimillion-dollar leisure park, and as of July 2026 are moving to break ground. Parish leadership has described the district goal as creating a Warehouse District-style environment where residents walk from their door to restaurants and shops.

Fat City is the most racially diverse area in the New Orleans metropolitan area and already carries a dense independent restaurant scene — an incoming operator inherits an established customer base rather than a speculative one.

INVESTMENT & PROJECTS IN THE DISTRICT

Severn Ave. streetscape — widened sidewalks, bike lanes, benches, trellises	**$14.0M**
Community Development Grant funding appropriated to Fat City	**±$13.0M**
JPSO 1st District two-story mixed-use station, 3620 Hessmer Ave.	**$8.8M**
Leisure park & public parking — Hessmer Ave. at 18th St.	**Breaking ground**
Fat City Innovation Center — events space, rooftop deck, neighborhood park, parking garage	**Proposed**
Clearview City Center open-air conversion, nearby Metairie	**$100M**

Sources: Metairie Business Development District; JEDCO; Jefferson Parish; Canal Street Beat (7/2026); Biz New Orleans; Formwork Development; Axios New Orleans.

±100

ACRES IN DISTRICT

Bordered by Veterans, West Esplanade, Division and Severn

$35M+

RECENT PUBLIC CAPITAL

Streetscape, grant funding and public facilities since 2019

8

BUILDINGS CLEARED

Assembled over ten years for the 18th Street leisure park

2009

TARGETED FOR GROWTH

Named a key growth area by the Jefferson EDGE

LOCATION

One Block from the Busiest Mall in Greater New Orleans

Fat City occupies roughly 100 acres directly west of Lakeside Shopping Center, the largest and busiest mall in the Greater New Orleans region. 3520 18th Street sits inside that footprint, a short walk from the mall's western edge and its Severn Avenue frontage.

Lakeside carries over 1.2 million square feet of retail and more than 100 stores, anchored by Dillard's, Macy's, JCPenney, Apple and Zara, with recent additions including Mango, Alo Yoga, Anthropologie, lululemon and Sephora. Published offering material for a neighboring Severn Avenue property cites mall traffic exceeding 615,000 visitors per month.

That volume arrives daily within blocks of this corner and leaves without a walkable restaurant and entertainment district to absorb it. The Fat City core is where that demand is being captured, and a renovated hard corner is the scarcest product type in it.

DRIVE TIMES

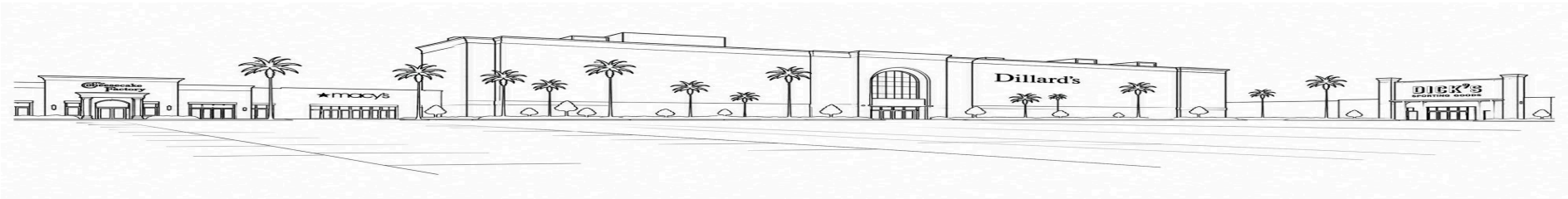
Lakeside Shopping Center	1 block
Veterans Memorial Blvd.	3 blocks
Interstate 10 interchange	±0.5 mi
Causeway Blvd. / Metairie CBD	±1 mi
Ochsner Medical Center	±3 mi
Downtown New Orleans / CBD	±7 mi
Louis Armstrong Int'l Airport	±8 mi

Distances approximate. Lakeside statistics per center management and published marketing material.

LAKESIDE SHOPPING CENTER — ONE BLOCK EAST

1.2M	100+	615K	5	65	73.9K
SF OF RETAIL	STORES	VISITORS / MONTH	MAJOR ANCHORS	YEARS OPERATING	DAYTIME WORKERS — 10 MIN

Anchors include Dillard's, Macy's, JCPenney, Apple and Zara. Recent additions: Mango, Alo Yoga, Anthropologie, lululemon, Sephora and Vuori. The daytime worker population inside ten minutes draws on Lakeside, the Causeway office CBD, and the Ochsner and East Jefferson medical campuses.



Incentives for Lease Holders or Buyers for 3520 18th street Metairie, LA

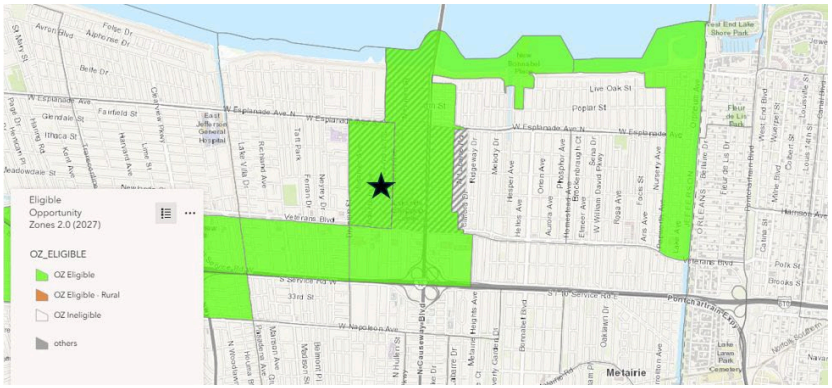
Fat City is designated as one of Louisiana's federal Opportunity Zones. An investor deploying capital gains into a qualifying Opportunity Fund investment at this location may defer, and depending on hold period reduce or eliminate, tax on those gains.

For an existing building, Opportunity Zone treatment turns on the substantial-improvement test. For an investor with a recognized gain and a preference for a stabilized asset over construction risk, the combination of completed improvements, an Opportunity Zone location and an FC-1 corner is unusual in this market.

PROGRAMS, STATUS & DETAIL

PROGRAM	STATUS	DETAIL
Federal Opportunity Zone	**Designated (OZ 1.0); OZ 2.0 eligible**	Current designation through 12/31/2028. Tract eligible for the 2027 map; state nominations certification.
100% bonus depreciation / cost segregation/NO Recapture Bonus	Available	Federal law, permanent; Louisiana election. Pro forma indicates up to a $459,000 first-year deduction at the asking price; no recapture BONUS on a 10-year Qualified Opportunity Fund hold. Cost segregation study report available on request.
Louisiana Restoration Tax Abatement	Location qualifies	Up to 10-year assessment freeze on new improvements. Apply before construction; Parish Council approval.
SBA 504 owner-user financing (JEDCO)	Available	About 10% down, fixed rate, up to 25 years, for an owner-user occupying 51% or more.
Tenant build-out expensing (QIP / §179)	Available	100% first-year deduction of interior improvements and equipment.
JEDCO small-business loans	Available	Leasehold improvements, equipment and working capital for Jefferson Parish businesses.
FICA tip credit; ADA access credit	Available	Federal credits for restaurant, bar, salon and small-business tenants.
Entergy Solutions efficiency rebates	Available	Cash incentives for HVAC, lighting and kitchen equipment upgrades.
Enterprise Zone / Quality Jobs	Verify	State job-creation credits and rebates; eligibility depends on tenant use and hiring.
§179D energy-efficiency deduction	Verify	Deduction for qualifying envelope, lighting and HVAC efficiency work.

FEDERAL OPPORTUNITY ZONE MAP — SUBJECT PROPERTY



Corporate Realty is not a tax advisor. Eligibility, timing and benefit calculations for Opportunity Zone treatment and all incentive programs must be confirmed by the purchaser's tax and legal counsel.

Incentives for Tenants — Suites A, B, C and D

The largest costs of opening at 3520 18th Street are already in the building: commercial hood and vent fan, grease trap, three-phase power, all-new MEP, wrap-around storefront glass, full ADA access and separate meters. What a tenant spends on its own build-out, equipment and staffing is then supported by the federal, state, parish and utility programs below.

Deal terms: target term 5–10 years; TI allowance or as-is with abatement; annual escalations; corner signage, blade sign and terrace exclusivity available. Suites C and D deliver never-occupied, ADA, with built-in kitchens, as a vanilla shell or with a new build-out. Estimated NNN under $5.00/SF/yr.

PROGRAMS AVAILABLE TO A TENANT

PROGRAM	STATUS	DETAIL
Build-out expensing (QIP bonus depreciation / §179)	**Available**	100% first-year deduction of interior improvements, kitchen equipment, furniture, fixtures, signage and POS. 2026 §179 limit $2,560,000. Louisiana election matches.
JEDCO small-business loans (JEDGrow, microloan)	Available	Fixed-rate loans for leasehold improvements, equipment, inventory and working capital; start-ups eligible. Jefferson Parish businesses. loans@jedco.org · 504.875.3908
SBA 7(a) and 504 financing	Available	Long-term financing for a tenant's build-out and major equipment without purchasing the real estate; JEDCO is the local SBA 504 lender.
FICA tip credit (§45B)	Available	Federal credit for employer payroll tax on tips above the minimum-wage floor. Restaurants and bars; extended in 2025 to beauty-service businesses (salon, med-spa).
Disabled Access Credit (§44); barrier-removal deduction (§190)	Available	Up to $5,000/yr credit for small businesses and a $15,000/yr deduction on accessibility spending. The building already delivers full ADA access.
Opportunity Zone business (QOZB)	OZ 1.0 through 12/31/2026; OZ 2.0 pending	An operator funded with capital gains through a Qualified Opportunity Fund can qualify while leasing; leased premises count and no substantial-improvement test applies.
Entergy Solutions efficiency rebates	Available	Cash incentives for HVAC, lighting, refrigeration and kitchen equipment. Small-commercial custom rates $0.16/kWh saved (non-lighting), $0.11 (lighting).
Louisiana Restoration Tax Abatement (landlord)	Location qualifies	Up to 10-year property-tax freeze on the value of new improvements — relevant to a landlord-funded build-out of Suites C and D; pass-through NNN benefit to the tenant.

TURNKEY INFRASTRUCTURE ALREADY IN PLACE

Suite B: commercial hood, vent fan, grease trap, three-phase and gas service. All suites: dedicated HVAC (2022), separate meters, all-new wiring and plumbing (2022–2024), wrap-around storefront glass, full ADA route and restrooms, new TPO roof (2023), above the flood zone. Stamped Titan Engineering CAD/Revit plans (permit T17119) are assignable and can be adapted for a tenant's permit. Corporate Realty is not a tax advisor; eligibility and benefit calculations for all programs must be confirmed by the tenant's own tax and legal counsel. Program status as of September 2026.

SUITE SNAPSHOT — BASE RENT, ESTIMATED NNN AND ALL-IN

SUITE / USE	RSF	BASE $/SF	BASE $/MO	EST. NNN $/MO	ALL-IN $/MO	STATUS
A — Retail, 18th St. storefront	1,617	$28.00	$3,773	$674	$4,447	Leased
B — Turnkey 2nd-gen restaurant, corner	1,691	$29.00	$4,086	$705	$4,791	Leased
C — Live-work / office, never occupied	1,993	$18.00	$2,990	$830	$3,820	Available
D — Live-work / office, never occupied	1,058	$20.00	$1,764	$441	$2,205	Available
C + D combined	3,051	$18.69	$4,754	$1,271	$6,025	Available

All-in figures are base rent plus estimated NNN under $5.00/SF/yr (historical average, subject to reconciliation; breakout in the data room). Residential alternative for C and D: $2,100 and $1,575 per month. Marketing rates only, subject to change.

TIMING

Why Now

Public capital is already in the ground

The Severn Avenue streetscape, the Leisure park and public parking at Hessmer and 18th, the $8.8M JPSO 1st District station and roughly $13M of Community Development Grant funding are built, funded or breaking ground — on and around the subject's own block.

Opportunity Zone status

The property sits in a designated federal Opportunity Zone. The 2027 Opportunity Zones 2.0 cycle is ahead.

Depreciation and cost segregation

A preliminary cost segregation pro forma supports up to a $459,000 first-year deduction at the asking price under permanent 100% federal bonus depreciation, with a matching Louisiana election — detail below.

Insurable, on favorable terms

Above the flood zone with no history of flooding, a new hurricane-resistant TPO roof and post-2022 MEP. Current property, wind and flood indications to be placed in the data room.

Renovated corners are scarce here

Fat City is overwhelmingly 1970s inline strip product with single frontages. A renovated, code-current hard corner with two frontages and a permitted restaurant build-out is close to unrepeatable in the district at this basis.

Income in place, upside above it

Suites A and B are leased today. The never-occupied second floor carries the lease-up upside — the buyer is not underwriting a full vacancy.

COST SEGREGATION PRO FORMA — AGGRESSIVE CASE WITH 100% BONUS DEPRECIATION

MEASURE	AGGRESSIVE
Share of basis reclassified to 5- and 15-year	34.6%
First-year depreciation with cost segregation and 100% bonus	$459,193
Same allocation without bonus	$69,667
Without cost segregation (39-yr straight-line, December closing)	$1,417
Incremental first-year deduction	**$457,776**
First-year tax savings — pass-through buyer, 40% combined	**$183,110**
First-year tax savings — C corporation, 26.5% combined	**$121,311**
Savings as % of purchase price (pass-through)	11.3%
Year-one deduction ÷ pro forma NOI ($151,300)	3.0x
10-year NPV of the study (8% discount, after recapture and fee)	$104,020

Accelerated depreciation. A preliminary cost segregation pro forma indicates that a purchaser at the asking price could reclassify up to roughly 35% of the depreciable basis to 5- and 15-year property — the restaurant kitchen systems, equipment electrical and plumbing, built-in kitchens, finishes, streetscape and site improvements — producing an estimated first-year depreciation deduction of up to $459,000 under permanent 100% federal bonus depreciation, with a matching Louisiana expensing election. For a pass-through owner-user able to use the deduction, that is up to approximately $183,000 of first-year tax savings, or about 11% of the purchase price; a more conservative allocation yields roughly $359,000 and $143,000. Estimates assume a 20% land allocation and a 2026 closing and are subject to an engineering-based study and the purchaser's own tax advice.

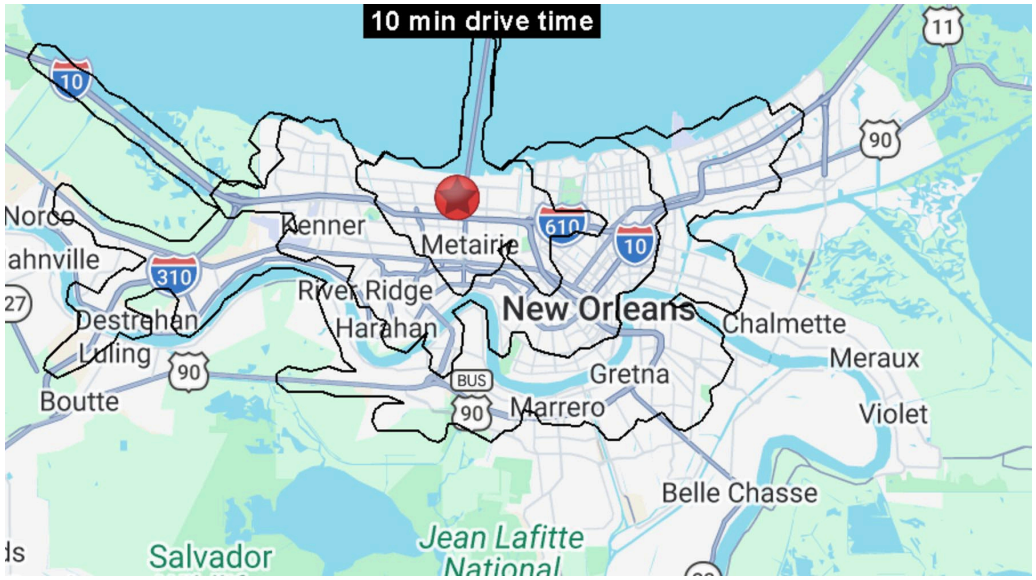
Pro forma basis: $1,625,000 price plus 2% capitalized closing costs, less a 20% land allocation ($1,326,000 depreciable). Aggressive case reclassifies 34.6% of depreciable basis; Base case 27.0%. Rates: 37% federal + 3% Louisiana (pass-through); 21% + 5.5% (C corporation). Depreciation on 5- and 15-year property is recaptured at ordinary rates on a taxable sale; a 10-year Qualified Opportunity Fund hold eliminates recapture. Not a cost segregation study; full report available on request.

Demographics — Drive-Time Trade Area

3520 18th St., Metairie, LA 70002 | 2026 estimates, 10 / 20 / 30-minute drive times

	10 MIN	20 MIN	30 MIN
Population	136,365	422,865	667,333
Households	61,916	192,487	295,477
Average HH Income	$117,486	$107,467	$100,910
Total Employees	73,882	270,064	364,824
Bachelor's Degree or Higher	46.2%	—	—
White-Collar Workers	66.6%	—	—

DRIVE-TIME RINGS — 10 / 20 / 30 MINUTES



TRAFFIC COUNTS

N. Causeway Blvd.	**73,065 VPD**
Veterans Memorial Blvd.	**47,469 VPD**
I-10 Service Road	**38,019 VPD**

LAKESIDE MALL DRAW

Lakeside Mall draws 615,000 visitors per month into the 10-minute ring.

DAYTIME DEMAND DRIVERS

- Lakeside Mall — 1.2M SF, 100+ retailers
- Veterans Memorial Blvd. retail corridor
- Metairie CBD offices on Causeway Blvd.
- Jefferson Parish government and JPSO
- Ochsner and East Jefferson medical campuses

©2026 Sites USA, Chandler, Arizona. Demographic source: Applied Geographic Solutions 5/2026, TIGER Geography. 2026 estimates with 2031 projections. Traffic counts per aerial exhibit.

Concept Fit & Apparent Market Gap

Food and beverage concepts assessed against existing supply in the 10-minute ring

CONCEPT	MARKET GAP	RATIONALE
Specialty food hall / gourmet market	● **Strong apparent gap**	Combines prepared foods, local products, bakery/deli, grab-and-go and retail; substantially different from conventional restaurants
Bakery + café + specialty foods	● **Strong apparent gap**	Generates breakfast, lunch, afternoon and take-home traffic rather than relying primarily on dinner
Wine-focused food market / enoteca	● **Good apparent gap**	Retail + tasting + small plates provides a different occasion from neighborhood bars
Upscale neighborhood café / all-day dining	● **Good apparent gap**	Captures breakfast through early dinner and complements offices/shopping
Chef-driven fast casual	● **Moderate-good gap**	Particularly attractive if cuisine is differentiated and lunch throughput is high
Dessert / bakery / experiential sweets	● **Moderate gap**	Existing competition such as Sweet Handkraft proves the category exists, but differentiated bakery/patisserie concepts could broaden the market
Craft cocktail bar with serious food	● **Moderate gap**	Better differentiation than a traditional sports/neighborhood bar
Seafood/Cajun restaurant	● **Low apparent gap**	Heavy existing regional and local supply
Sports bar / bar & grill	● **Low apparent gap**	Numerous substitutes throughout Metairie
Traditional neighborhood bar	● **Low apparent gap**	Existing supply plus Fat City's redevelopment direction reduce differentiation

Gap assessment is an opinion of market conditions based on existing supply observed in the trade area, not a projection of performance. Prospective purchasers should complete their own market study.

Potential Uses & Investment Highlights

INVESTMENT HIGHLIGHTS

- Hard corner with two full frontages and wrap-around storefront glazing
- Fully renovated and permitted — no deferred capital at acquisition
- Basis below replacement cost for equivalent new construction
- FC-1 Pedestrian Core zoning already satisfied by the built form
- One block from Lakeside Shopping Center and its 1.2M SF of retail
- Located in a federal Opportunity Zone
- Over $30M of recent and committed public investment in the district
- Second-floor terrace — a differentiated amenity for restaurant or hospitality use
- Income in place in Suites A and B; never-occupied second floor for owner-user or lease-up upside
- Turnkey 2nd-generation restaurant — new hood, vent fan, grease trap, 3-phase
- Below-market NNN — est. under $5.00/SF
- Priced at appraisal — February 2026 MAI appraisal at $1.625M
- Above flood zone, no flood history; new TPO roof; all-new wiring and plumbing; full ADA
- Basis below replacement cost
- Oversized 2,000-amp two- and three-phase electrical panel; joint masonry construction
- Permitted multi-use under FC-1 — restaurant, retail and office — with the parking bonus available for retaining one apartment unit
- Full CAD/Revit engineering and architecture plans for tenants to adapt for permitting

CONTEMPLATED USES

Restaurant	Suite B turnkey — 1,691 SF, ≈$4,791/mo all-in incl. sub-$5.00 NNN
Owner-User	Whole building, SBA 504 — live-work upstairs, business below
Retail	Suite A — 1,617 SF, ≈$4,447/mo all-in
Creative Office	Suite C — 1,993 SF, ≈$3,820/mo all-in
Mixed-Use	Suites C + D combined — 3,051 SF, ≈$6,025/mo all-in
Medical / Wellness	Med-spa, clinic or boutique fitness — Suite C or C + D

WHY LIVE-WORK FITS

Both second-floor suites are permitted for live-work under the FC-1 provision cited in the Parish-signed PZR. The units are already built and never occupied, each with a built-in kitchen and full ADA access — not a conversion. An owner-operator could occupy the ground floor for a business and live upstairs, or lease the second floor as two live-work units above a ground-floor retail or restaurant tenant.

$1.625M
SALE PRICE

6,359
TOTAL SF, TWO STORIES

2
FULL STREET FRONTAGES

FC-1
PEDESTRIAN CORE ZONING

Target Users, Offering Process & Deliverables

Documents sit in the data room under NDA. All reports are assignable and can be updated at buyer cost.

TARGET USERS

USER	SUITE	ALL-IN / MO
Chef-driven restaurant or wine bar	B — 1,691 SF turnkey, corner glass, terrace seating	**≈ $4,791**
Med-spa / wellness	C — 1,993 SF, ADA, built-in kitchen	**≈ $3,820**
Boutique fitness	C + D — 3,051 SF combined	**≈ $6,025**
Coffee / daytime concept	A — 1,617 SF, 18th St. storefront	**≈ $4,447**
Professional owner-user	Whole building — live-work upstairs, business below	**SBA 504**

All-in figures are base rent plus estimated NNN under $5.00/SF/yr. Separate two-page leasing flyers per suite — plan, specification, rent and photography — are issued alongside this package.

OFFERING PROCESS

Tours	By appointment through Corporate Realty.
Data room	Access on execution of the confidentiality agreement.
Offers	Submitted on the offer form. The brokers will circulate the offer deadline.
Structure	Seller will consider structured offers.

DISCLOSURE

Any sale is subject to Bankruptcy Court approval.

DELIVERABLES

PLANS, APPROVALS & VALUATION	
Stamped certified plans	Full architectural and building set — Titan Engineering, permit T17119
Planning & Zoning Report	Jefferson Parish–signed PZR
MAI appraisal	Lender-ordered, February 2026 — $1.625M
Phase I ESA	Historic clean
Certificate of Occupancy	2017 renovation, with permits and inspections

SYSTEMS, PERMITS & INSURANCE	
TPO roof warranty	2023 hurricane-resistant roof
Electrical & plumbing permits	All-new wiring and plumbing, 2,000-amp 2- and 3-phase service
Hood & grease permits	Commercial hood, vent fan and grease trap — Suite B
ADA documentation	Accessible route, entries and restrooms
Elevation certificate	Above flood zone, no history of flooding

All reports are assignable and can be updated at buyer cost creating vast $ and time savings for DD. Remaining work is verification, not origination.

3520 18th Street, Metairie, LA 70002

RETAIL / MIXED-USE | FOR SALE OR LEASE | $1,625,000 | $18.00–$29.00/SF NNN | 9/2026







The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana. 9/2026

CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

Vanessa Graf
vgraf@corp-realty.com
504.581.5005

RETAIL / MIXED-USE
USE

FOR SALE OR LEASE

3520 18th Street
Metairie, LA 70002

$1,625,000 | 6,359 SF | $256/SF | LEASE FROM $18.00/SF NNN



Scott Graf CCIM
CORPORATE REALTY
sgraf@corp-realty.com
504.581.5005



Vanessa Graf ESQ.
CORPORATE REALTY
vgraf@corp-realty.com
504.581.5005

CORPORATE REALTY
201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | **corp-realty.com/3520-18th-street**

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±6,359 SF | TWO STORIES | ±7,746 SF HARD CORNER | FC-1 PEDESTRIAN CORE | OPPORTUNITY ZONE | 1 BLOCK TO LAKESIDE | $1,625,000 ($256/SF)

TURNKEY 2ND-GEN RESTAURANT | NEW HOOD & VENT FAN | GREASE TRAP | 3-PHASE POWER | WRAP-AROUND GLASS | BELOW-MARKET NNN < $5.00/SF | FULL ADA | NEW TPO ROOF
ABOVE FLOOD ZONE | MAI APPRAISED FEB 2026 — $1.625M | LEASE FROM $18.00 NNN

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. 10/10

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____