

### SUMMARY

### KEY TRADE AREA

### SITE PLAN

### INTERIOR PHOTOS

### DOWNTOWN INFO

### DEMOGRAPHICS

#### AVAILABLE

- 2,713 SF White Box Space

#### ZONING

- CBD-6

#### PROPERTY DESCRIPTION

White Box suite available that sits adjacent to a new Restaurant/Lounge concept, which will be announced soon. The site also sits one block from the new Memoir Residential development in the former Children's Museum that will include hotel rooms, residences and retail. The site is situated within walking distance of the Ernest N. Morial Convention Center, the Outlet Collection at Riverwalk, the National WWII Museum, Harrah's Casino and the St. Charles Streetcar Line. This location is surrounded by hotels and condominiums, with multiple restaurants, art galleries and music venues in a multi-block radius to attract both locals and visitors.

#### NEARBY TOURIST DESTINATIONS

- Ernest N. Morial Convention Center - \$557 Million Renovations & Upgrades 5-year capital improvements plan
- National WWII Museum - ~1 Million Visitors (2022)
- Port of New Orleans Cruise Ship Terminal - Nearly 1 Million Passengers (2022)
- The Outlet Collection at Riverwalk - premier outlet shopping center with over 75 retailers and restaurants overlooking the Mississippi River
- Caesars Entertainment - Undergoing \$325 Million renovation/expansion. Planned opening 2024.
- The Fillmore - 2,200-person music venue located inside Harrah's 2nd floor
- River District Neighborhood Development - \$1 billion to build a new mixed-use, 39-acre development along the riverfront anchored by a Topgolf location which is expected to open by 2025
- St. Charles Streetcar Line - 5,317 average daily riders (2019)
- Art Museums and Galleries: Contemporary Arts Center, Ogden Museum of Southern Art, and Julia Row Art Galleries





### SUMMARY

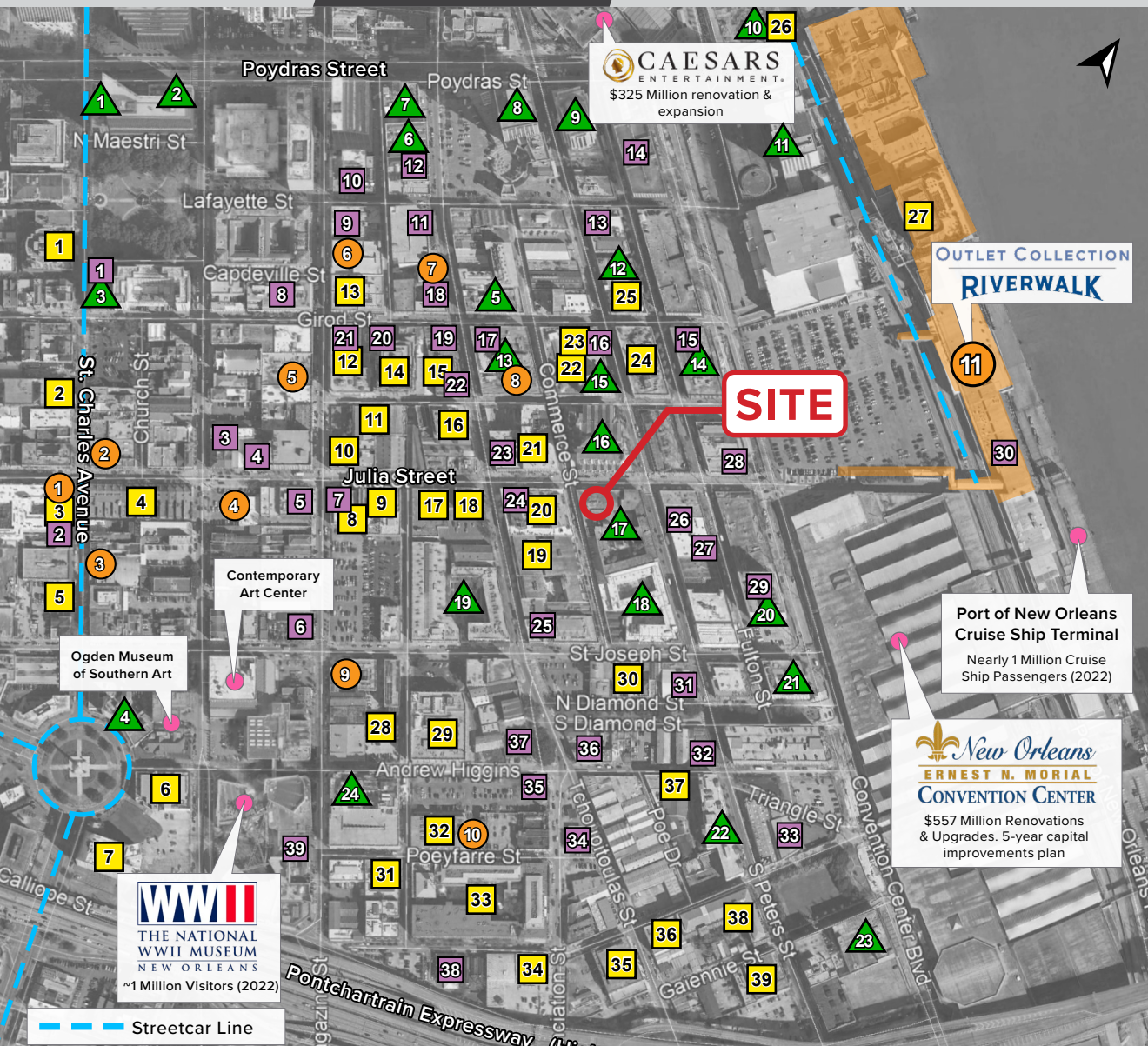
### KEY TRADE AREA

### SITE PLAN

### INTERIOR PHOTOS

### DOWNTOWN INFO

### DEMOGRAPHICS



#### 1 RESTAURANTS / BARS

- Desi Vega's Steakhouse
- True Food Kitchen & Main Squeeze Juice Co.
- Rebellion Bar & Urban Kitchen
- Café Carmo
- Auction House Market
- Flamingo-A-Go-Go
- Pêche Seafood Grill
- Espíritu
- Gyu-Kaku Japanese BBQ
- Green To Go & Subway
- Barcadia
- Compère Lapin
- Ernest Cafe & Après Lounge
- Gordon Biersch, Ruth's Chris Steak House, Manning's, Grand Isle Restaurant, & Fulton Alley
- Fulton St. Bistro & Bar
- Briquette
- Legacy Kitchen & W.I.N.O.
- St. James Cheese Company
- Lucy's Retired Surfers Bar
- Meril's
- Gianna
- The District Lounge
- NOSH & Tommy's Cuisine
- Emeril's
- La Boca
- Republic NOLA, Red Eye Grill, Rock-N-Taco
- Galliano's, Rock-n-Sake Bar & Sushi, & Restaurant Rebirth
- Mulate's
- Wolfe's in the Warehouse
- The Outlet Collection at Riverwalk - Mike Anderson's Seafood, Mona's Cafe, Mooyah Burgers, Raising Cane's, Villa Italian Kitchen, Izzy's Illegal Burritos
- The Howlin' Wolf
- The Corporation Bar & Grill
- The Sugar Mill
- Annunciation
- Rye & Pie Pizza Bar
- Cochon Butcher & Restaurant
- Ugly Dog Saloon & BBQ
- The Rusty Nail
- The American Sector & Jeri Nims Soda Shop

#### 1 SELECT RETAIL / SERVICES

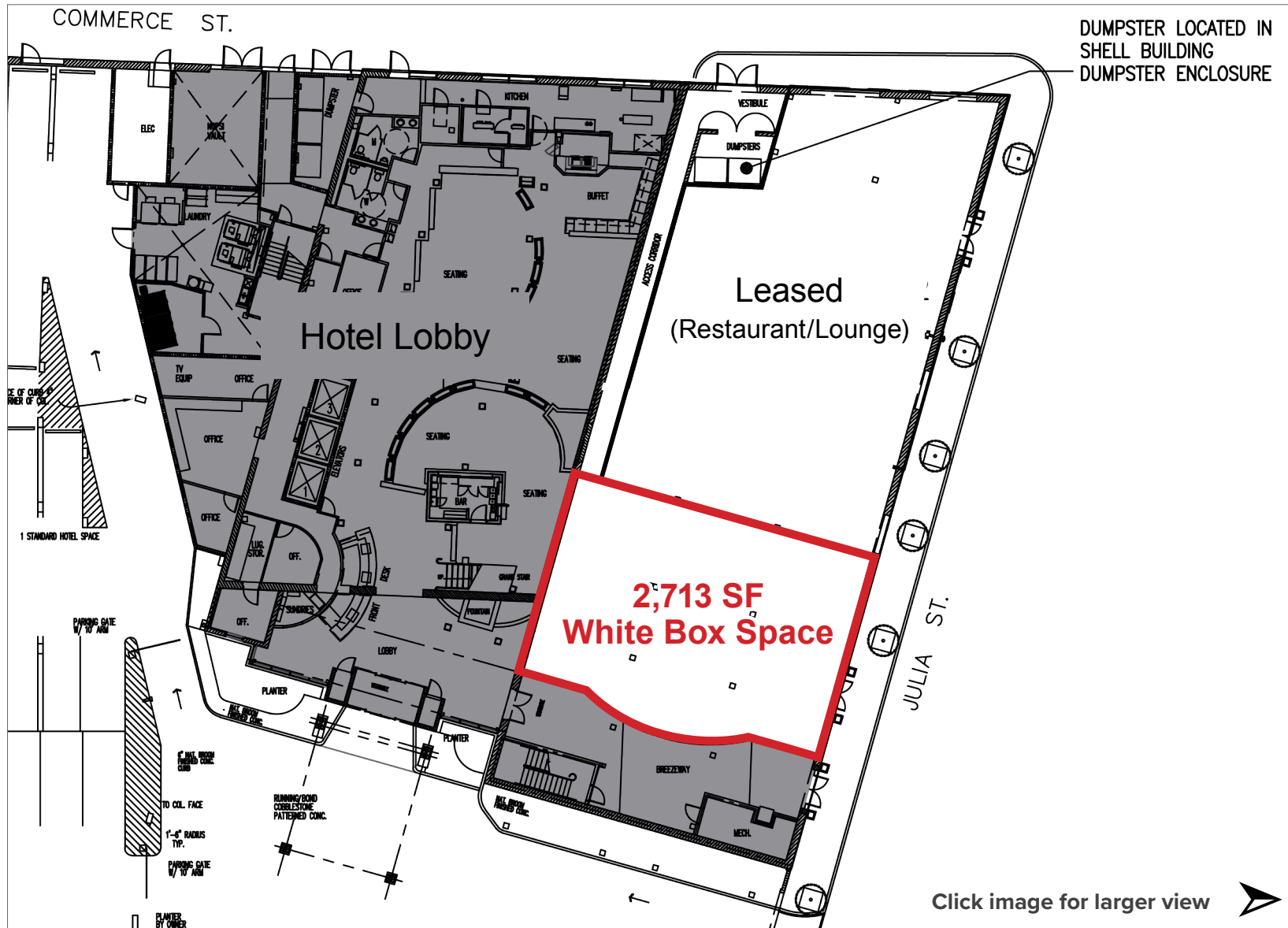
- F45 Training
- Aunt Sally's Praline's
- New Orleans Advocate Newspaper Office & PJ's Coffee
- Firestone Complete Auto Care
- Bittersweet Bakery & NOLA Glass Works
- Orangetheory Fitness
- Revalator Coffee Co.
- Nesbit's Julia Street Market
- Ochsner Urgent Care
- Nesbit's Poyfarré Street Market
- The Outlet Collection at Riverwalk - Nordstrom Rack, Gap, Chico's, Guess, Le Creuset, LOFT, Steve Madden, New Balance, Skechers, Tommy Hilfiger, Tommy Bahama, US Polo Ralph Lauren, Cafe Du Monde, and many more!

#### 1 RESIDENTIAL - 2,392 UNITS

- 625 St. Charles 39 Units
- 731 St. Charles 67 Units
- The Julia 197 Units
- Faubourg Townhomes 13 Units
- Two Saints 65 Units (Planned)
- Trivoli Place 163 Units
- Circle 1000 13 Units
- 800 Magazine 9 Units
- Gallery Row Condos 48 Units
- Magazine Place Condos 57 Units
- Whitney & Sloo Lofts 27 Units
- The Kalorama 90 Units
- 640 Magazine 35 Units
- 425 Notre Dame Condos 47 Units
- 711 Tchoupitoulas Condos 20 Units
- Whitney & Sloo Lofts 27 Units
- Memoir Residential TBA Units (Planned)
- The Lofts 24 Units
- Sugar Plantation Condos 43 Units
- The Rotunda 68 Units
- Julia Place 102 Units
- Henderson Condos 61 Units
- The Refinery 39 Units
- 700 S. Peters Condos 88 Units
- Waterbury Condos 11 Units
- Four Seasons Residences (U.C.) 80 Units
- One River Place 80 Units
- St. Joe Lofts 61 Units
- Woodward Loft Apts. 194 Units
- Paragon Lofts 21 Units
- Constance Lofts 50 Units
- Nine27 Apts. 76 Units
- The Cotton Mill 110 Units
- Eleven Hundred (Planned) 84 Units
- Lengsfeld Lofts 29 Units
- Mills Row Condos 31 Units
- Gotham Lofts 25 Units
- Federal Fiber Mills 132 Units
- The Bakery 66 Units

#### 1 HOTELS - 6,432 ROOMS

- The Blake Hotel 122 Rooms
- The Whitney Hotel 93 Rooms
- Lafayette Hotel 44 Rooms
- Holiday Inn Express 135 Rooms
- Cambria Hotel & Suites 162 Rooms
- The Old No. 77 Hotel 165 Rooms
- Staybridge Suites 182 Rooms
- Loews New Orleans 285 Rooms
- Harrah's New Orleans 450 Rooms
- Four Seasons 385 Rooms
- Hilton Riverside 1,622 Rooms
- Plaza Suites Downtown 20 Rooms
- Renaissance Hotel 217 Rooms
- Omni Riverfront 202 Rooms
- The Mercantile Hotel 90 Rooms
- Embassy Suites 370 Rooms
- Courtyard by Marriott 202 Rooms
- SpringHill Suites by Marriott 208 Rooms
- Residence Inn 231 Rooms
- New Orleans Marriott 331 Rooms
- Hyatt Place 170 Rooms
- Hilton Garden Inn 284 Rooms
- Hampton Inn & Suites 228 Rooms
- Higgins Hotel 234 Units





SUMMARY

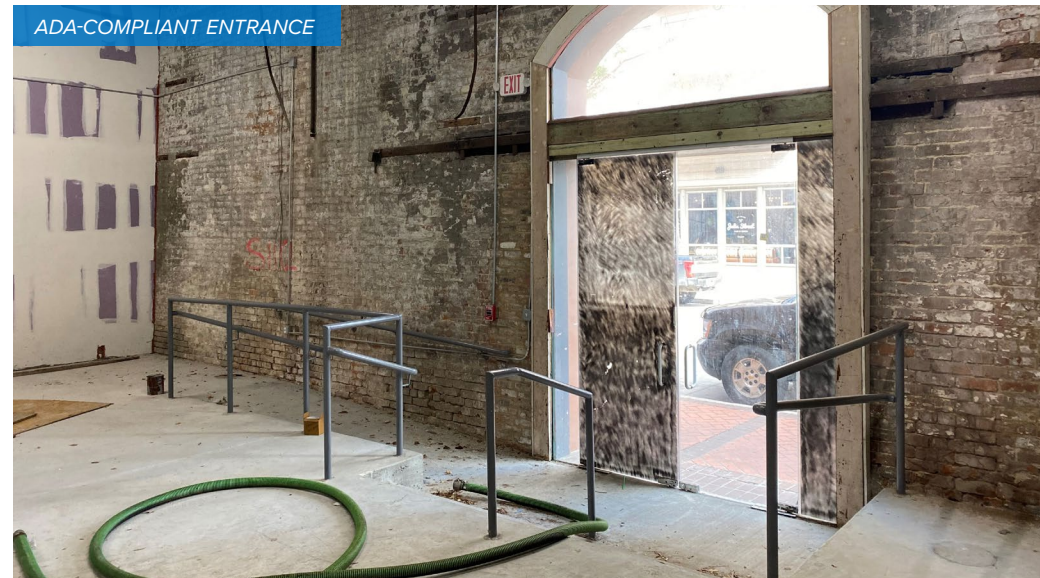
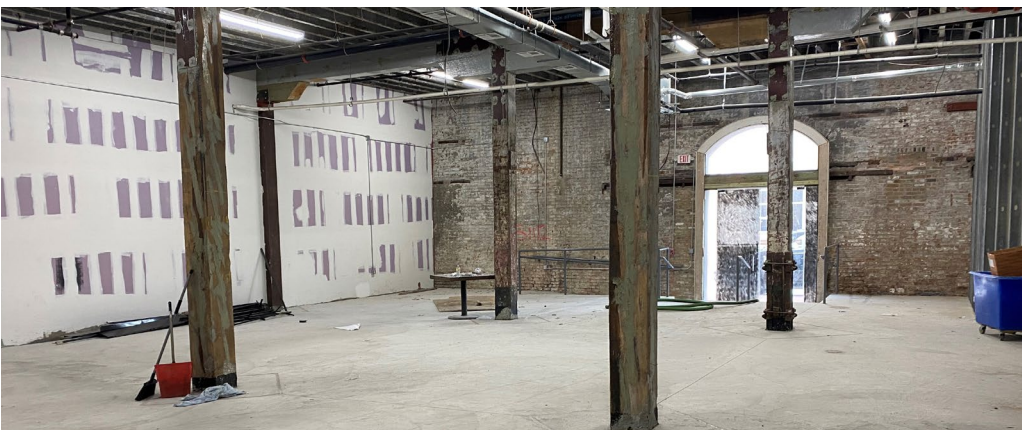
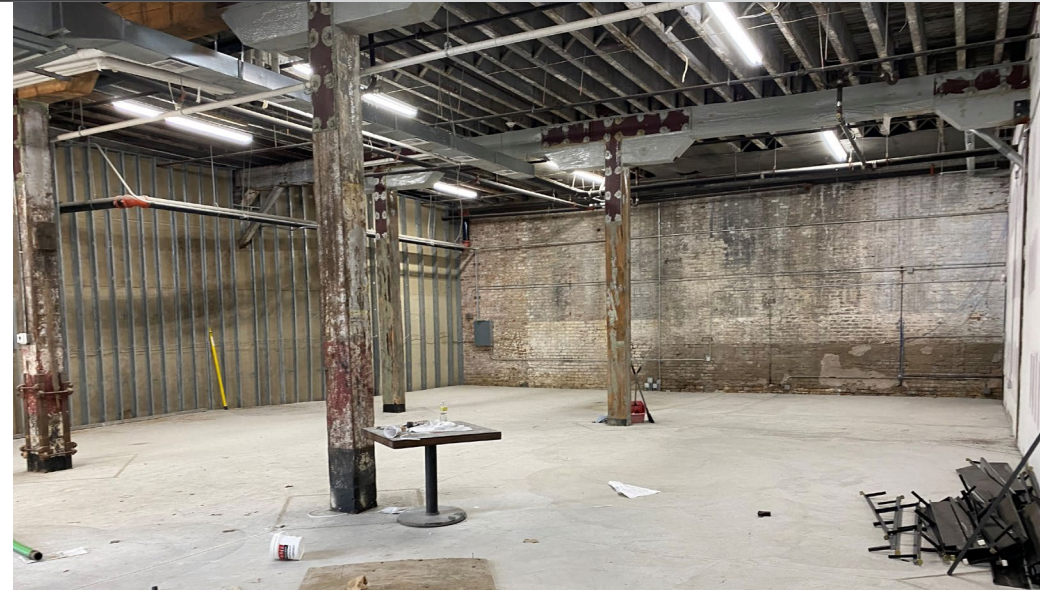
KEY TRADE AREA

SITE PLAN

INTERIOR PHOTOS

DOWNTOWN INFO

DEMOGRAPHICS





### SUMMARY

### KEY TRADE AREA

### SITE PLAN

### INTERIOR PHOTOS

### DOWNTOWN INFO

### DEMOGRAPHICS

**DOWNTOWN NEW ORLEANS** is defined by the Downtown Development District of New Orleans (DDD) as the area bounded by Iberville Street, the Mississippi River, Pontchartrain Expressway, and Interstate 10. It includes the Central Business District and the Warehouse/Arts District. Within Downtown New Orleans, there are approximately:

#### DOWNTOWN ECONOMICS

- 17.7 million annual visitors to Downtown New Orleans spending \$8.7 billion
- 142,764 average daytime population
- Heart of a regional population of 1.2 million
- Over \$8 billion in investments since 2005
- Largest employment center in Louisiana with 62,000+ jobs

#### DOWNTOWN ENTERTAINMENT & TOURISM

- 72 hotels with 20,747 hotel rooms
- 130 festivals in New Orleans each year, which equates to roughly one festival every three days
- Sporting and cultural events attract 2.5 million visitors annually
- 234 restaurants and sidewalk cafés
- Warehouse/Arts District is home to 23 art galleries and museums.

#### DOWNTOWN COMMERCIAL

- 8.8 million square feet of Class A office space
- 243 retail stores

#### DOWNTOWN RESIDENTIAL

- Almost 40,000 residents
- 7,357 apartments and condos (more than doubled since 2008)
- \$89,000 average household income of a Downtown resident
- 1.2 walkable square miles

Information from: Downtown Development District of New Orleans (May 2023)





SUMMARY

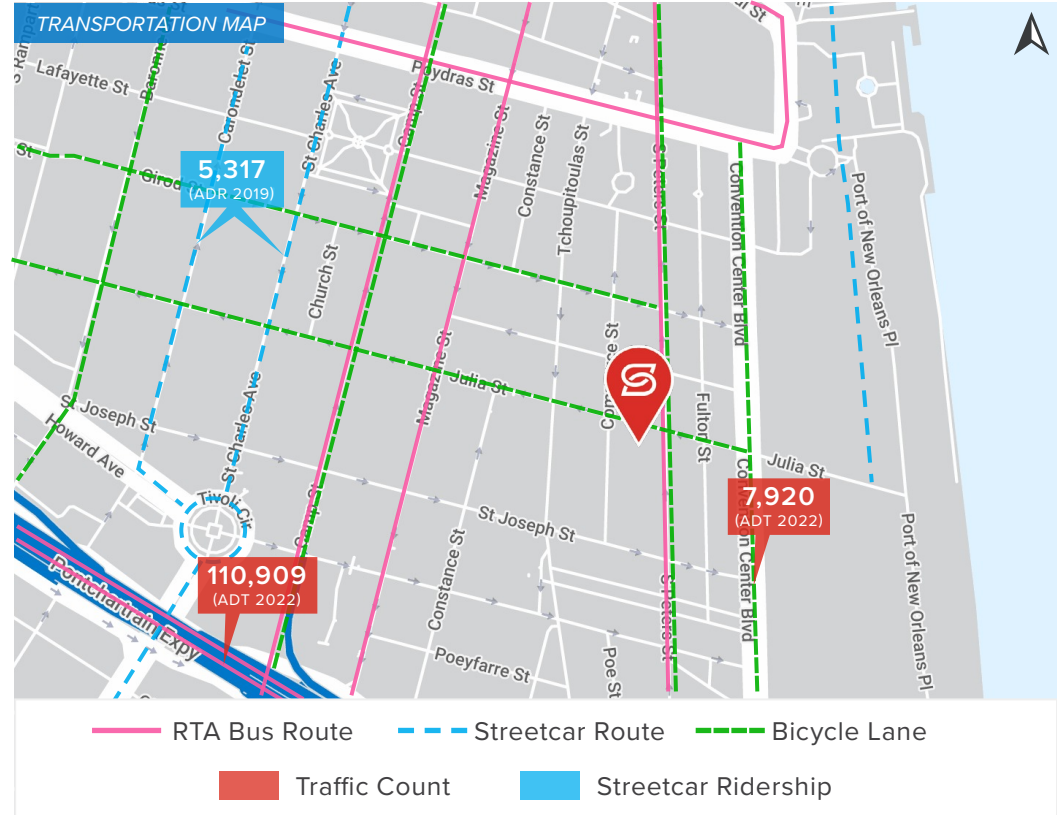
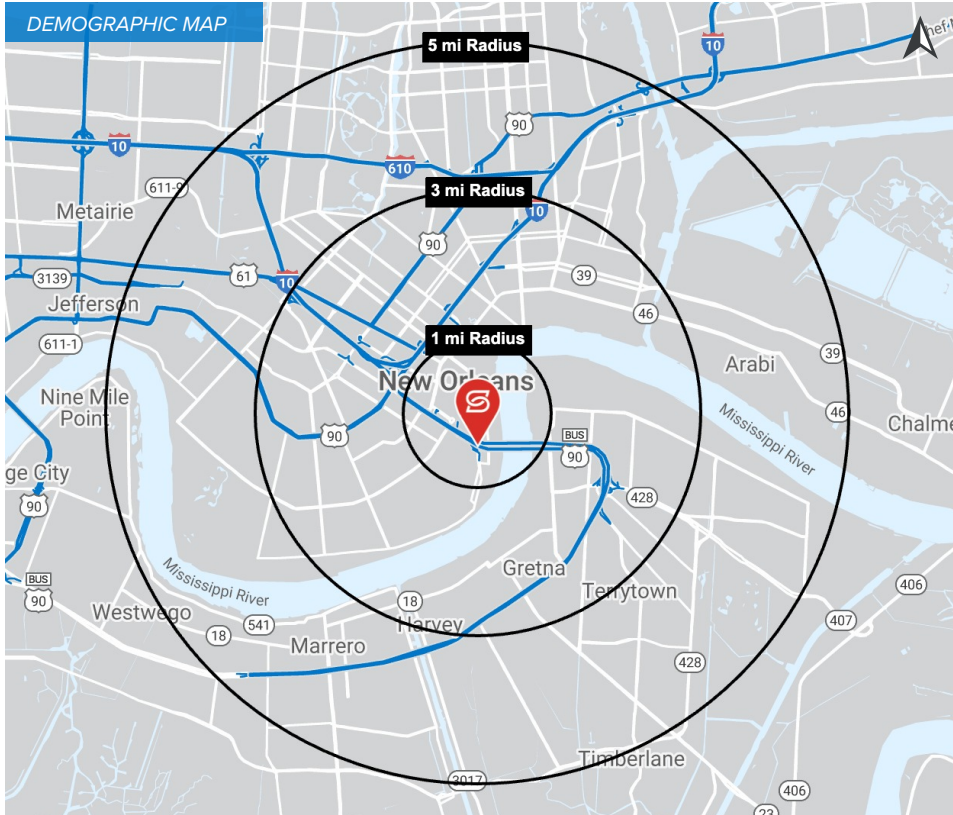
KEY TRADE AREA

SITE PLAN

INTERIOR PHOTOS

DOWNTOWN INFO

DEMOGRAPHICS



## 2023 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



15,508

170,097

357,295

1 MILE

3 MILE

5 MILE



\$81,259

\$80,076

\$86,057

1 MILE

3 MILE

5 MILE



60,948

186,919

328,820