



BRIDGEWATER
REALTY ADVISORS

New Orleans, LA

French Quarter Retail Space For Lease

*410 Dauphine Street, Unit 6
New Orleans, LA 70112*

Offering Memorandum

Bridgewater Realty Advisors
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RETAIL SPACE AVAILABLE
410 DAUPHINE ST., UNIT 6
New Orleans, LA



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OFFERING

Bridgewater Realty Advisors presents a prime leasing opportunity in the heart of the French Quarter, offering a 792 SF ground floor commercial space positioned within one of New Orleans' most vibrant and heavily trafficked corridors. Located directly across from the Dauphine Orleans Hotel and just one block from Bourbon Street, the property benefits from exceptional visibility and consistent pedestrian activity driven by both tourists and locals.

Surrounded by renowned destinations including Jackson Square and Armstrong Park, the location offers immediate access to the city's premier dining, entertainment, and cultural attractions. Rich in history and featured in *The Last Madam*, the property blends classic French Quarter charm with strong commercial appeal.

The space, formerly occupied by a bookstore and tour company, is ideally suited for retail, gallery, or service oriented users looking to capitalize on high foot traffic in a world class destination.

The unit is now available for lease at \$4,000 per month gross, presenting a rare opportunity to secure a presence in one of the most desirable commercial locations in the French Quarter.

SUMMARY

Available Space: +/-792 s.f.

Lease Type: GROSS

PRICING: \$3,600 month

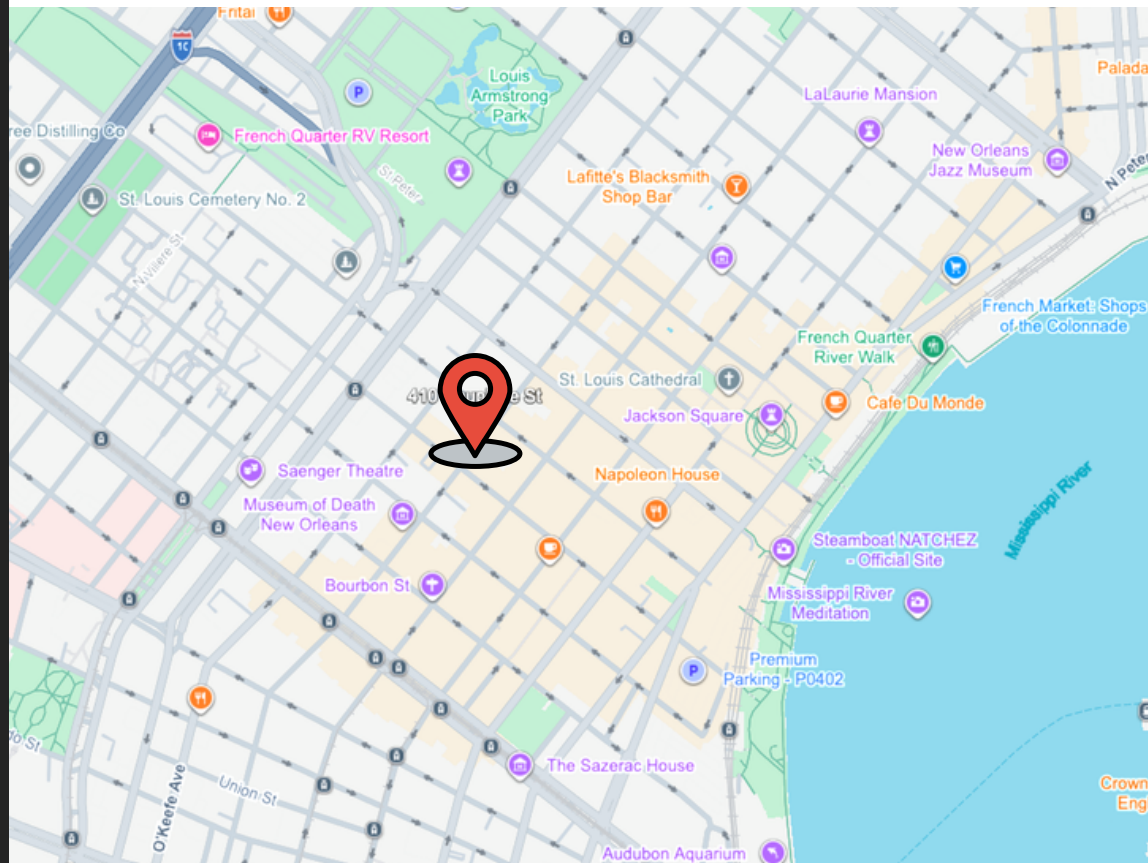
GBA: +/-5,300 sf

Parking: Street Only

LOT SIZE: ~0.08 acre

Zoning: VCC-2

<https://czo.nola.gov/article-10/>







The Historic New
Orleans Collection

Restored buildings
with exhibits & tours

Hermann-Grima House

Museum in a former
1831 merchant house

410 Dauphine St.

St. Louis St

Conti St

Conti St

Conti St

City Revival Church

e St

CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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