OFFERING MEMORANDUM



TURN-KEY BAR, LOUNGE & RESTAURANT OPPORTUNITY - FOR SUBLEASE

540 CHARTRES STREET - NEW ORLEANS, LOUISIANA 70130

Centrally Located Within the French Quarter

CHIP GARDNER GROUP | COMPASS



CHIP
GARDNER
GROUP

exclusively

Listed By:

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Fourth-Generation Real Estate Broker

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2026 New Orleans CityBusiness Reader Rankings — TOP WINNER

2025 New Orleans CityBusiness Reader Rankings — WINNER

2024 New Orleans CityBusiness Reader Rankings — TOP WINNER

VOTED BEST COMMERCIAL REAL ESTATE AGENT

COMPASS COMMERCIAL

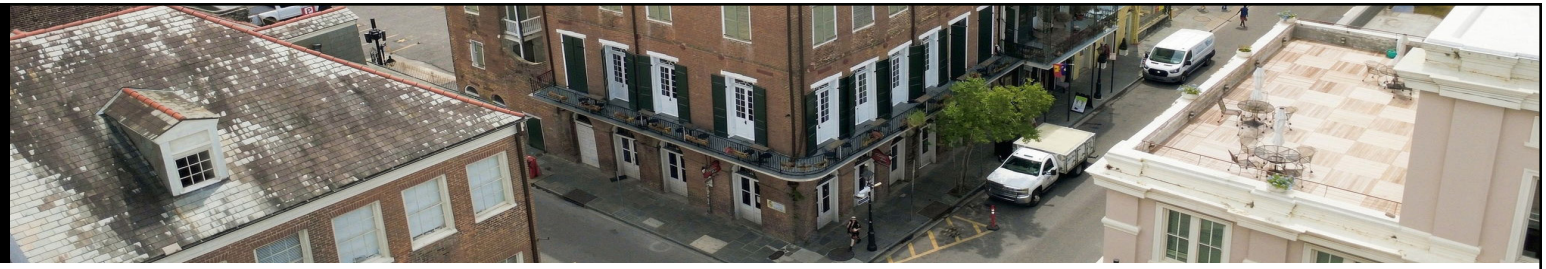
Louisiana Office:
1151 N. Causeway Boulevard
Mandeville, LA 70471
985.626.5695

Mississippi Office:
1021 Highway 90
Bay St. Louis, MS 39520
228.216.8456

Texas Office:
4200 Westheimer Road Suite 1000
Houston, TX 71027
832.899.4788

Global Headquarters:
110 Fifth Avenue Third Floor
New York, NY 10011
646.982.0353

OFFERING SUMMARY



540 CHARTRES STREET - NEW ORLEANS, LOUISIANA 70130

Lease Terms

- $100,000 Key Money / Consideration
- $27,000 per Month NNN

Building Size

- 9,266 SF + Exterior Balcony + Courtyard

Term

- Until February 28, 2028
- 2 Five-Year Options

Inclusions

- All Furniture, Fixtures & Equipment

Property Overview:

Turn-Key Bar, Lounge & Restaurant Opportunity centrally located in the French Quarter. Currently home to the long-standing Chartres House, this offering includes all Furniture, Fixtures & Equipment (FF&E), providing an exceptional opportunity for a new or established hospitality concept to expedite its opening.

The space is currently built out for bar, lounge, and restaurant operations, with the prior operator having made significant investments in upgrades to the facility. The existing restaurant use may also provide potential advantages or grace periods related to certain business licenses and permits, including restaurant occupancy and liquor licensing, subject to applicable regulatory requirements and approvals.

The building offers two levels of restaurant and entertainment space, complemented by a spacious wraparound balcony, a courtyard with restrooms, and third-floor storage. The first floor features a substantial bar and lounge area, dining space, a large commercial kitchen, restrooms, and access to the adjoining courtyard. The second floor offers two additional dining areas, a wraparound outdoor balcony overlooking the French Quarter, back-of-house space, and a restroom.

With existing restaurant infrastructure, including FF&E, multiple dining and entertainment areas, and prominent French Quarter setting, 540 Chartres Street presents a great opportunity for an operator seeking a substantially turn-key location in one of New Orleans' most iconic hospitality locations.



**This is not a survey. Property lines are approximate.*

PROPERTY PHOTOS





PROPERTY PHOTOS



PROPERTY PHOTOS









PROPERTY PHOTOS









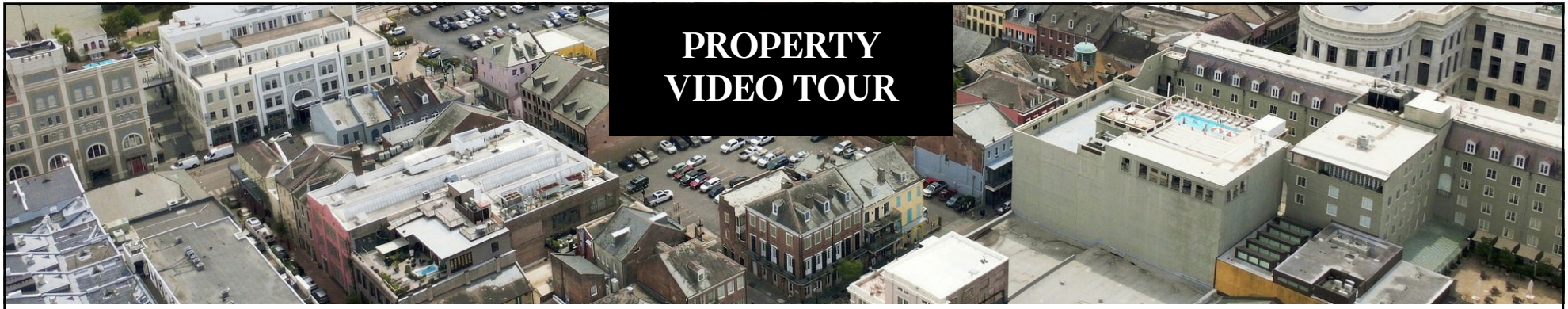
PROPERTY PHOTOS











PROPERTY VIDEO TOUR

Check out a custom "Property Tour" video, which is featured on our YouTube page.

We guide you through an in-depth video tour of the property, highlighting select features, along with community highlights.

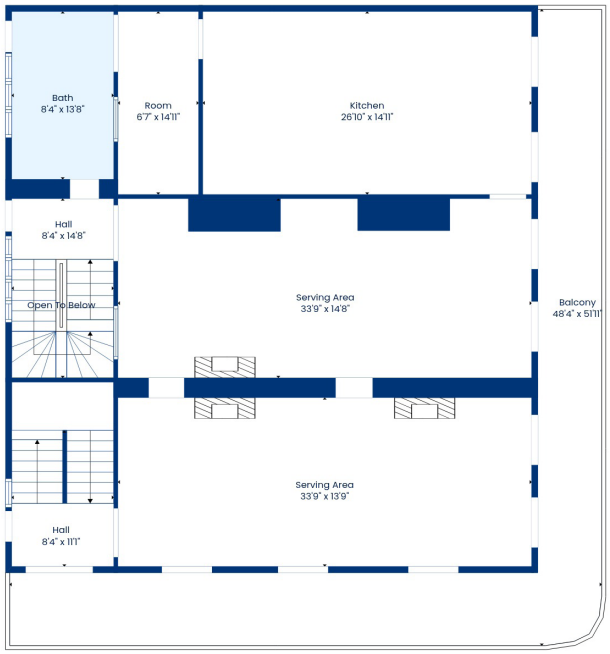
Youtube.com/@ChipGardnerGroup

Scan here to see our custom property video tours →

ASSET SUMMARY

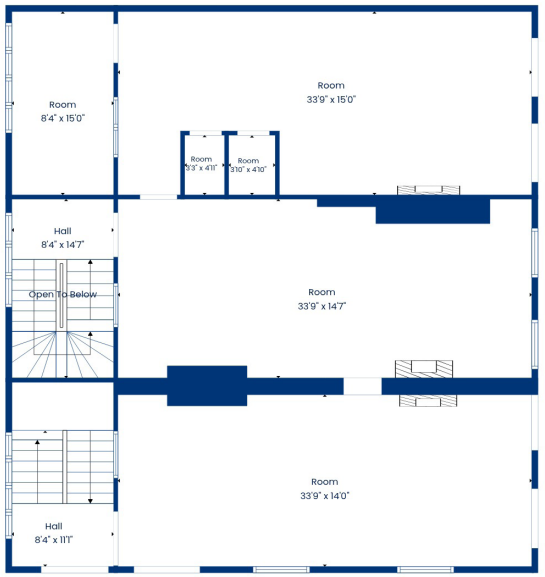
Item	Model #	Qty	Condition	Aftermarket Price	Ext. (Aftermarket)
Barstools		17	Used - Good	$50.00	$850.00
High Top Chairs		20	Used - Good	$45.00	$900.00
Chairs		31	Used - Good	$30.00	$930.00
High Top Square Tables		5	Used - Good	$60.00	$300.00
2-Top Table		3	Used - Good	$48.00	$144.00
4-Top Low Table		7	Used - Good	$60.00	$420.00
Five-Tiered Stainless Steel Liquor Display Rack		2	Used - Good	$250.00	$500.00
Underbar Ice Bin (24"x36")		2	Used - Good	$475.00	$950.00
Underbar Hand Sink		1	Used - Good	$55.00	$55.00
True Back Bar Cooler (2-Glass Door, LED)	TBB-2G-HC-LD	1	Used - Good	$1,600.00	$1,600.00
Frosty Factory Frozen Drink Machine (Air-Cooled)	127A	1	Used - Good-Fair	$2,700.00	$2,700.00
True Reach-In Refrigerator (27", Solid Door)	T-23-HC	3	Used - Good	$2,000.00	$6,000.00
Cres Cor Insulated Holding Cabinet (11-Pan)	H-135-UA-11	1	Used - Fair	$750.00	$750.00
True Sandwich/Salad Prep Table (48", 12-pan)	TSSU-48-12-HC	2	Used - Good	$2,200.00	$4,400.00
Amana Commercial Microwave		2	Used - Fair	$100.00	$200.00
True Mega Top Sandwich/Salad Prep Table (48", 18-pan)	TSSU-48-18M-B-HC	1	Used - Fair	$1,800.00	$1,800.00
Dean Fryer (Gas Floor, 75 lb, Super Runner)	SR162GN	3	Used - Good	$1,400.00	$4,200.00
Vulcan Gas Salamander Broiler (~48")	Unknown	1	Used - Like New	$3,380.00	$3,380.00
Royal Countertop Gas Griddle (4-Burner)		1	Used - Good	$2,400.00	$2,400.00
Southbend Gas Range (6-Burner, w/ Oven)	S36D	1	Used - Good-Fair	$1,450.00	$1,450.00
Vollrath ServeWell Steam Table	Unknown (S/N I289-01119410-00)	1	Used - Good	$1,150.00	$1,150.00
True Reach-In Freezer (27", Solid Door, -10F)	T-23F-HC	1	Used - Good	$2,050.00	$2,050.00
Winco Warming Lights w/ 2-Tier Shelf (48")	Unknown	2	Used - Good	$220.00	$440.00
Follett Upright Ice Storage Bin (990 lb)	SG1000S-36	1	Used - Good	$1,750.00	$1,750.00
Manitowoc Ice Machine (450 lb, Air-Cooled)	IYT/IDT-0450A	1	Used - Like New	$3,039.00	$3,039.00
Hoshizaki Ice Machine (w/ Bin)	KML-500MWJ	1	Used - Good	$3,900.00	$3,900.00
True Reach-In Refrigerator (78", 3-Door)	T-72-HC	1	Used - Good	$5,700.00	$5,700.00
TOTAL					**$51,958.00**

FLOOR PLAN



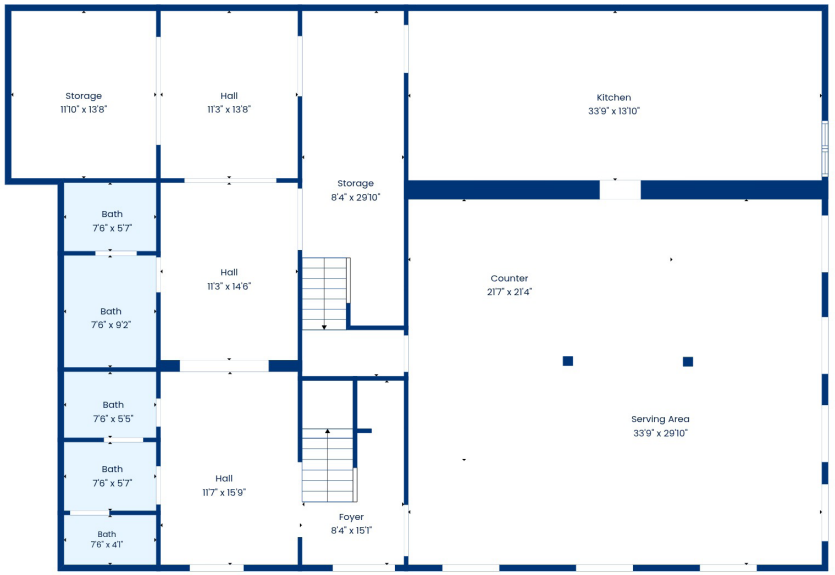
1st Floor

SECOND FLOOR



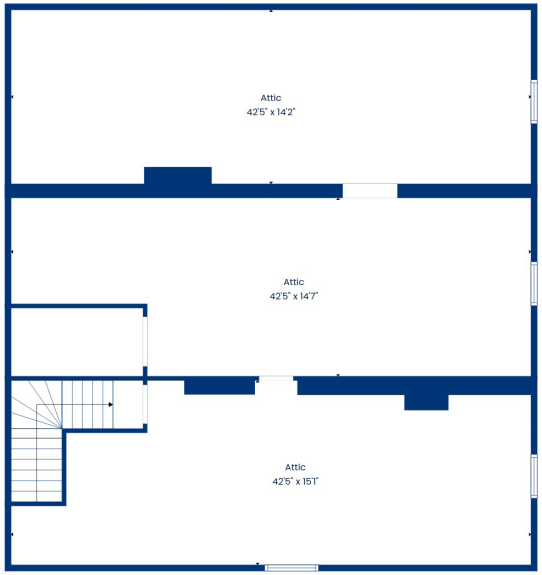
2nd Floor

THIRD FLOOR



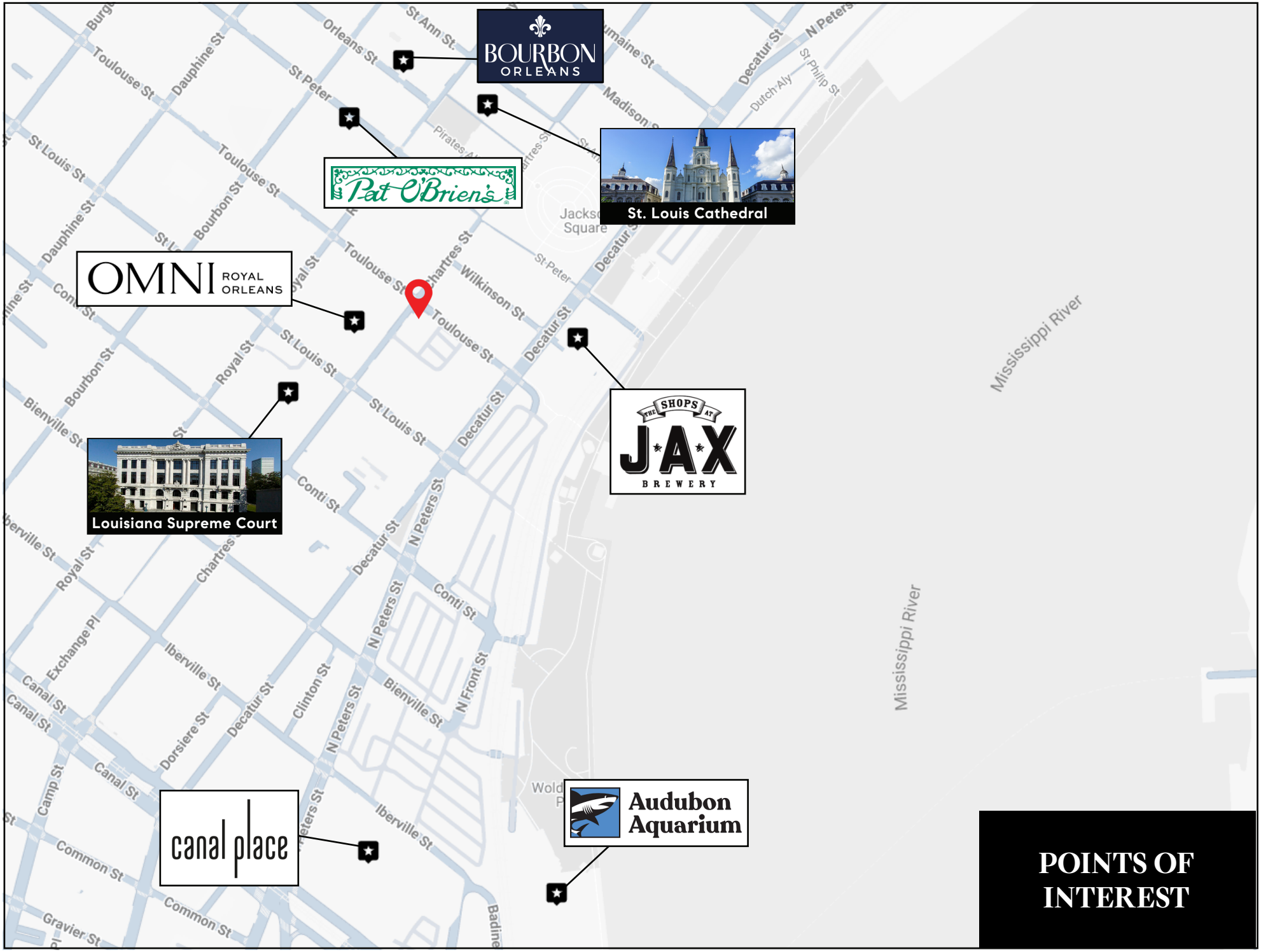
Basement

FIRST FLOOR



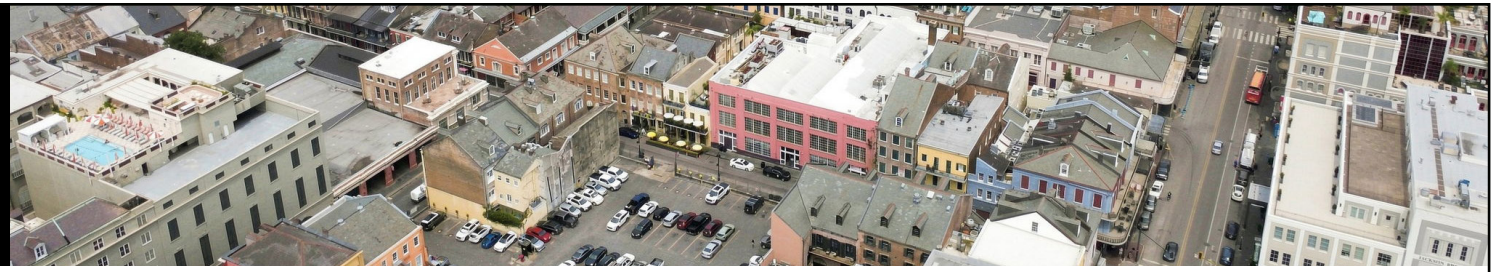
3rd Floor

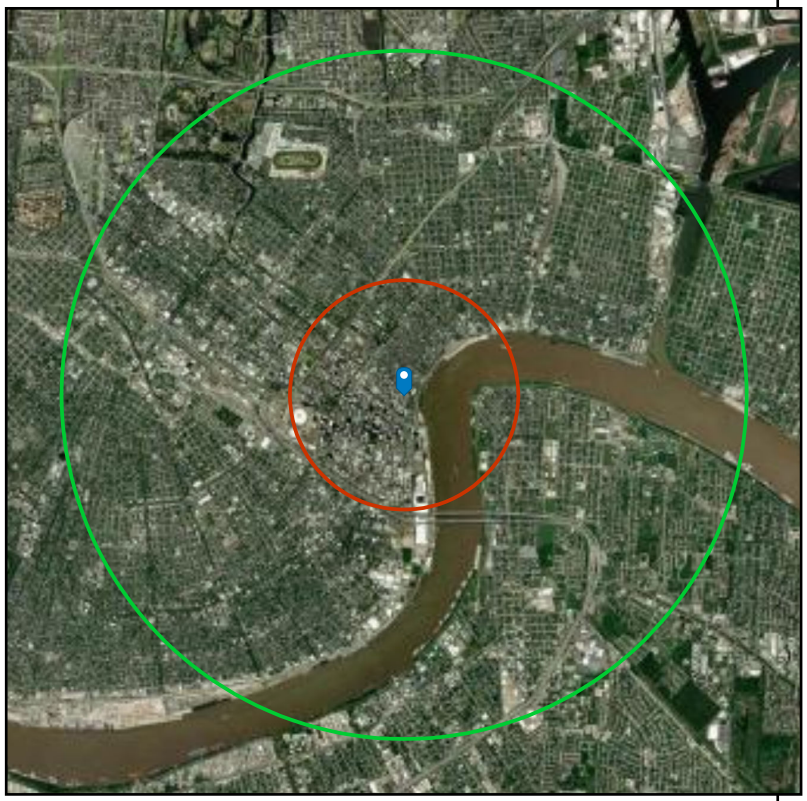
FOURTH FLOOR



POINTS OF INTEREST

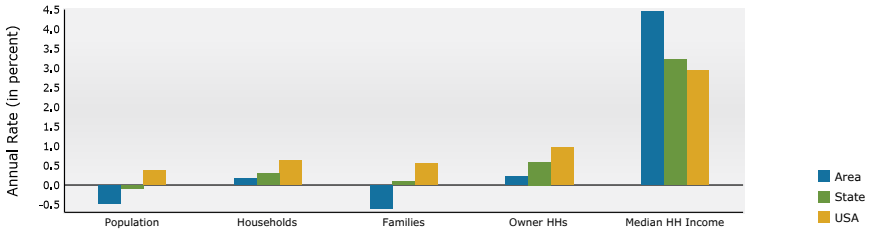
DEMOGRAPHICS



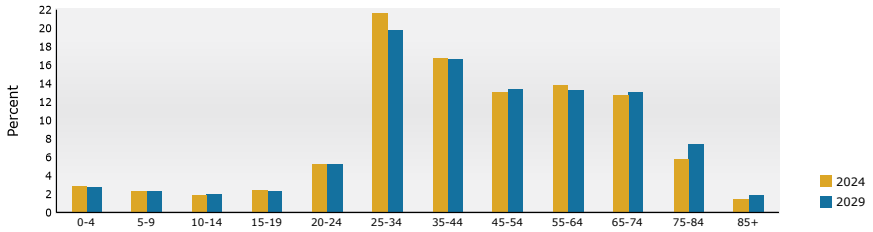


Ring 1

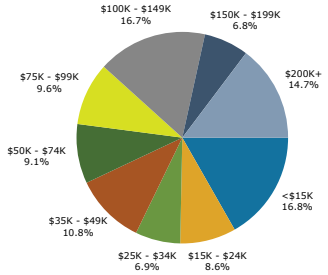
Trends 2024-2029



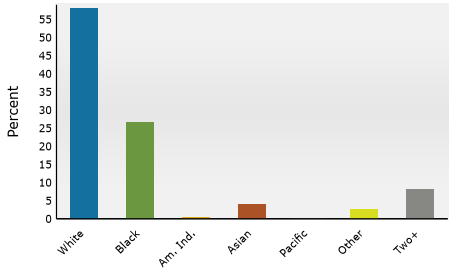
Population by Age



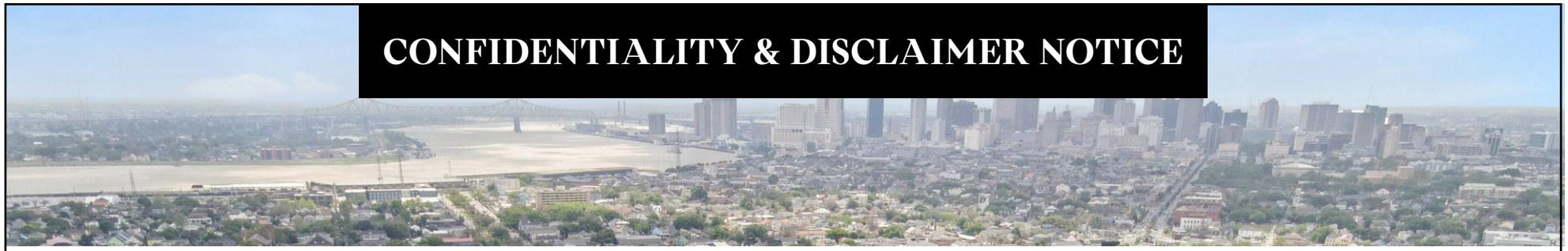
2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:7.8%



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Disclosure and Consent to Dual Agent Designated Agency

This Document Serves Three Pruposes

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____.
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

DDA 1/98

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.

Buyer/Lessee:		Seller/Lessor:	
_____		_____	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

AgencyForm Rev. 10/10

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