

CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | **corp-realty.com** | Licensed in Louisiana

FRENCH MARKET CORPORATION

Shops of the Colonnade
in the French Market District

FOR LEASE | 936-940 DECATUR STREET

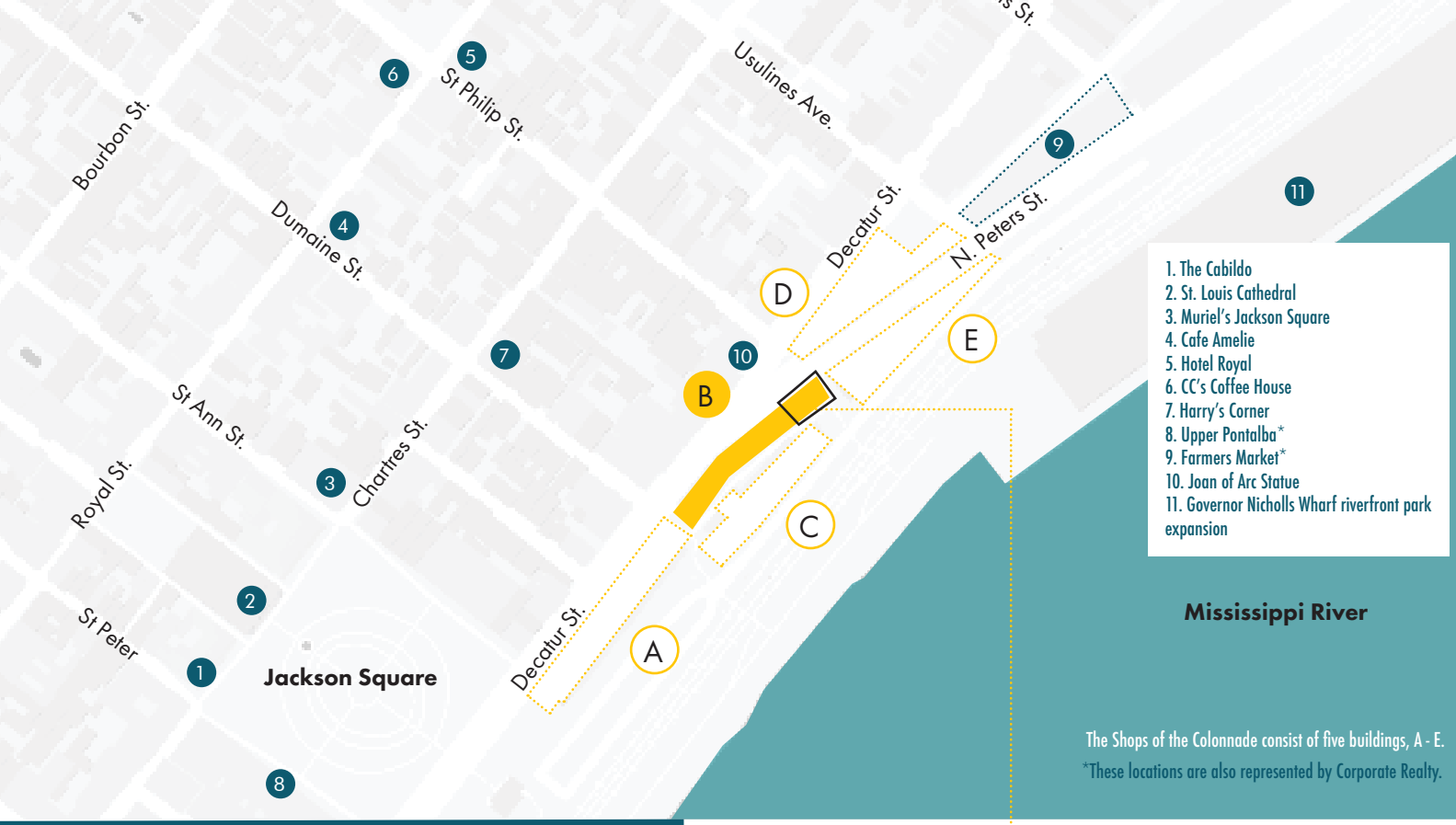
FOR MORE INFORMATION, CONTACT:

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SYDNEY ANDERSON REALTY

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. 05/2026



The Shops of the Colonnade consist of five buildings, A - E.
*These locations are also represented by Corporate Realty.

936-940 DECATUR STREET

Establish your business at the center of one of New Orleans' most iconic and vibrant districts. This high visibility, showcase retail space that can be leased as one unit or divided into two separate units is located across from the renowned Joan of Arc Statue. Surrounded by classic French Quarter architecture and immersed in the area's lively ambiance, the site boasts exceptional foot traffic from both locals and tourists year-round. This is an exceptional space that blends charm with commercial appeal. This site is located near a primary access point to the expanded riverfront park, a scenic stretch along the Mississippi River.

936
SIZE: 684 sf (approx.) **RATE:** $5,700.00 per month*+

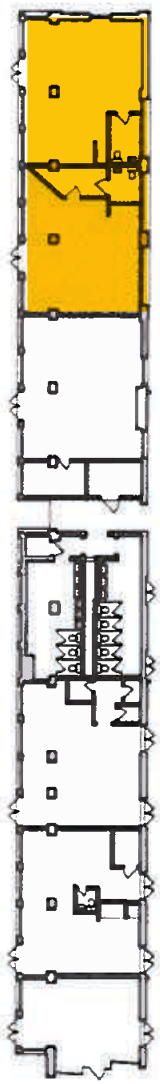
940
SIZE: 700 sf (approx.) **RATE:** $5,833.33 per month* +

936 + 940
SIZE: 1,384 sf (approx.) **RATE:** $10,380.00 per month*+

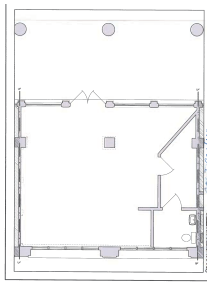
DELIVERED: As is

MARKETED FOR LEASE: April 7, 2026

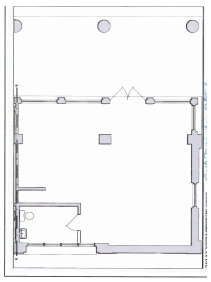
**Inclusive of property taxes, insurance, and common area maintenance*
+ All leases include a percentage rent component equal to 8% of Gross Sales over a sales break point.







936
684 SF



940
700 SF

FRENCH MARKET CORPORATION

The French Market District is comprised of the shops of the Upper Pontalba, Shops of the Colonnade, the Craft Bazaar, the Farmers & Flea Markets, Oscar Dunn Park, and the Moon Walk. The district is managed by the French Market Corporation.

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:	_____