

GROUND FLOOR RETAIL FOR LEASE

AVAILABLE

- 2,400 SF - 20,940 SF (can be demised)
Retail space can also be purchased as a condo

LOCATION HIGHLIGHTS

- Infill location nestled between the Warehouse and South Market Districts
- World Famous St. Charles Avenue Streetcar – 1.7 Million people ride past the site every year toward the French Quarter
- Primary ingress to the heart of Downtown New Orleans

PROPERTY HIGHLIGHTS

- Historic Character – Midcentury Modern Design Features
- 13'-14' Ceiling Height
- Reduced CAM Charges – Restoration Tax Abatement
- Flexible Proportions - Nearly 21,000 SF of uninterrupted space

NEARBY LANDMARKS

- South Market District
- National World War II Museum
- Art Galleries along Julia Street
- Ernest N. Morial Convention Center
- Ogden Museum of Southern Art
- Contemporary Arts Center
- New Orleans Culinary and Hospitality Institute (NOCHI)
- New Orleans Advocate Newspaper Office
- Rouses Market
- Barnett Hotel
- Riverwalk Outlets



EXECUTIVE SUMMARY

A cutting-edge development in the heart of New Orleans' Warehouse District, this full renewal and renovation of the historic Stephens Buick Dealership features nearly 21,000 SF of leasable ground-floor retail space. The upper floors of The Garage boast 62 luxury residential units that feature premium design with unmatched convenience. The most unique feature of The Garage is the two automated vehicular elevators ferrying residents and their automobiles to parking spaces directly to their front door.

The development sits in a prime Warehouse District corridor, capturing the ingress of the downtown commuter, fronting one of the major streetcar lines, and is centrally located within the city, so as to provide easy access to the primary submarkets of the city of New Orleans. Additionally, tenants will enjoy the seasonal benefits of Mardi Gras parade activity.

OVERVIEW

SITE PLAN

AERIAL

RETAIL & FOOD
MAP

LIVE & WORK
MAP

PHOTOS

DOWNTOWN
INFO

DEMOS

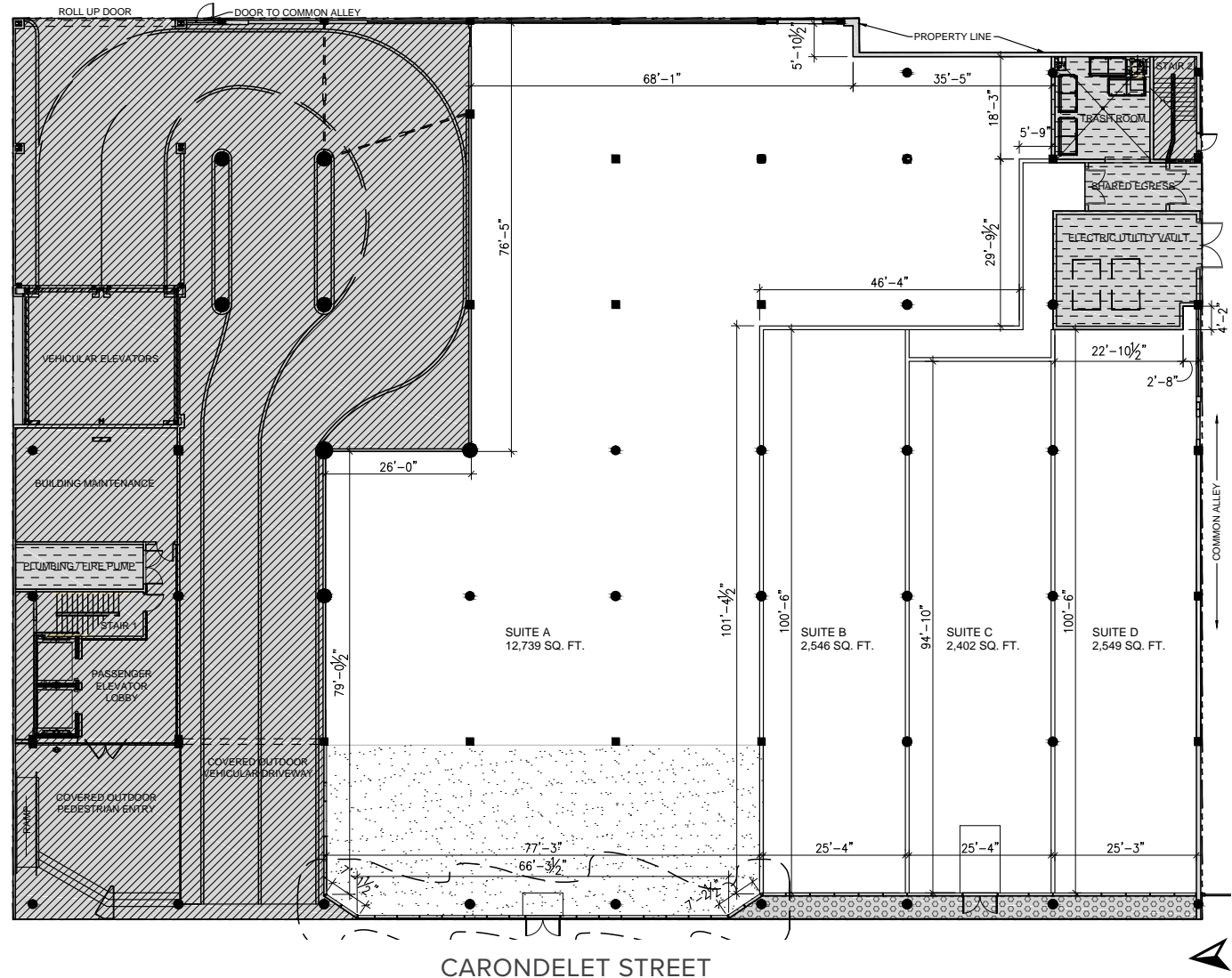
GROUND FLOOR AVAILABILITY

- Suite A: 12,739 SF
- Suite B: 2,546 SF
- Suite C: 2,402 SF
- Suite D: 2,549 SF
- Total Contiguous: 20,940 SF



CONCEPTUAL DEMISED PLAN

Click image for larger view



OVERVIEW

SITE PLAN

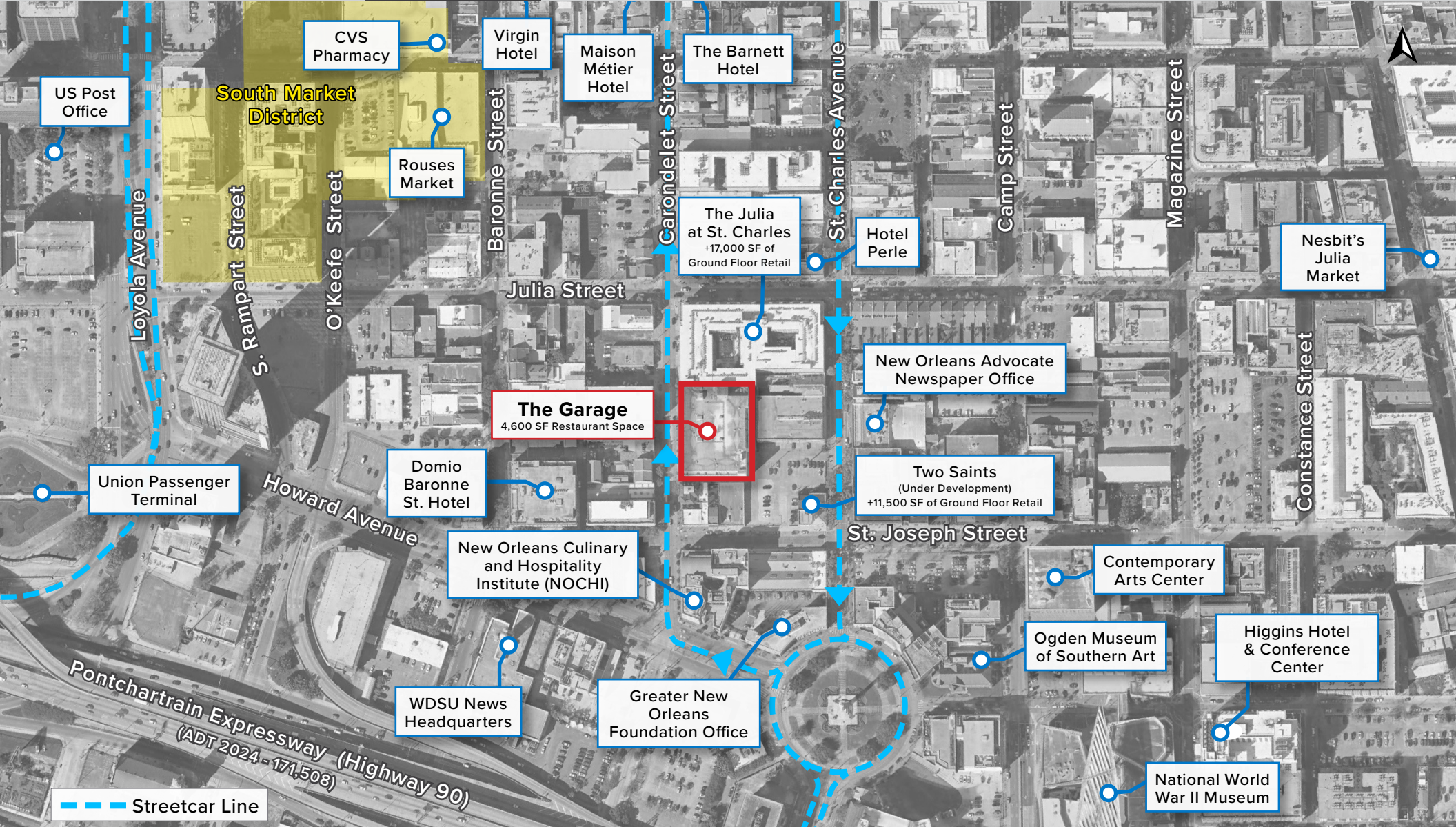
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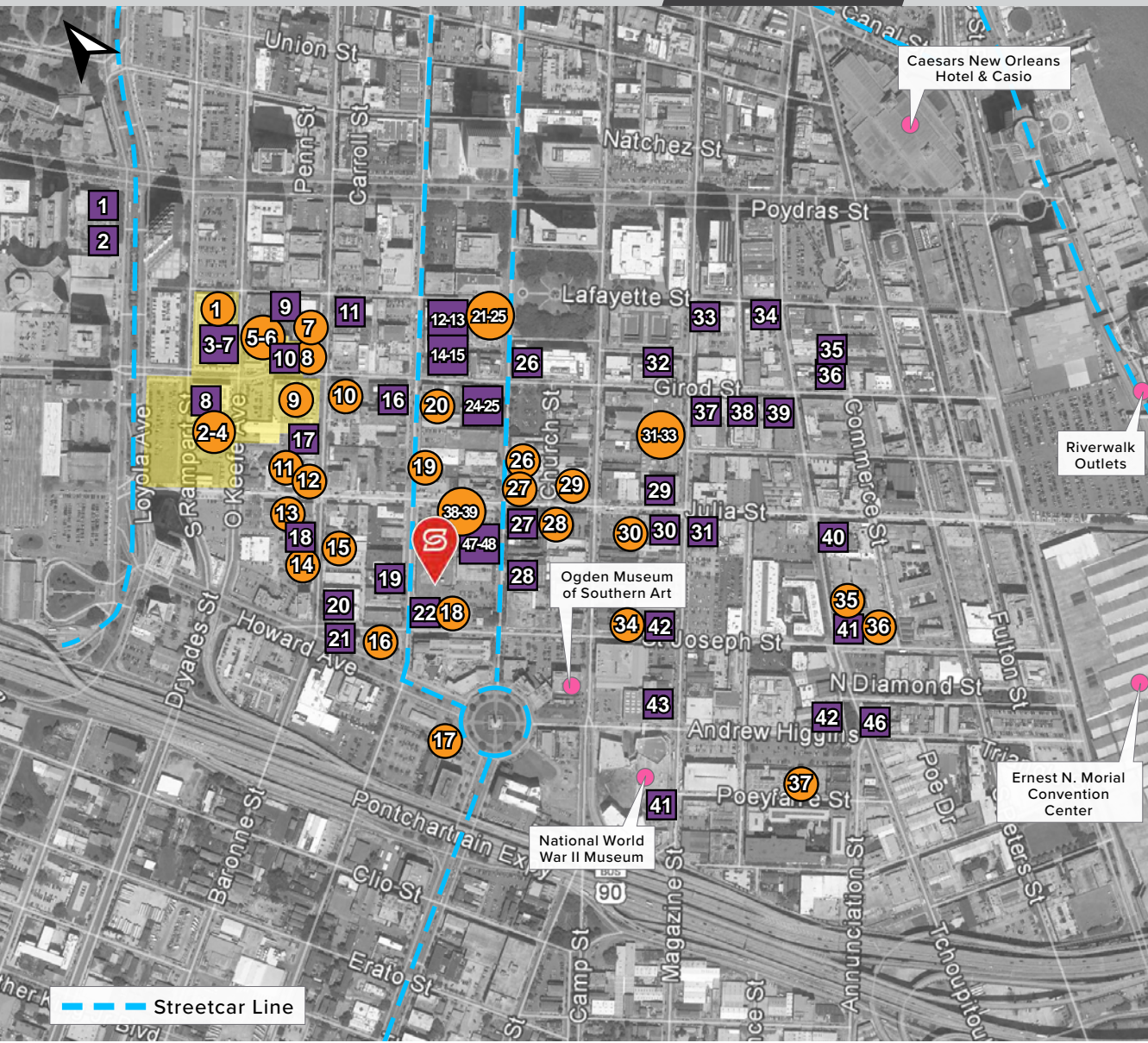
RETAIL & FOOD MAP
 LIVE & WORK MAP

HISTORY

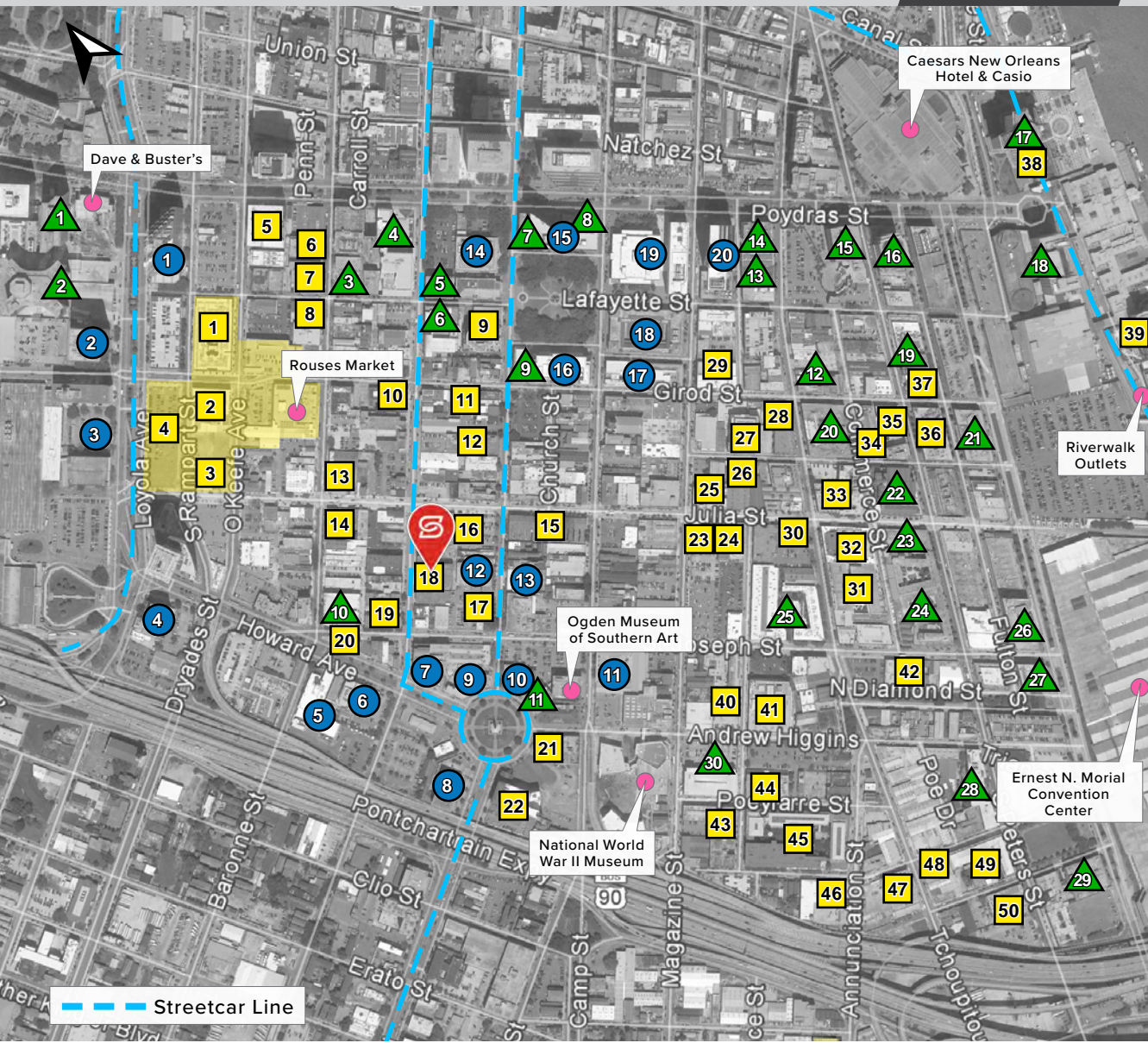
DOWNTOWN INFO

DEMOS





- | 1 RETAIL / SERVICES | 1 RESTAURANTS / BARS |
|--|---------------------------------|
| 1. barre3 | 1. Dave & Buster's |
| 2. The NOW Massage | 2. Chick-fil-A |
| 3. Hair Loft Studio | 3. Willa Jean |
| 4. Fidelity Bank | 4. District All Day Delicious |
| 5. Blanc Beauty Bar | 5. Tacos del Cartel |
| 6. Hype Haus Fitness | 6. Dahla |
| 7. Bulls & Bears Barber Parlor | 7. Maypop |
| 8. CVS Pharmacy | 8. The Daily Beet |
| 9. Rouses Market | 9. Morrow Seafood & Steak |
| 10. Hancock Whitney Bank | 10. Poke Loa |
| 11. Mia Bella Beauty Lounge | 11. Forbidden Pizza |
| 12. The Transportation Revolution - European Motorbikes Dealer | 12. Trattoria Barnett |
| 13. Professional Sport Shop | 13. Café at The Barnett |
| 14. HourBlast | 14. Seaworthy |
| 15. Duplantier Fine Custom Framing | 15. Pour House @ District |
| 16. Keife & Co. Wine | 16. Sushi Takumi |
| 17. Exxon Gas Station | 17. Leni's Cafe |
| 18. Iron Tribe Fitness | 18. Mammoth Espresso |
| 19. Crescent City Farmer's Market | 19. BEARCAT CBD |
| 20. Buff Beauty Bar | 20. Willie Mae's |
| 21. DNO Clothing | 21. G's Pizza |
| 22. Friend Men's Clothing | 22. South Market Pub & Grill |
| 23. FREDa Boutique | 23. Pluck Wine Bar & Restaurant |
| 24. The Parker Barber | 24. Herbsaint |
| 25. Aunt Sally's Pralines | 25. Saint John |
| 26. FedEx/Kinko's | 26. Desi Vega's Steakhouse |
| 27. Salon du Beau Monde | 27. The Little Easy |
| 28. Nail Bar NOLA | 28. PJ's Coffee |
| 29. Firestone Complete Auto Care | 29. Café Carmo |
| 30. Free To Be Power Yoga | 30. Boulevard American Bistro |
| 31. Bittersweet Confections | 31. Pêche Seafood Grill |
| 32. New Orleans Glass Works | 32. Espiritu |
| 33. AVERY Perfume Gallery | 33. Gyu-Kaku Japanese BBQ |
| 34. Nesbit's Julia Market | 34. Mister Oso |
| 35. New Orleans Auction Galleries | 35. Revelator Coffee |
| 36. Nesbit's Poeyfarre Market | 36. St. James Cheese Company |
| 37. IronTribe Fitness | 37. Gianna Restaurant |
| 38. Outlier.bet | 38. Meril |
| | 39. Lucy's Retired Surfers Bar |
| | 40. Emeril's |
| | 41. La Boca Steakhouse |
| | 42. Flamingo A-Go-Go |
| | 43. Jeri Nims Soda Shop |
| | 44. American Sector Restaurant |
| | 45. Ugly Dog Saloon & BBQ |
| | 46. Cochon / Cochon Butcher |
| | 47. True Food Kitchen |
| | 48. Bearcat Baked |



1 HOTELS - 8,303 ROOMS

- Hyatt House Downtown 194 Rooms
- Hyatt Regency 1,193 Rooms
- Virgin Hotel 225 Rooms
- Drury Inn & Suites 158 Rooms
- Maison M&T Hotel 67 Rooms
- The Barnett by Hyatt 234 Rooms
- The Blake Hotel 122 Rooms
- The Whitney Hotel 93 Rooms
- Lafayette Hotel 44 Rooms
- Domio Baronne St. 50 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
- Embassy Suites 370 Rooms
- Courtyard by Marriott 202 Rooms
- SpringHill Suites 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

1 OFFICE BUILDINGS

- Energy Center
- Energy Building
- 701 Loyola Avenue
- Archdiocese of New Orleans
- WDSU News Headquarters
- Lee Circle Plaza
- NOCHI
- K&B Plaza
- Greater New Orleans Foundation
- N.O. Sewerage & Water Board Office
- The Shop at CAC
- Emeril's Homebase Building
- New Orleans Advocate Newspaper
- Federal Reserve Bank Building
- Poydras Center
- F. Edward Hebert Federal Building
- Federal Court House
- 5th Circuit Court of Appeals
- IP Buiding
- 400 Poydras

1 APARTMENTS/LOFTS 3,832 HOUSING UNITS

- The Paramount at South Market District 229 Units
- The Beacon at S.M.D. 124 Units
- The Standard at S.M.D. 89 Units
- The Odeon at S.M.D. 259 Units
- 930 Poydras Apts. 250 Units
- Civic Lofts 72 Units
- 909 Lafayette 12 Units
- Caldwell Condos 15 Units
- 625 St. Charles 39 Units
- Moss-Bauer Apts. 20 Units
- 703 Carondelet 28 Units
- 731 St. Charles 67 Units
- 835 Julia Condos 24 Units
- 800 Baronne 16 Units
- Faubourg Townhomes 13 Units
- The Julia 197 Units
- Two Saints 65 Units (Planned)
- The Garage 62 Units
- 801 St. Joseph Condos 23 Units
- 833 Howard Apts. 16 Units
- 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
- 425 Notre Dame Condos 47 Units
- 711 Tchoupitoulas Condos 20 Units
- The Kalorama 90 Units
- 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 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) 86 Units
- Lengsfeld Lofts 29 Units
- Mills Row Condos 31 Units
- Federal Fiber Mills 132 Units
- The Bakery 66 Units
- 1300 Annunciation (Planned) 208 Uts.

OVERVIEW

SITE PLAN

AERIAL

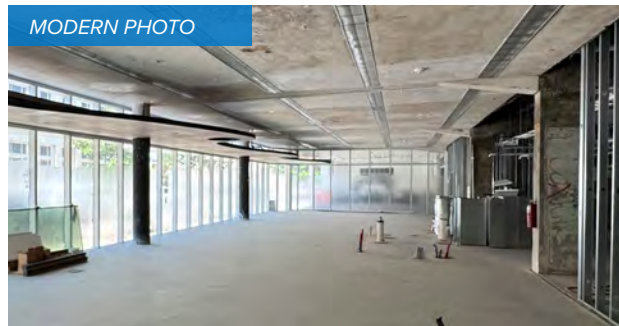
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HISTORICAL PHOTO

MODERN PHOTO

HISTORY OF THE GARAGE

“The Garage” was constructed in 1950 as Stephens Buick and later changed brands to become known in the New Orleans community as Stephens Chevrolet. As an urban automobile dealership with additional parking on upper floors and the roof deck, the location also served as a valet parking and shuttle service for the Central Business District and French Quarter.

The building was designed/constructed as a cast-in-place concrete structure in the international style. The vehicular circulation included a curved ramp system that was removed and infilled with steel and concrete decks creating more space for residential units. The original automobile showroom was preserved and will serve as the centerpiece of the ground floor retail space.

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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 this boundary, there are approximately:

DOWNTOWN ECONOMICS

- 17.53 million visitors who spent about \$9.1 billion in 2022 *New Orleans & Co*
- Heart of a regional population of 1.2 million
- \$892 million in Real Estate Investment Value in development
- Over \$7.6 Billion investments since 2005
- Largest employment center in Louisiana with 62,000+ jobs
- Top 3 Industries: Professional/Technical Services, Healthcare, and Hospitality/Food Service

DOWNTOWN ENTERTAINMENT & TOURISM

- 109 hotels with 22,332 hotel rooms with 1,500+ more room on the way
- 234 restaurants and sidewalk cafés
- Home to 9 museums, 21 art galleries and 11 entertainment venues

DOWNTOWN COMMERCIAL

- 9.2 million square feet of Class A office space
- 486 retail stores

DOWNTOWN RESIDENTIAL

- 7,055 residents
- 6,300 apartments and condos
- \$104,934 median household income of a Downtown resident
- 1.2 walkable square miles

Information from: Downtown Development District of New Orleans (2024)



DOWNTOWN MAP KEY

- New Orleans Downtown
- Warehouse / Arts District
- Sports / Entertainment District
- Central Business District
- French Quarter
- BioMedical District
- Treme / Lafitte Neighborhood

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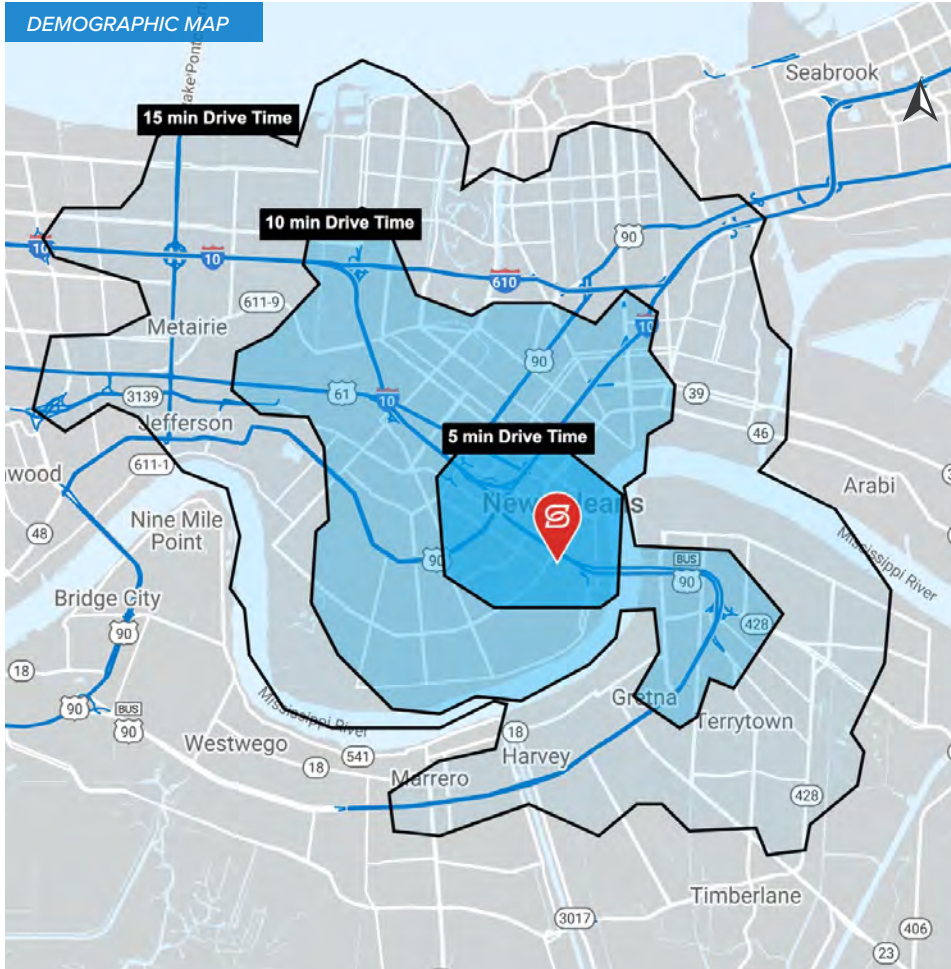
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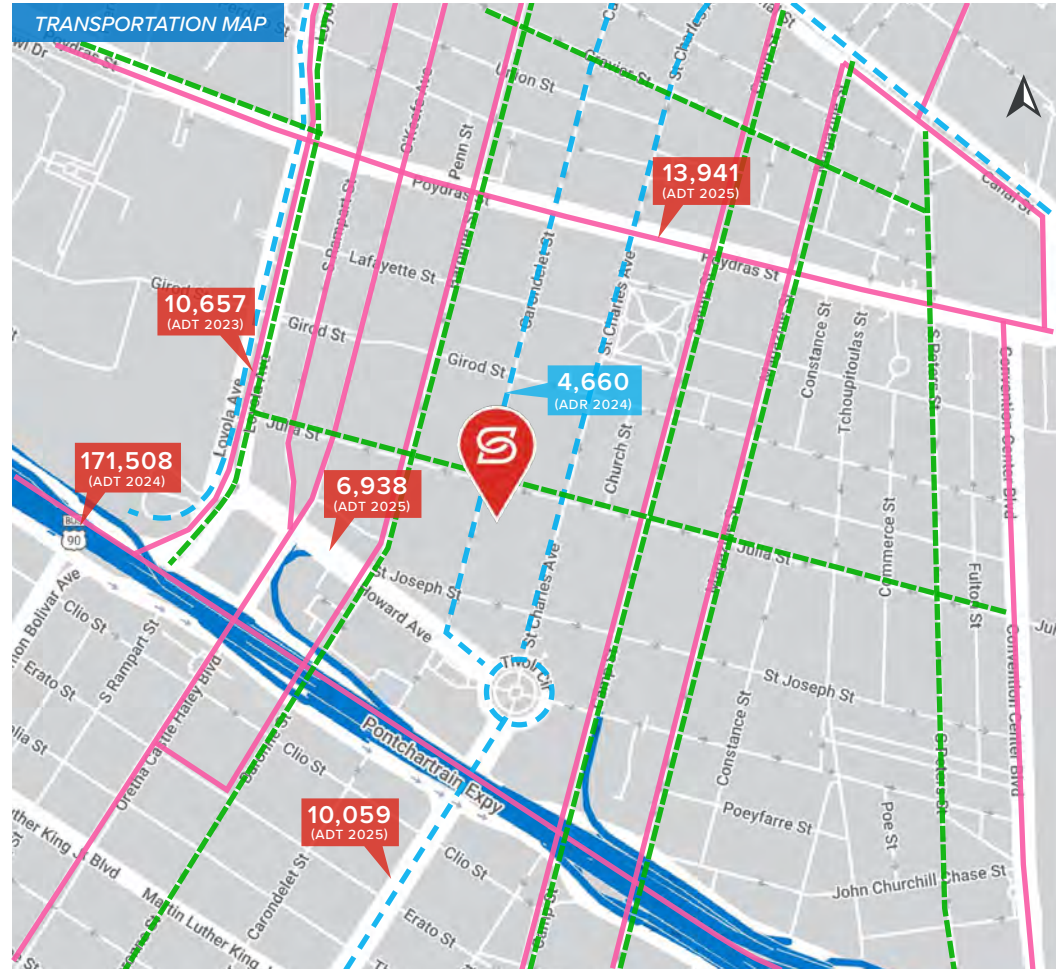
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DEMOGRAPHIC MAP



TRANSPORTATION MAP



2025 DEMOS

	5 MIN	10 MIN	15 MIN
Population	34,090	136,098	317,140
Daytime Population	88,847	170,176	315,442
Avg. HH Income	\$103,498	\$96,240	\$99,473

- RTA Bus Route
- Streetcar Route
- Bicycle Lane
- Traffic Count
- Streetcar Ridership