

RETAIL | **FOR LEASE**

Iconic Glass Storefront on Magazine Street

3333 Magazine Street

NEW ORLEANS, LA 70115

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201 St. Charles Ave. Suite 3811
New Orleans, LA 70170
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High-Visibility Boutique in Uptown New Orleans

3333 MAGAZINE STREET, NEW ORLEANS, LA 70115

DESCRIPTION

This is one of Magazine Street's most architecturally distinctive boutique retail spaces. The approximately 1,800-sf storefront features an iconic glass façade with expansive floor-to-ceiling display windows that flood with abundant natural light, creating exceptional visibility and a memorable customer experience.

Previously home to Francesca's Collections and Shake Your Bon Bon, two successful boutique retailers that helped establish the property's reputation as a premier fashion and specialty retail destination on Magazine Street, the property is ideal for continued specialty use. The thoughtfully designed interior features soaring ceilings, hardwood floors, quality track lighting, built-in display fixtures, and an efficient open floor plan adaptable to fashion, gifts, home décor, beauty, specialty retail, gallery, or showroom uses.

Located just two doors from the signalized intersection of Magazine Street and Louisiana Avenue, the property enjoys outstanding pedestrian activity and is surrounded by some of Uptown New Orleans' most successful restaurants, boutiques, and neighborhood retailers.

OVERVIEW

SIZE
Approx 1,800 sf

RENTAL RATE
$40 psf, NNN
(NNN: $9.27 psf for 2026)

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A MEMBER OF CHAIN LINKS RETAIL ADVISORS

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HIGHLIGHTS

- High-visibility Magazine Street location
- ±1,800-sf boutique retail space
- Iconic floor-to-ceiling glass storefront
- High ceilings
- Hardwood floors
- Excellent natural light
- Existing buildout









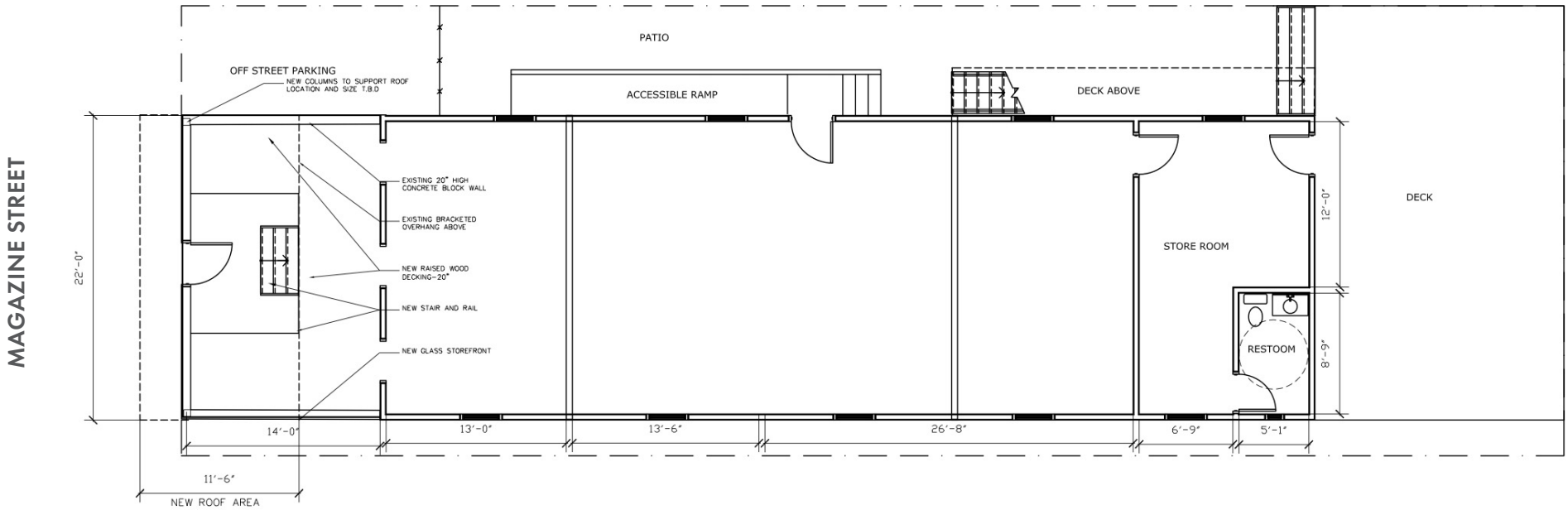


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FLOOR PLAN

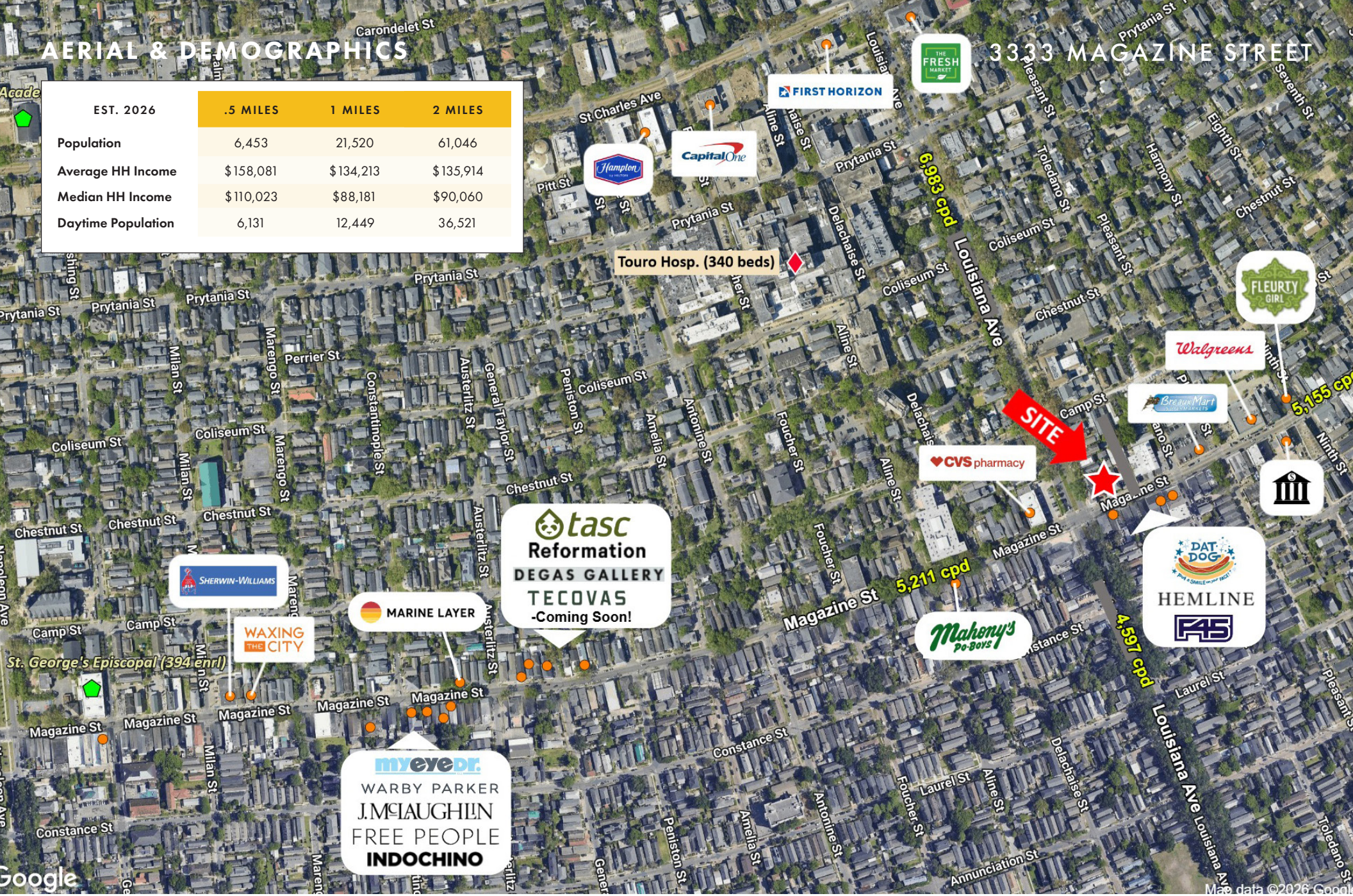


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AERIAL & DEMOGRAPHICS

EST. 2026	.5 MILES	1 MILES	2 MILES
Population	6,453	21,520	61,046
Average HH Income	$158,081	$134,213	$135,914
Median HH Income	$110,023	$88,181	$90,060
Daytime Population	6,131	12,449	36,521



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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:	_____