

# VANS

**LEASE**

## 400 North Peters Street

**SUITE 104**

New Orleans, LA 70130

**PRESENTED BY:**

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PROPERTY SUMMARY



LOCATION DESCRIPTION

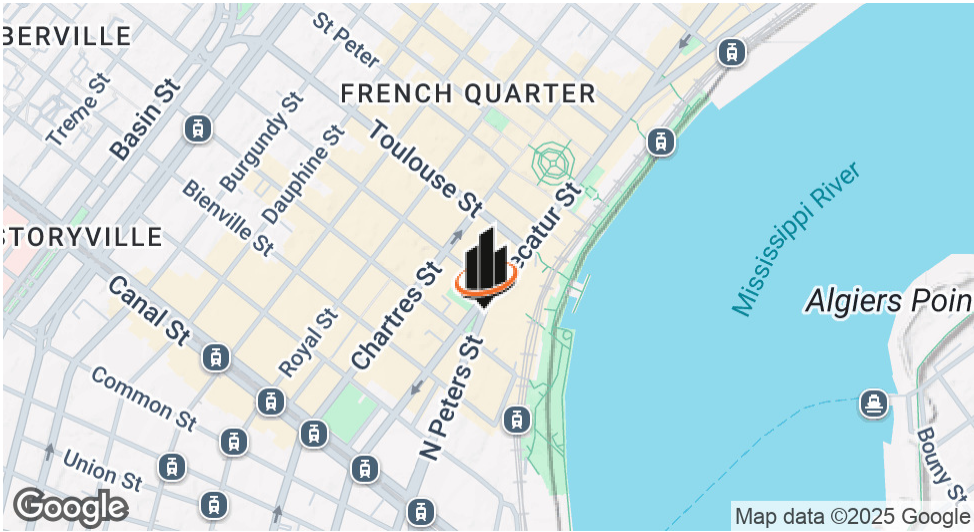
Located in the heart of New Orleans’ vibrant retail corridors, this area draws visitors from nearby destinations like Canal Place, Chartres Street, and Royal Street, where a diverse mix of retailers, galleries, boutiques, and renowned dining attracts both tourists and locals. With nearby hotels, cultural events, and steady pedestrian traffic, retailers enjoy exceptional exposure and year-round customer flow.

OFFERING SUMMARY

LEASE RATE:	\$69.00 SF/yr (NNN)
AVAILABLE SF:	5,266 SF
BUILDING SIZE:	69,840 SF

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PROPERTY DESCRIPTION

The Marketplace at The Shops at JAX Brewery offers a unique retail opportunity in the heart of the French Quarter. The building, originally constructed in 1867, blends historic character with features that are suited for modern retailers. This street-level retail space offers multiple visibility points and an established lineup of neighboring national retailers, including: H&M, Sephora, and Urban Outfitters.

The space includes approximately 3,000 SF on the ground floor plus +/- 2,200 SF of mezzanine space, which can serve as additional sales area, storage or back-of-house support. Large storefront windows and generous ceiling heights provide great exposure along one of the Quarter’s busiest corridors. Parking is available, which is a notable advantage in this area.



## ADDITIONAL PHOTOS



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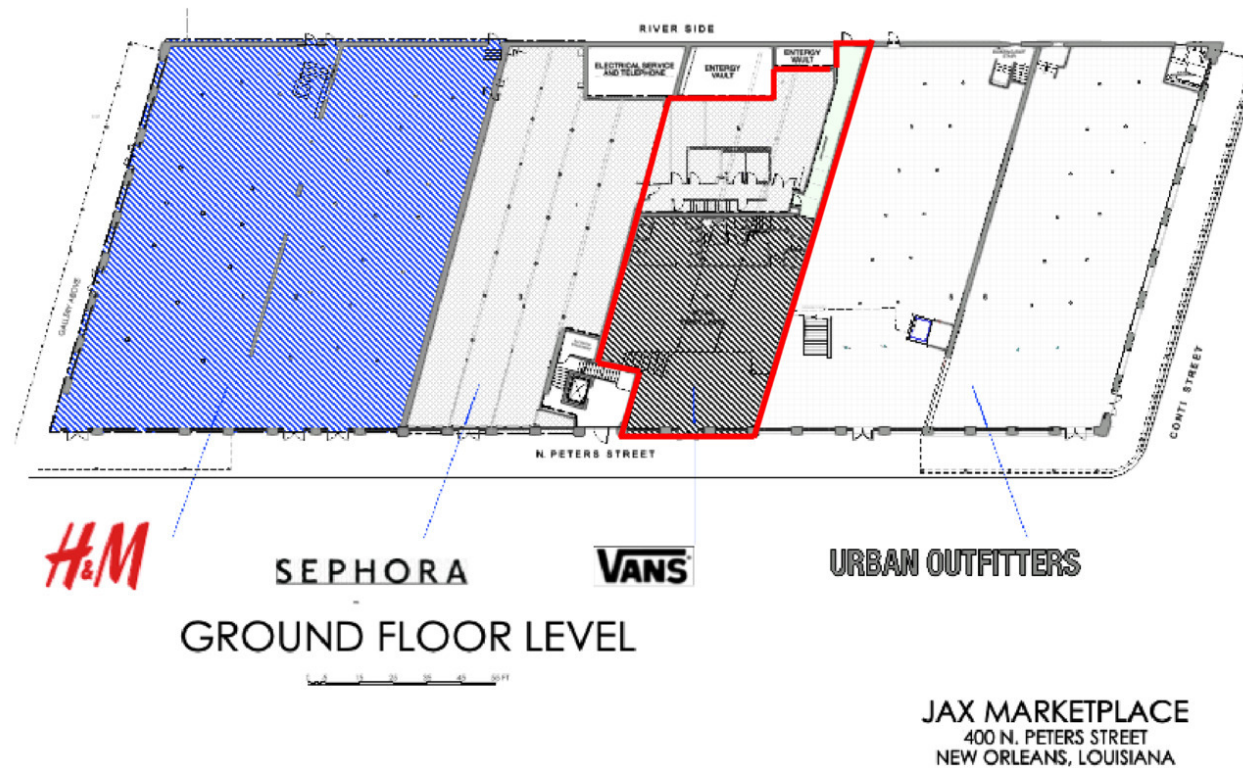
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## FLOOR PLANS



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LOCATION MAP



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