

# 4400 DAUPHINE NSA BYWATER PROJECT

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NOW LEASING: 37,745 SQUARE FEET  
PHASE 1 AVAILABLE RETAIL SPACE











# Project Summary

**The 4400 Dauphine Apartments is Phase I** of the NSA Bywater Project. Phase I will include the redevelopment of Building 603. This 500,000 square foot structure will include 294 units of affordable housing, 37,745 square feet of ground floor retail space, and 213 surface parking spaces. The site will be one of the largest mixed-space projects where residents can live, work, and play.

**Phase I** will also include Building 602 which will be 868 parking spaces on the 3rd through 6th floors for the apartments and retail shared use.

## Available Retail Space: 37,745 Sq. Ft. Ground Floor

**Currently seeking Grocery Anchor and additional retail tenants**



# NSA Bywater Project

**4400 DAUPHINE**

PHASE I INCLUDES  
37,745 SQ FT  
GROUND FLOOR RETAIL



# Phase Breakdown

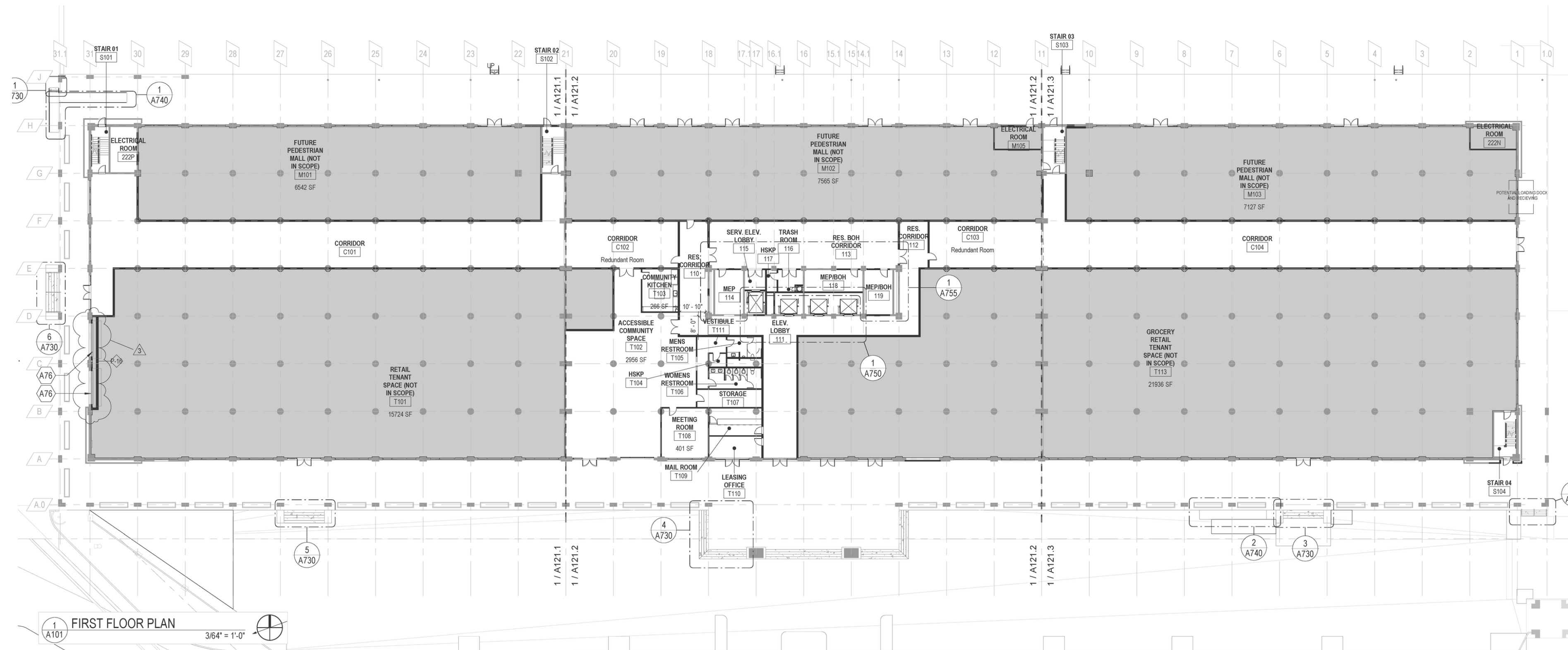
Existing Site Area: 22.17 acres  
Existing Building Area (Inclusive of all structures): 1,607,067 sf  
Zoning: MU-2 High Intensity Mixed-Use District Building

PHASE I BUILDING 603 (4400 DAUPHINE)	PHASE I BUILDING 602 (4500 DAUPHINE) AND PARKING GARAGE ACCESS BUILDING	PHASE II BUILDING 603 (4400 DAUPHINE) AND BUILDING 602 (4440 DAUPHINE)	PHASE III BUILDING 601 (4460 DAUPHINE) AND CARGO RAMP BUILDING 613	ANCILLARY SITE FACILITIES PHASE I, II, III
<ul style="list-style-type: none"><li>• 500k SF Structure</li><li>• 294 Units of 100% Affordable Housing</li><li>• 37,745 SF Ground Floor retail</li><li>• 21,250 SF of Ground Floor retail finished as a dark shell</li><li>• 250 surface parking spaces available for retail and residential tenants and visitors</li></ul>	<ul style="list-style-type: none"><li>• 868 parking spaces on 3rd – 6th floor for shared use by multifamily tenants &amp; retail</li><li>• Parking access ramp building will be reconditioned for use as a part of Phase I renovation</li><li>• Building 602 1st and 2nd Floor finished as a dark shell as part of Phase I work</li><li>• 166,700 SF dark shell finish</li></ul>	<ul style="list-style-type: none"><li>• EMDRC will develop the approximately 21,250 SF balance of the ground floor</li><li>• 166,700 SF dark shell area will be completed as a part of Phase II Pedestrian Mall Project</li></ul>	<ul style="list-style-type: none"><li>• EMDRC will restore exterior finishes and building facades on this 500k SF structure concurrently with the renovation of Buildings 602 &amp; 603</li><li>• Building 601 will be fully developed as Phase III with additional multifamily and/or retail space</li></ul>	<ul style="list-style-type: none"><li>• Additional Parking Options</li><li>• Recreational Spaces Sidewalks, and Plazas</li><li>• Sitewide landscaping, signage, lighting, ornament chain link fence &amp; other security upgrades</li></ul>











# Project Rendering





# Marigny/Bywater

## THE NEIGHBORHOOD

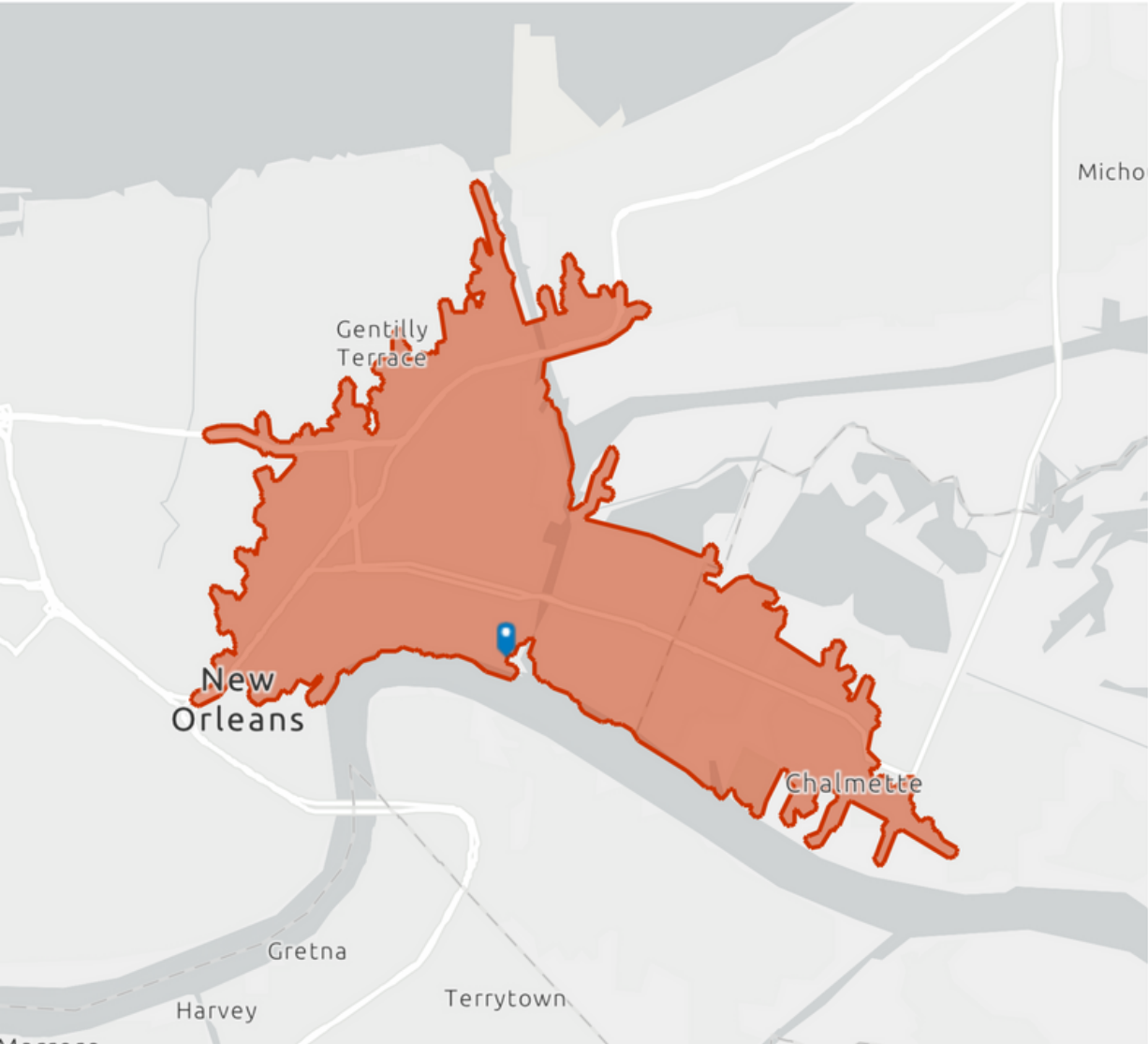
- The traditional boundaries of Bywater are the Mississippi River to St. Claude Avenue, and the railroad tracks along Homer Plessy Way (formerly Press Street) to the Industrial Canal.
- The neighborhood has a vibrant art scene – with local art galleries, funky live music venues, and art markets. The food scene is mixed with trendy spots and casual environments.





# Demographic Profile

4400 Dauphine St, New Orleans, Louisiana, 70146  
Drive time of 10 minutes



This infographic contains data provided by Esri.  
The vintage of the data is 2022, 2027  
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## EDUCATION



No High School Diploma



28%  
High School Graduate



28%  
Some College



29%  
Bachelor's/Grad /Prof Degree

## EMPLOYMENT



White Collar



Blue Collar



Services

56.6%

19.3%

24.2%

10.0%

Unemployment Rate

## KEY FACTS

76,201

Population

39.1

Median Age

35,744

Households

\$30,023

Median Disposable Income

## INCOME



\$35,140

Median Household Income



\$28,890

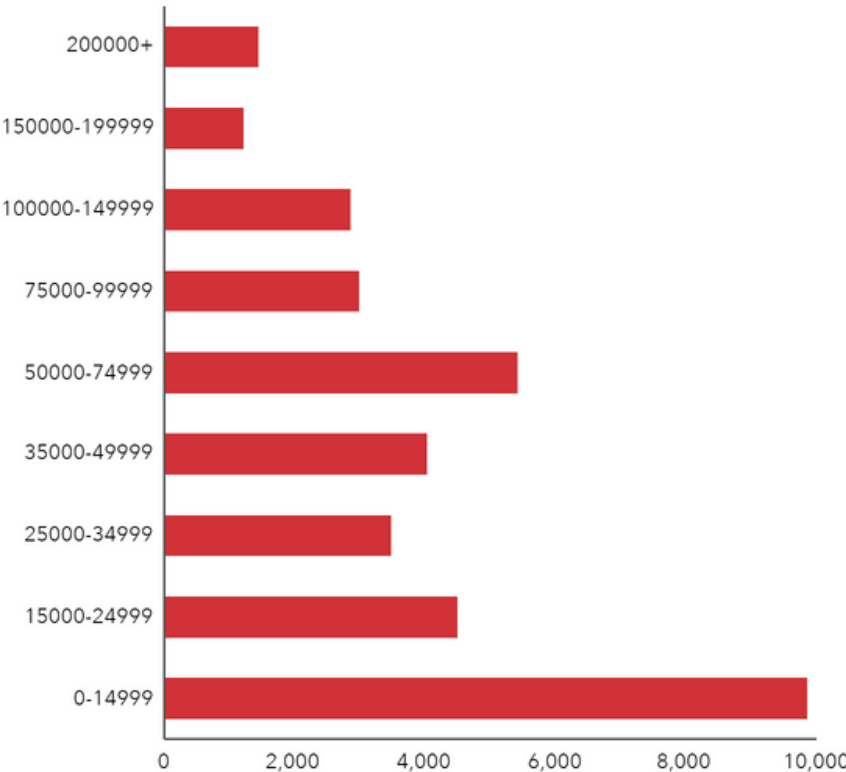
Per Capita Income



\$14,329

Median Net Worth

## HOUSEHOLD INCOME (\$)







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## FOR LEASING INQUIRIES

### Chris Ross

[cross@latterblum.com](mailto:cross@latterblum.com)

Off: 504.569.9333 | Cell: 504.352.1492

### **Latter & Blum**

430 Notre Dame Street

New Orleans, LA 70130

[latterblum.com](http://latterblum.com)

### Michael "Mike" Pittman II, CCIM

Director, Retail Advisory Services

[mike.pittman@cushwake.com](mailto:mike.pittman@cushwake.com)

Off: 346.396.4006 | Cell: 832.795.8613

### **CUSHMAN & WAKEFIELD**

1330 Post Oak Boulevard, Suite 2700

Houston, TX 77056

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)