

3226 Magazine Street
New Orleans, LA 70115

TALBOT
REALTY GROUP

AVAILABLE FOR SUBLEASE



Fully Equipped Magazine Street Restaurant

This two-story restaurant located at 3226 Magazine Street in New Orleans is available for sublease. Features include a large fully equipped kitchen with large walk in coolers; two functional ventilation hood systems; two fully equipped bars, one on each floor; balcony seating; and furniture and equipment are included in the sublease price. The restaurant was renovated in 2024.

LOCATION: 3226 Magazine Street
New Orleans, LA 70115
(corner of Pleasant St.)

SQUARE FOOTAGE: 8,870 Square Feet

BASE RENTAL RATE: \$21.12 Per Square Foot, Per Year, NNN
The approximate NNN charges are \$5.89 per square foot, per year.

SUBLEASE TERM: The existing lease term expires October 31, 2029, however, the tenant has 4- 5 year renewal options.

ZONING: HU-B1 Historic Urban Neighborhood District
<https://czo.nola.gov/article-10/>

All showings are by appointment only.



FOR MORE INFORMATION CONTACT:

MICHAEL P. POU

(504) 525-9763

mpou@talbot-realty.com

BOBBY TALBOT, CCIM

(504) 525-9763

btalbot@talbot-realty.com

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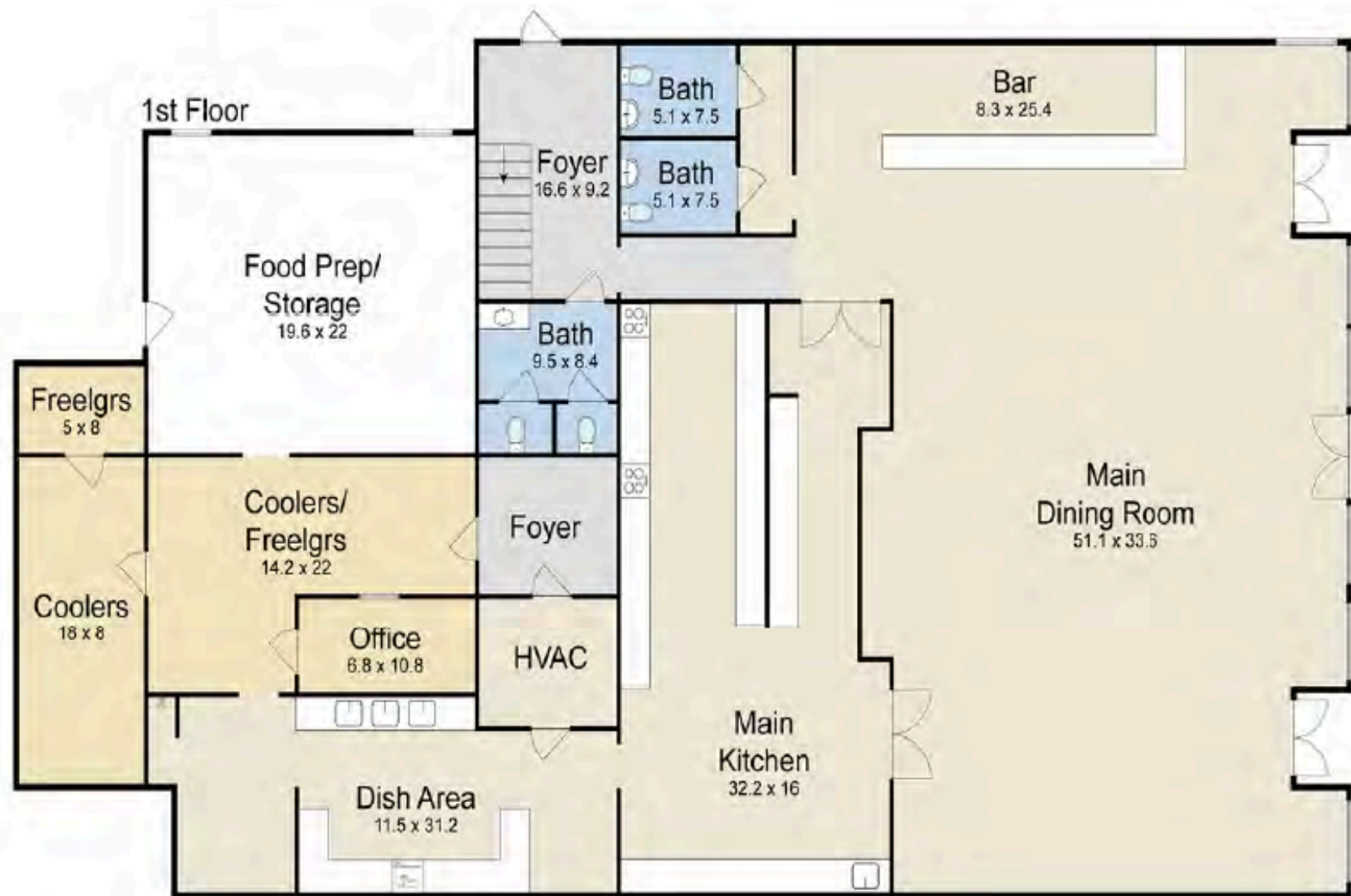


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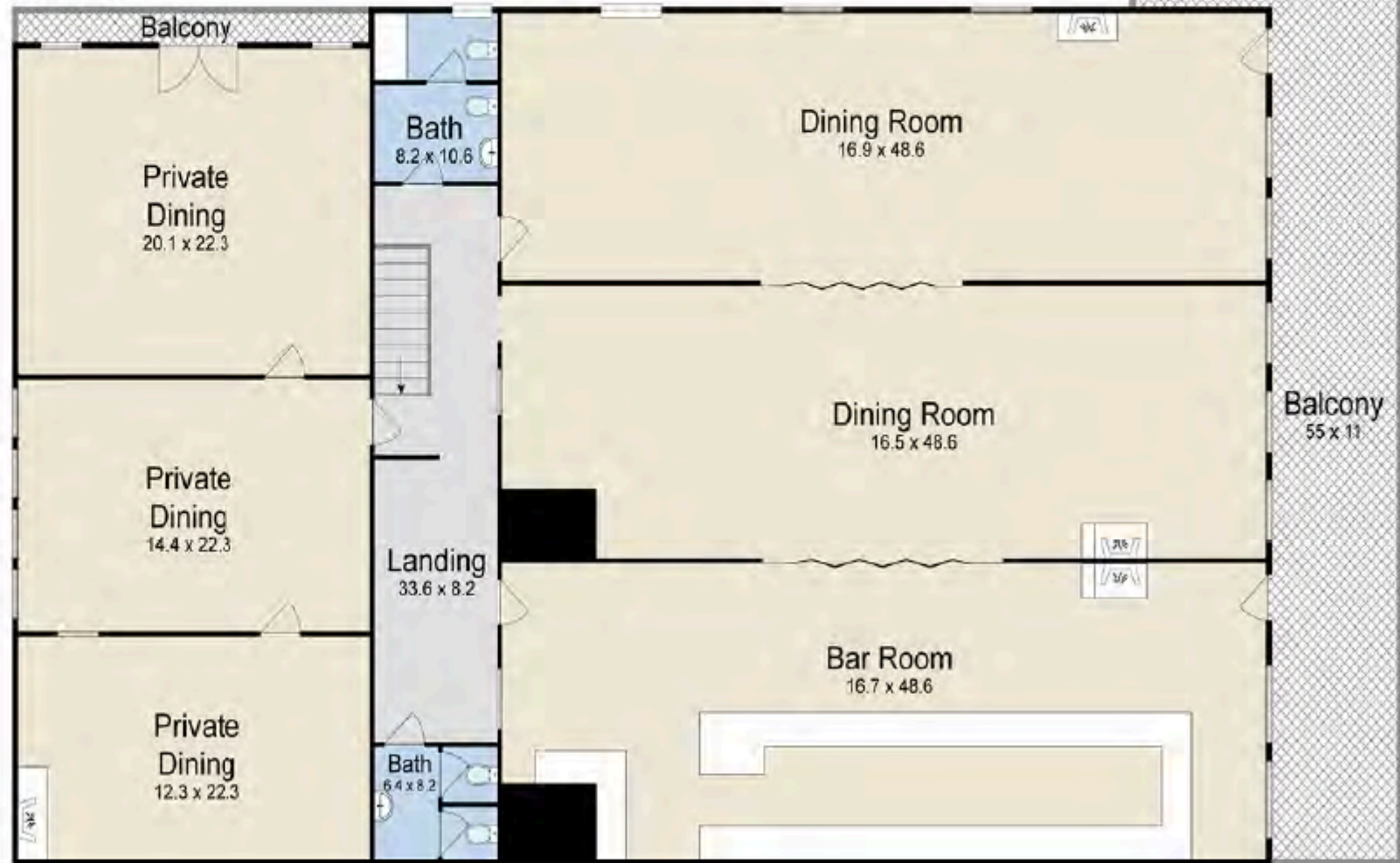




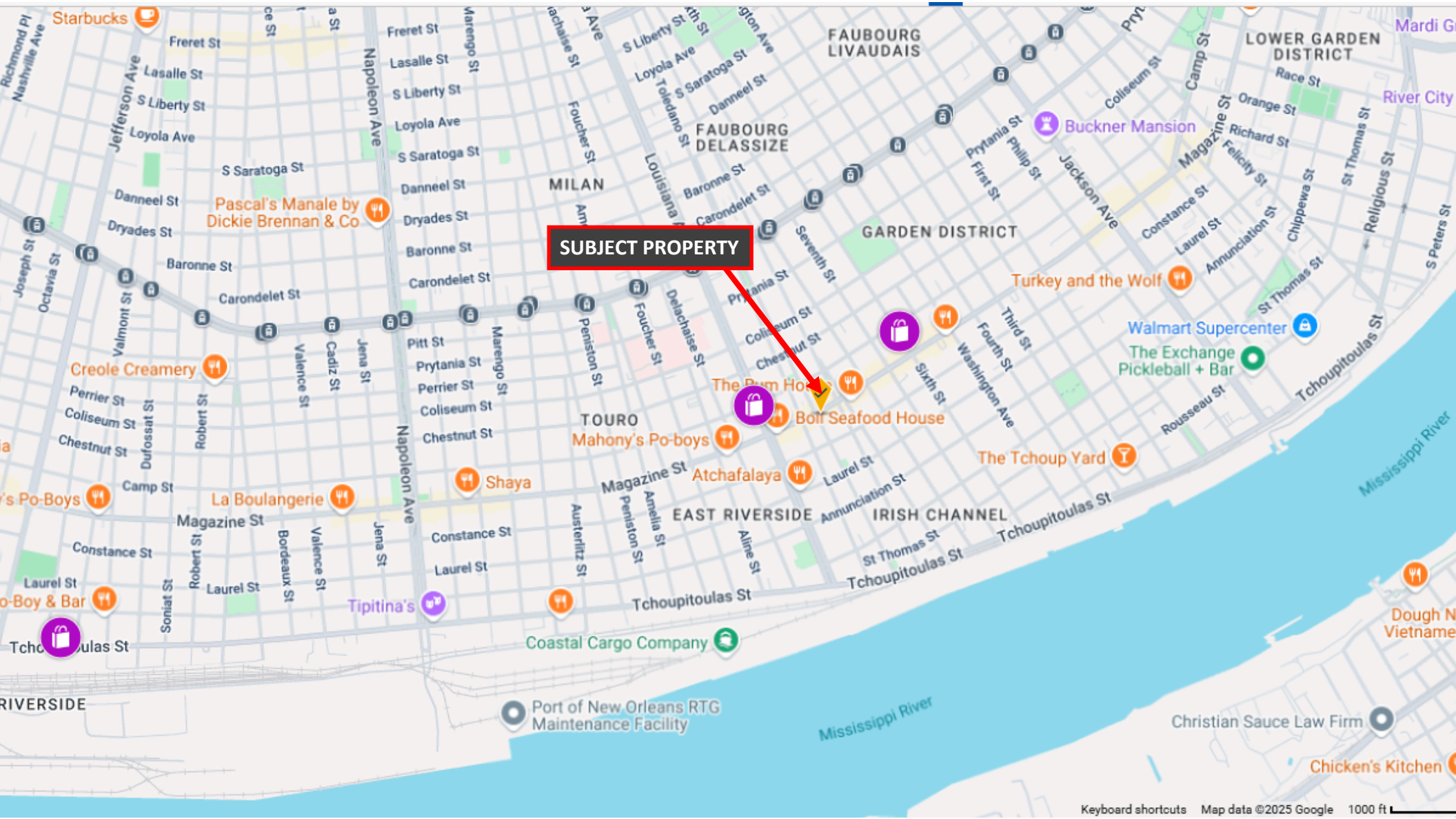


FLOOR PLAN (FIRST FLOOR)

2nd Floor



FLOOR PLAN (SECOND FLOOR)





Demographics

Population

	1 mile	3 miles	5 miles
2020 Population	22,876	150,414	363,177
2024 Population	22,633	150,735	354,298
2029 Population Projection	21,926	146,440	342,350
Annual Growth 2020-2024	-0.3%	0.1%	-0.6%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.7%
Median Age	41.4	39	39.8
Bachelor's Degree or Higher	50%	41%	32%
U.S. Armed Forces	46	384	876

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$105,285	\$86,587	\$75,820
Median Household Income	\$67,548	\$54,853	\$50,483
< \$25,000	2,346	19,869	45,369
\$25,000 - 50,000	1,830	11,946	31,411
\$50,000 - 75,000	2,260	10,942	26,291
\$75,000 - 100,000	1,030	5,704	14,007
\$100,000 - 125,000	822	4,824	10,542
\$125,000 - 150,000	741	3,472	7,435
\$150,000 - 200,000	996	4,138	8,421
\$200,000+	1,772	7,538	11,260

Demographics

Consumer Spending

