

# Memor

821 TCHOUPITOULAS ST  
NEW ORLEANS, LA

GROUND FLOOR  
RETAIL OPPORTUNITY

# stirling

stirling  
RETAIL  
FOR LEASE  
LAUREN RYAN  
504-420-8124  
CARY PROTIN  
504-420-8124  
400 SF



## GROUND FLOOR RETAIL SPACE FOR LEASE

### AVAILABLE

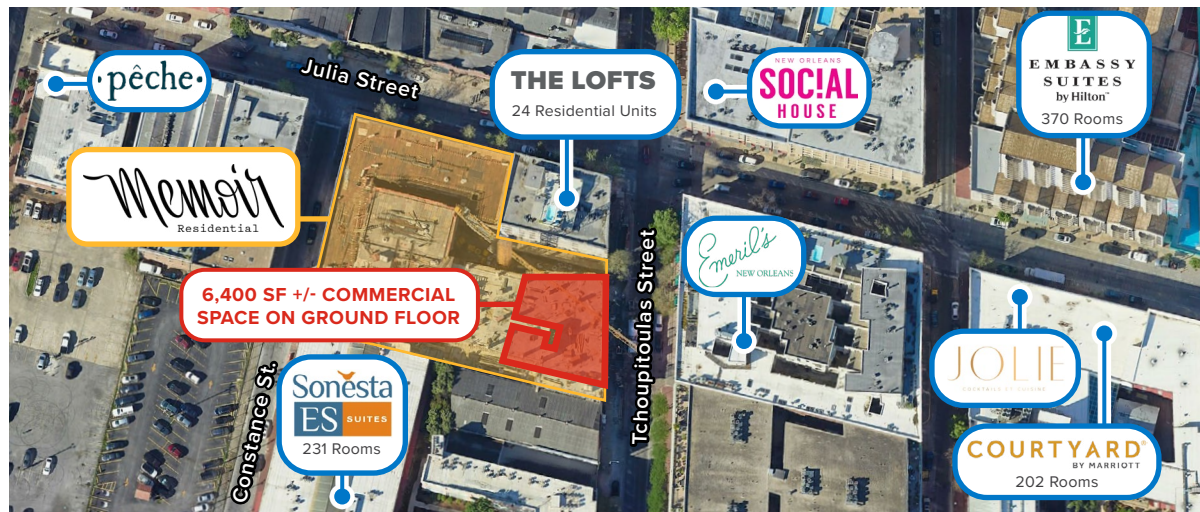
- 6,400 SF +/- Commercial Space on Ground Floor

### PROPERTY OVERVIEW

821 Tchoupitoulas Street offers a one-of-a-kind, brand-new street retail opportunity situated in the heart of New Orleans' Warehouse Arts District. This 6,400 SF +/- commercial suite provides an open floor plan for tenant customization, which boasts a generous ceiling height of 20 feet and ample natural light along the 76 feet of floor-to-ceiling windows fronting Tchoupitoulas Street. The suite also features exterior window exposure to an adjacent private courtyard, which services the neighboring residential & social club members.

The commercial suite also serves as a connected amenity to the recently redeveloped Memoir residential project, whose building has undergone extensive renovations and additions converting the adaptive reuse of the charming Louisiana Children's Museum. The project is strategically located along Julia & Tchoupitoulas Streets, surrounded by award winning restaurants and galleries. In addition to the affiliated Memoir Residential units, the development also features a membership-based social club, called "Common House," which is an inclusive space to dine, work & connect.

The project is centrally located in the Downtown market and is within walking distance to the Ernest N. Morial Convention Center, the famed French Quarter, the acclaimed World War II Museum, as well as the sports & entertainment district. This is an incredible opportunity for a specialized grocer, merchant or gallerist to join this iconic location in a beautifully reimagined project & storied neighborhood.





# Memoir

Residential

## HISTORY AND OVERVIEW

The dual components of the project, referred to as Memoir and Common House, are located on Julia Street in the New Orleans' storied Warehouse District. The structure dates to the 1840s as a private home, later serving as a warehouse operated by the Port of New Orleans. The Louisiana Children's Museum occupied the site in 1986, but moved out in 2019 to a new campus in City Park.

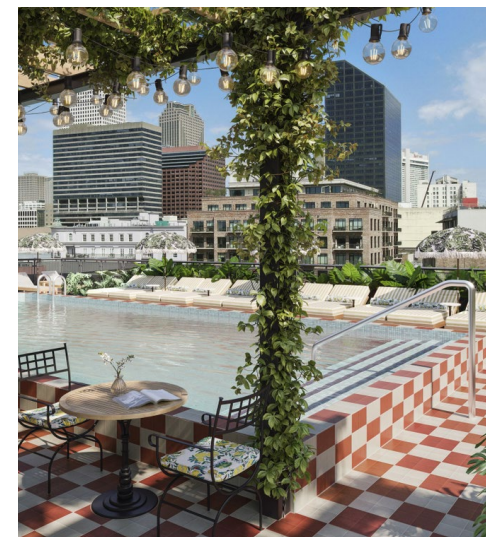
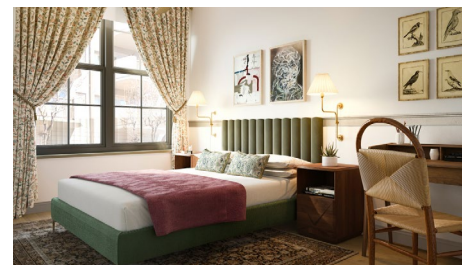
Memoir is a part of the significant adaptive reuse, restoration, and renovation of the historic warehouse. Renovation and construction began in 2023 for a multistory building that will have 43 hotel rooms on the second floor and 70 luxury apartment units on its upper floors. The urban oasis includes a 24-hour concierge, a rooftop bar and lounge, rooftop pool deck with daybeds and panoramic views, and a 24/7 fitness studio with state-of-the-art equipment and Pelotons. All Memoir residents receive a complimentary membership to Common House New Orleans.

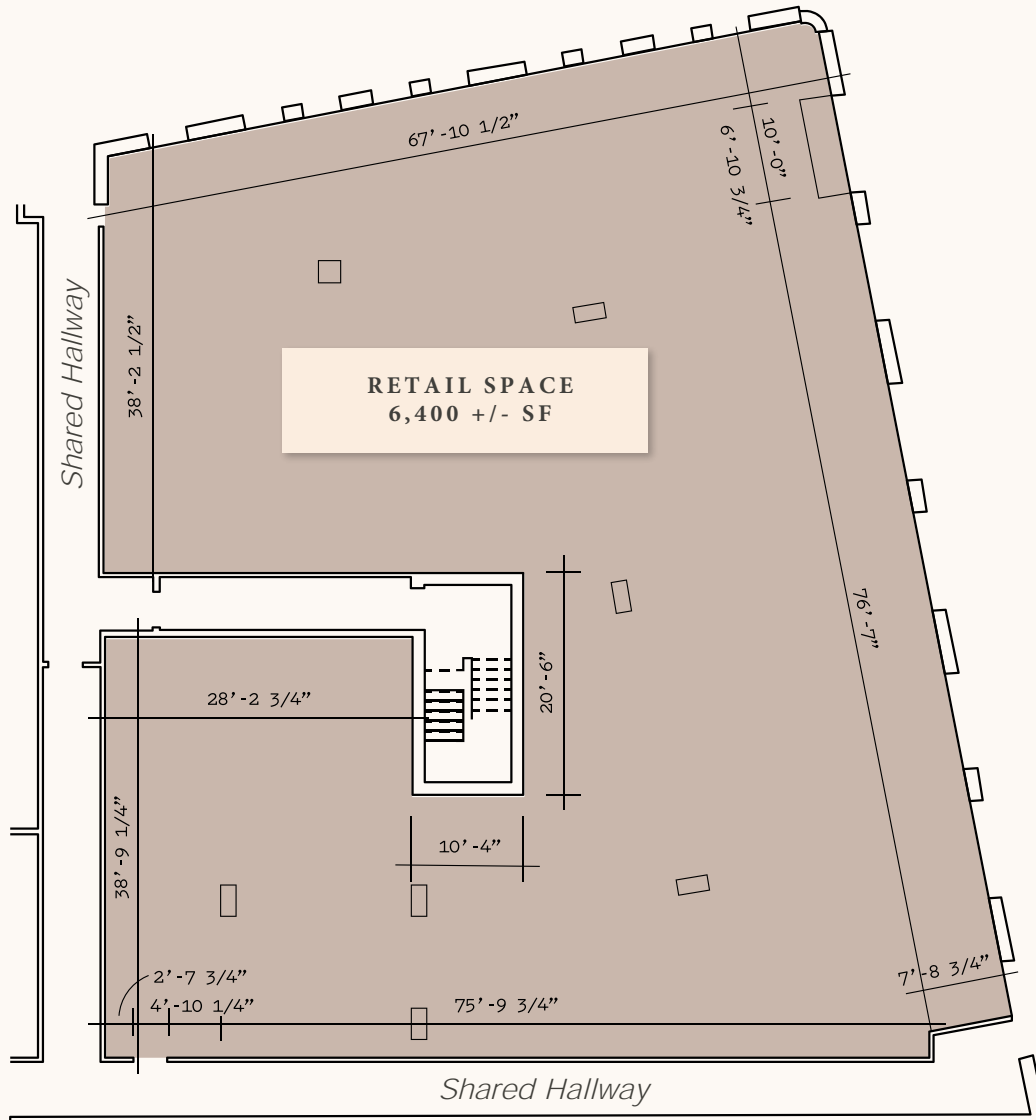
## COMMON HOUSE NEW ORLEANS

Located in the former Louisiana Children's Museum at 420 Julia Street, Common House New Orleans will bring a membership-based social club to the area complete with a restaurant and bar, open co-working space, social hall/lounge, rooftop pool, fitness center, courtyard, conference rooms, and event space.

## AMENITIES

- 24-Hour On-Site Concierge
- Valet Parking Available
- Premium Apartment Finishes
- Lobby Living Room with Custom Finishes
- 24/7 Fitness Center
- Some Units Fully Furnished
- Bicycle Garage
- Rooftop Pool with Panoramic City Views
- Walkable Neighborhood
- Pet Wash Station
- Controlled Access Building
- Easy Access to the French Quarter and Magazine Street
- Fiber Community
- Keyless Home Entry





### SPACE DETAILS

TCHOUPITOULAS ST. BETWEEN JULIA  
AND ST JOSEPH ST., WB

APPROXIMATE SIZE	6,400 SF - Divisible
CEILING HEIGHT	20'
FRONTAGE	76' on Tchoupitoulas St.
SITE STATUS	New Construction

- Located at base of Common House and Memoir Residential
- Surrounded by world class culinary destinations
- Galleries and non-cooking food use/grocery market preferred



COVER

SUMMARY

MEMOIR  
OVERVIEW

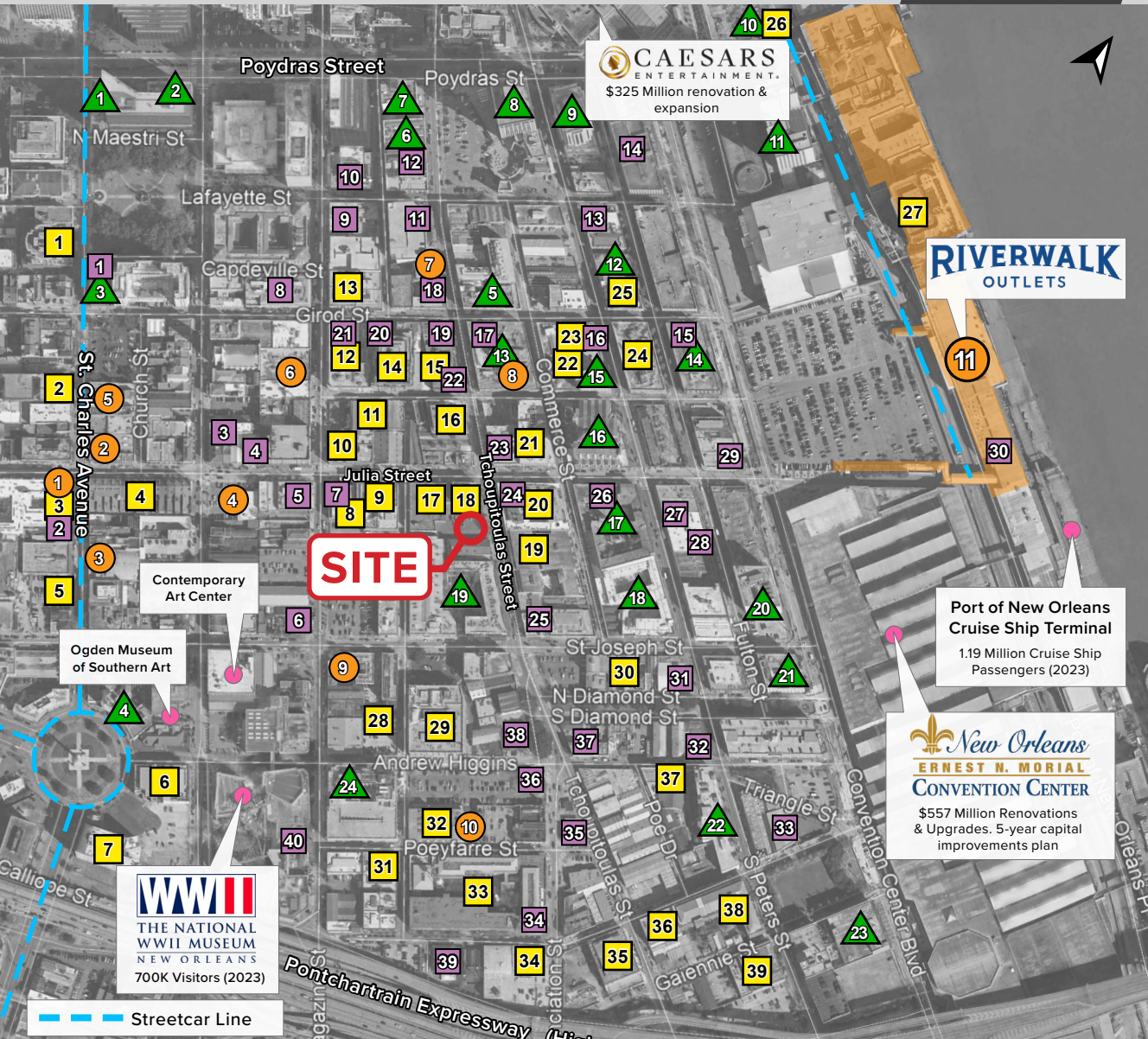
FLOOR  
PLAN

KEY TRADE  
AREA

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## 1 RESTAURANTS / BARS

- Desi Vega's Steakhouse
- True Food Kitchen & Main Squeeze Juice Co.
- Rebellion Bar & Urban Kitchen
- Café Carmo
- Boulevard (Proposed)
- Flamingo-A-Go-Go
- Pêche Seafood Grill
- Espíritu
- Gyu-Kaku Japanese BBQ
- Green To Go & Subway
- Mister Oso
- Compère Lapin
- Ernest Cafe & Après Lounge
- Gordon Biersch, Ruth's Chris Steak House, Manning's, Grand Isle Restaurant, & Fulton Alley
- Fulton St. Bistro & Bar
- Briquette
- Legacy Kitchen & W.I.N.O.
- St. James Cheese Company
- Lucy's Retired Surfers Bar
- Meril
- Gianna
- The District Lounge
- NOSH & Tommy's Cuisine
- Emeril's
- La Boca
- Jolie New Orleans
- Republic NOLA, Red Eye Grill, Rock-N-Taco
- Galliano's, Rock-n-Sake Bar & Sushi, & Restaurant Rebirth
- Mulate's
- Riverwalk Outlets - Rock 'N Roll Sushi, Raising Cane's, Villa Italian Kitchen, Mr. Shimp, Smoothie King
- The Howlin' Wolf
- The Corporation Bar & Grill
- The Sugar Mill
- Plates Restaurant & Bar
- Annunciation
- Taqueria La Lucha
- Cochon Butcher & Restaurant
- Ugly Dog Saloon & BBQ
- The Rusty Nail
- The American Sector & Jeri Nims Soda Shop

## 1 SELECT RETAIL / SERVICES

- Iron Tribe Fitness, Bearcat Baked
- Aunt Sally's Pralines
- New Orleans Advocate Office & PJ's Coffee
- Firestone Complete Auto Care
- Hotworx
- Bittersweet Bakery & NOLA Glass Works
- Nova Espresso
- Nesbit's Julia Street Market
- Ochsner Urgent Care
- Nesbit's Poeyfarre Street Market
- Riverwalk Outlets - Nordstrom Rack, Gap, Chico's, Guess, Le Creuset, LOFT, Steve Madden, New Balance, Skechers, Tommy Hilfiger, Tommy Bahama, US Polo Ralph Lauren, Cafe Du Monde, and many more!

## 1 RESIDENTIAL - 2,392 UNITS

- 625 St. Charles 39 Units
- 731 St. Charles 67 Units
- The Julia at St. Charles 197 Units
- Faubourg Townhomes 13 Units
- Two Saints 65 Units (Planned)
- 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
- The Kalorama 90 Units
- 640 Magazine 35 Units
- 425 Notre Dame Condos 47 Units
- 711 Tchoupitoulas Condos 20 Units
- Whitney & Sloo Lofts 27 Units
- Memoir Residential TBA Units (Planned)
- 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 (U.C.) 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) 84 Units
- Lensfield Lofts 29 Units
- Mills Row Condos 31 Units
- Gotham Lofts 25 Units
- Federal Fiber Mills 132 Units
- The Bakery 66 Units

## 1 HOTELS - 6,432 ROOMS

- The Blake Hotel 122 Rooms
- The Whitney Hotel 93 Rooms
- Lafayette Hotel 44 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
- The Mercantile Hotel 90 Rooms
- Embassy Suites 370 Rooms
- Courtyard by Marriott 202 Rooms
- SpringHill Suites by Marriott 208 Rooms
- Sonesta ES 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



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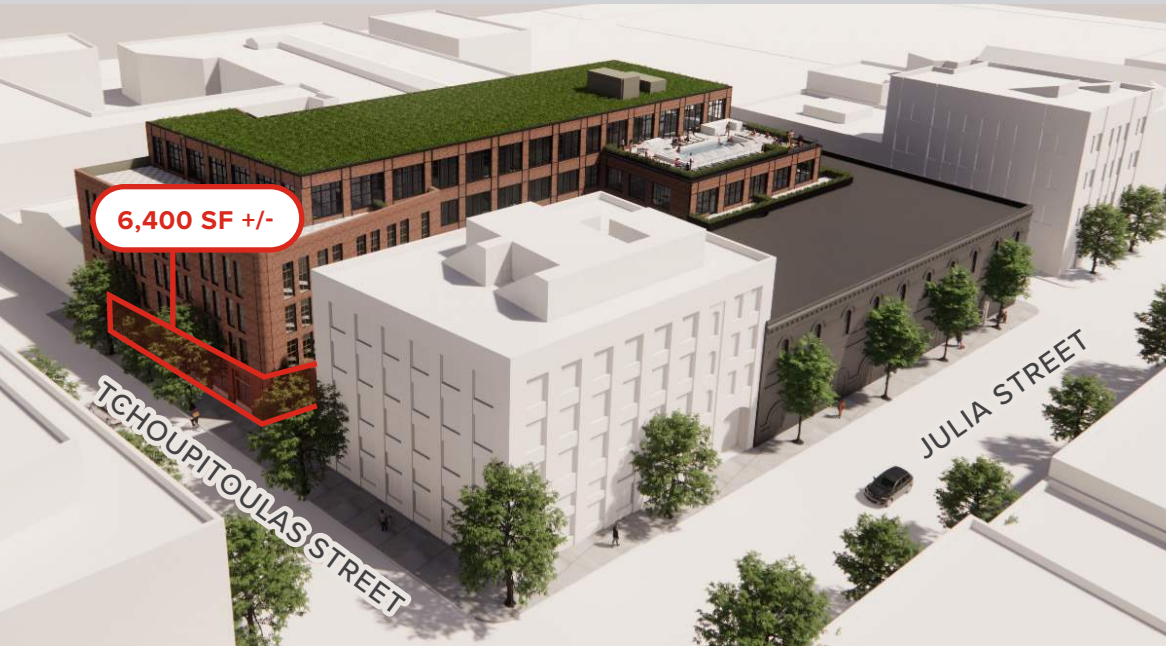
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## DOWNTOWN NEW ORLEANS

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 rooms 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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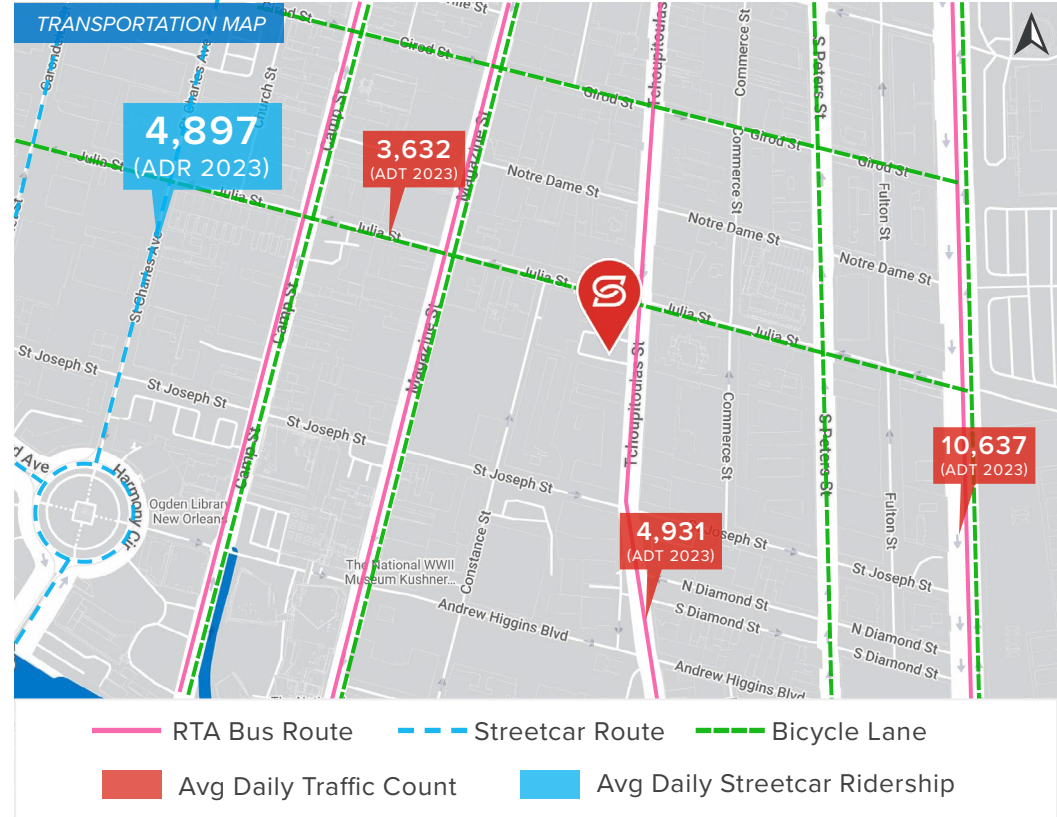
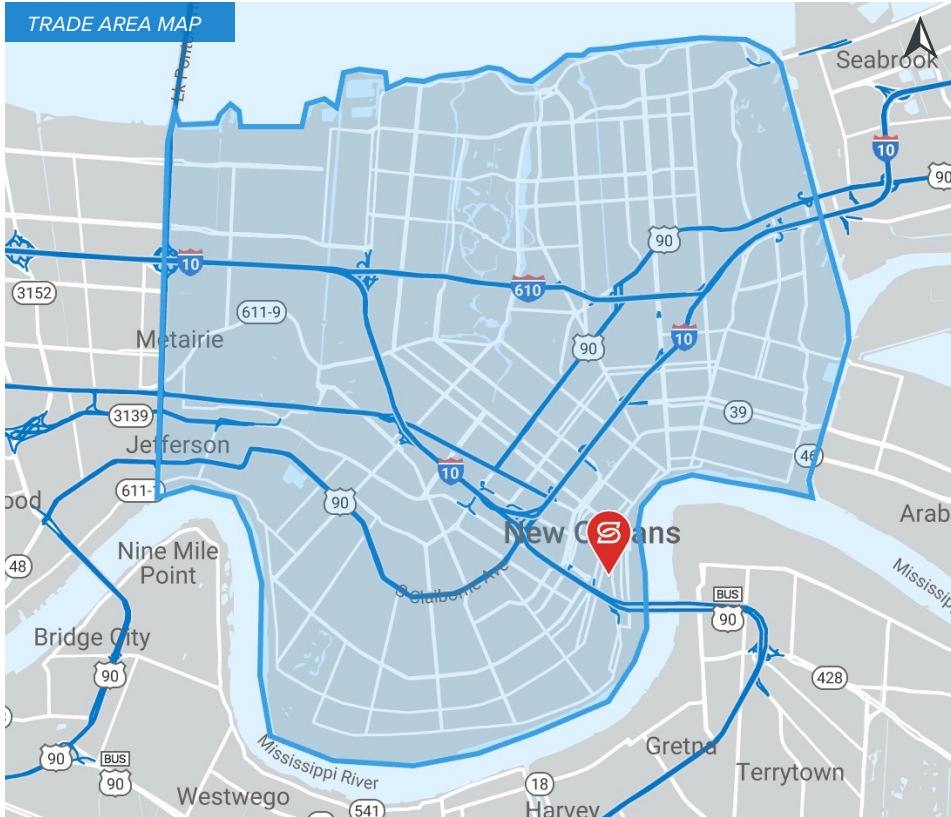
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### 2024 TRADE AREA DEMOGRAPHICS



280,176

POPULATION



\$99,531

AVG. HH  
INCOME



133,377

HOUSEHOLDS



38.5

MEDIAN  
AGE