stirling

MELISSA S. WARREN, CCIM
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PRIME RETAIL BUILDING
FOR LEASE

2669 Canal Street, New Orleans, LA

FOR LEASE

AVAILABLE

- Approx. 10,043 SF of ground floor retail space (88' x 114'). Additional mezzanine of +/- 3,300 SF, temperature controlled.
- Land Area: +/- 33,009 sq. ft.
- Parking +/- 36 Spaces plus 3 ADA Spaces

LEASE RATE

- $25/sq. ft. NNN

ZONING

- HU – MU
  Historic Urban Mixed-Use

PROPERTY DESCRIPTION

Formerly home to La Morenita Market and a Rite Aid drugstore, this approximately 10,043 SF retail building, built in 2005, sits on a signalized hard corner with excellent visibility and easy access from Canal Street and N. Broad Street. The fully sprinklered property features 3-phase power and on-site parking for ±36 vehicles plus 3 ADA spaces. Located directly on the Canal Streetcar line, the site is surrounded by major traffic drivers including the VA Hospital, University Medical Center, Whole Foods Market, and the Regional Transit Authority headquarters.

LOCATION

High traffic, prominent, signalized hard corner of North Broad Street and Canal Street. Conveniently located on the way home side from the Downtown/CBD to Bio Medical District/Mid-City.

TRAFFIC (ADT 2025)

- On N. Broad Street: 21,998
- On Canal Street: 18,498

STREETCAR (ADR 2025)

- Canal Streetcar Line:
  3,818 Riders Per Day





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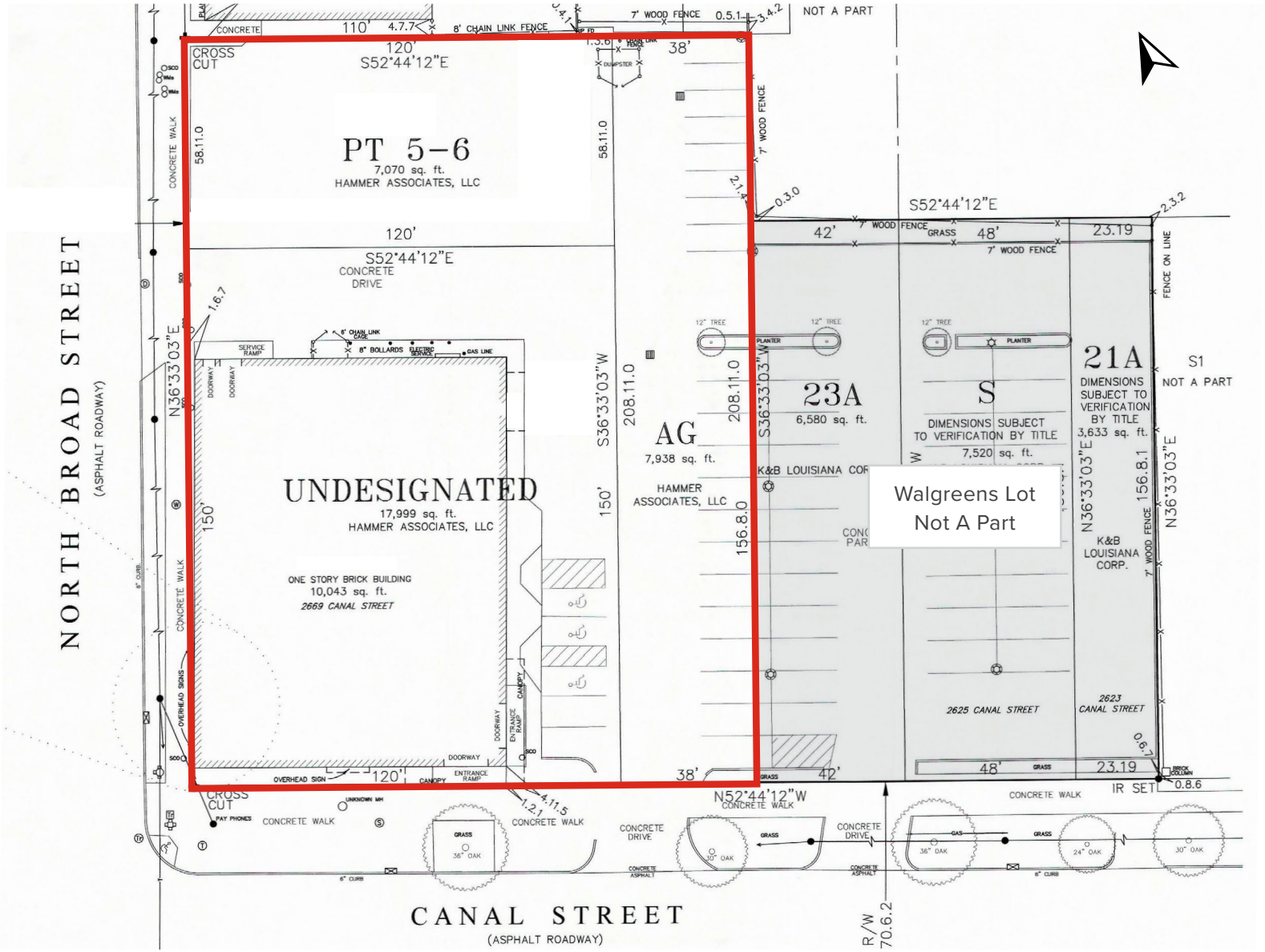

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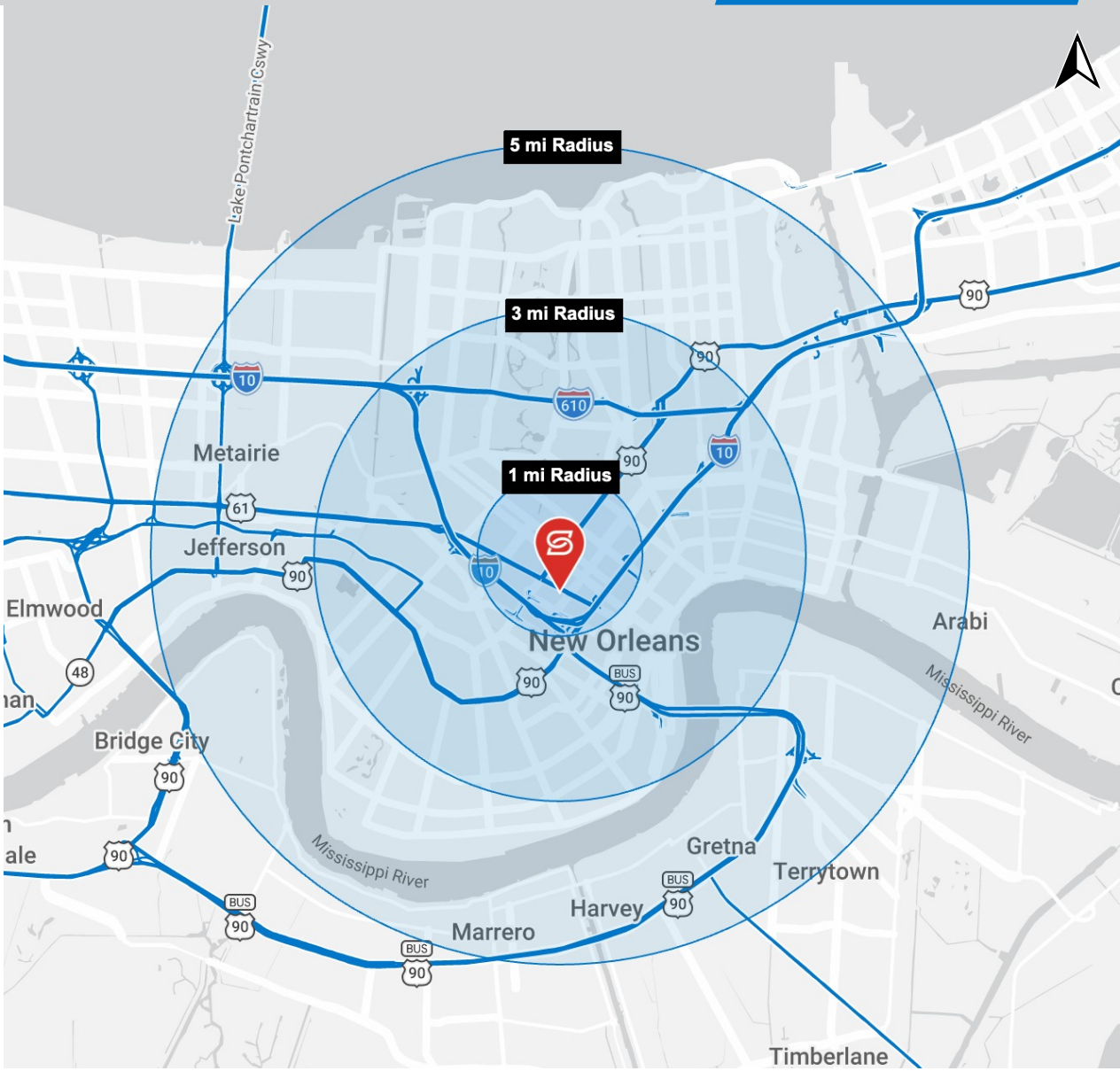
2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	23,951	180,527	351,319
AVG. HH INCOME	$81,967	$102,253	$107,249
HOUSEHOLDS	11,339	88,470	164,726



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