



631 Toulouse Street

New Orleans, Louisiana

- ✓ French Quarter mixed-use investment property near corner of Royal St & Toulouse St
- ✓ Multi-unit complex consisting of one commercial space and five apartments
- ✓ Two separate three-story buildings with private courtyard
- ✓ 5,655 square feet of improvements on a 3,354 square foot parcel
- ✓ 83% current occupancy with strong performing commercial retail tenant in place

\$2,750,000

OFFERING PRICE

Listing Contacts

Exclusively listed for sale by:

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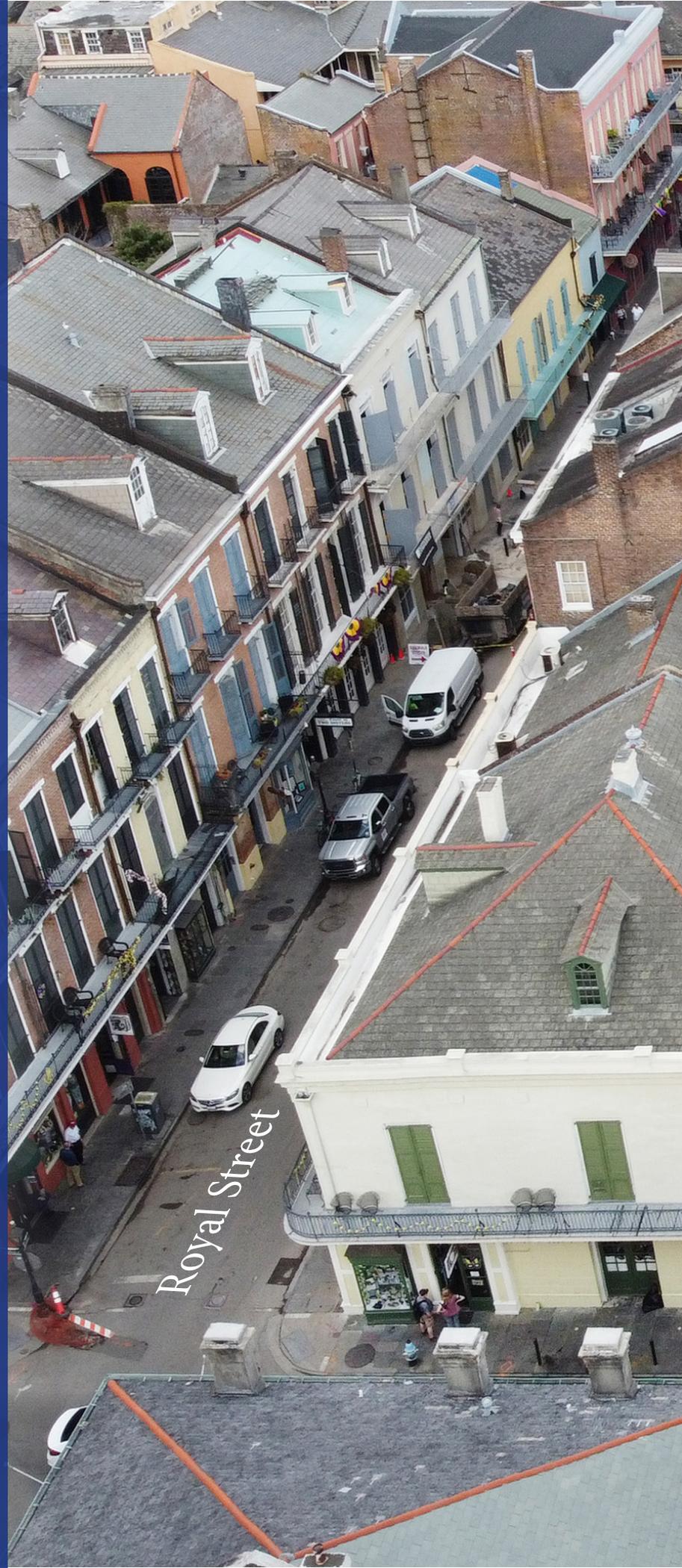
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Agent Notes

Please do not tour the property without a listing broker being present and DO NOT DISTURB the current tenants. Contact listing brokers for financials / rent rolls. Please call / email listing brokers to schedule appointments and allow 24-hour minimum notice for all showings. Only vacant units will be shown during initial tours and all units will be made available for touring once under contract. All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning and Intended Use are to be verified by the purchaser.



631 Toulouse Street



Executive Summary

631 Toulouse Street

Outstanding French Quarter mixed-use investment property near the hard corner of Toulouse & Royal

Located at 631 Toulouse St, this multi-unit complex offers ±5,655 SF of net rentable area (±7,502.6 SF of total area) consisting of one commercial unit and five apartments all sited on a ±3,354 SF parcel.

The subject property consists of two buildings separated by French courtyard: a three-story building fronting Toulouse St, and a three-story building at the rear of the subject site. The front building consists of a ±1,250.5 SF, ground-level commercial/retail space (recently leased) with two apartments occupying the 2nd and 3rd floors. The front building's two upper floors contain ±1,972.5 SF each with a net rentable area of ±1,436.7 SF and ±1,442.3 SF for each apartment respectively.

The rear building contains three, ±508.5 SF apartments, one on each floor. The improvements are of brick and masonry construction, approximately 190 years old, and the property is zoned

\$2,750,000

OFFERING PRICE

5

APARTMENT
UNITS

1

COMMERCIAL
RETAIL UNIT

±1,250 SF

UNIT A - COMMERCIAL
RETAIL UNIT

±508 SF

UNIT D - RESIDENTIAL
STUDIO, 1 BATH

5,655

COMBINED
SQUARE FEET

83%

OCCUPANCY

±1,437 SF

UNIT B - RESIDENTIAL
1 BED, 1 BATH

±508 SF

UNIT E - RESIDENTIAL
STUDIO, 1 BATH

1834

YEAR BUILT
(EST)

VCC-2

ZONING

±1,442 SF

UNIT C - RESIDENTIAL
1 BED, 1 BATH

±508 SF

UNIT F - RESIDENTIAL
STUDIO, 1 BATH



UNIT B APARTMENT



RETAIL FRONTAGE



UNIT A RETAIL SPACE



UNIT D STUDIO APARTMENT



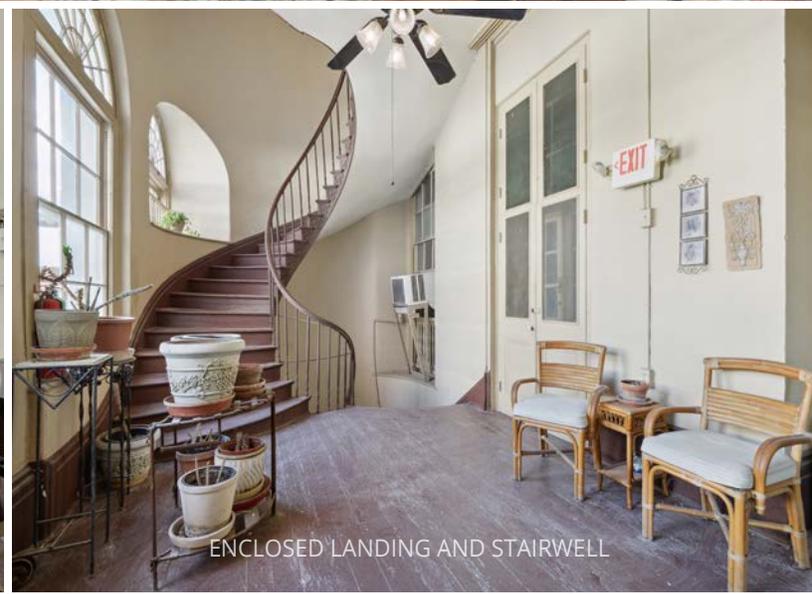
COURTYARD SPACE



UNIT B APARTMENT



UNIT C APARTMENT



ENCLOSED LANDING AND STAIRWELL



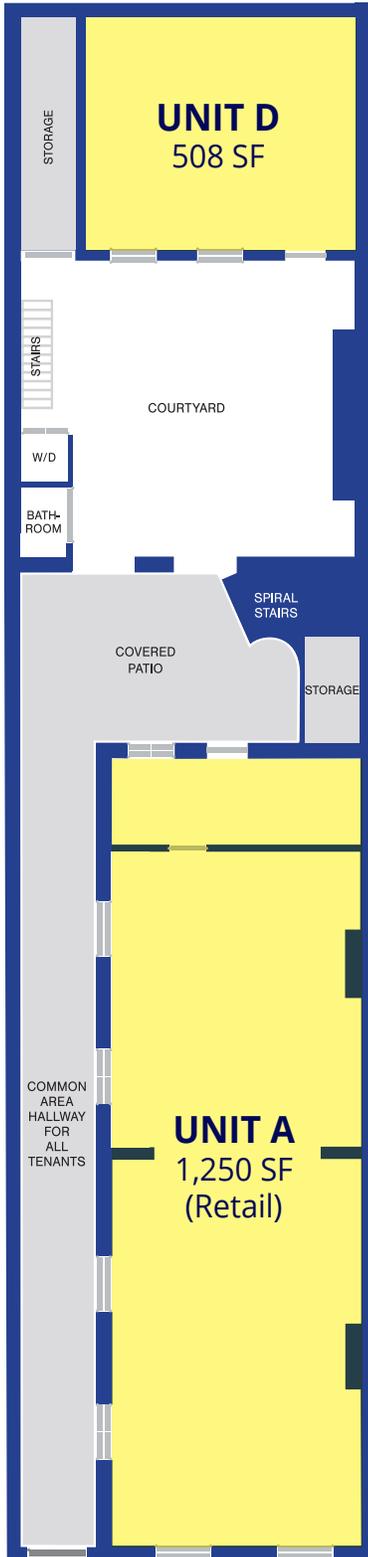
UPDATED BATHROOM



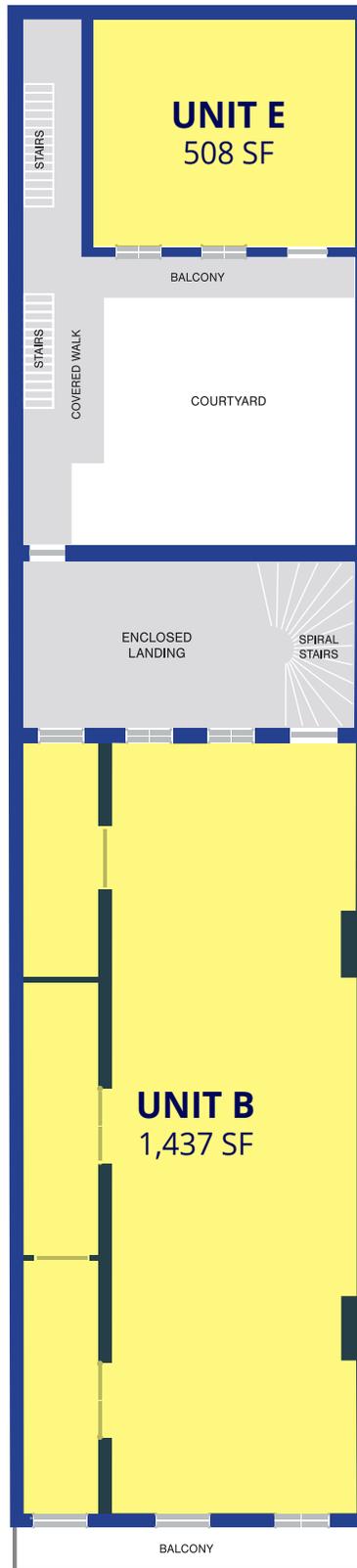
FRENCH COURTYARD

Floor Plans

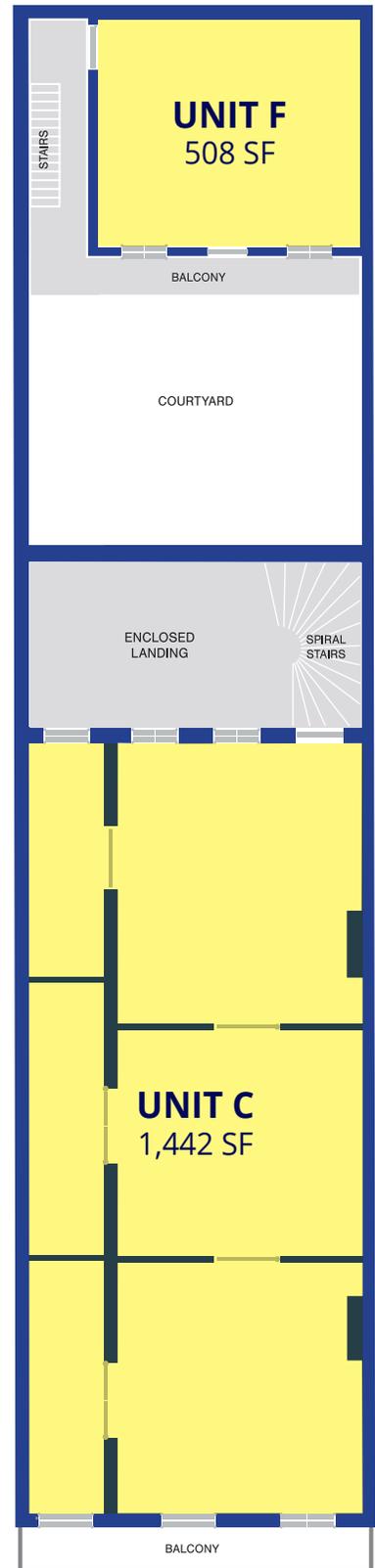
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



Toulouse Street

Commercial Retail Tenant: **Tijon New Orleans** *Custom perfumery and fragrance lab experiences*



Tijon originated on the island of St. Martin in the French Caribbean where it retains its original location in Grand Case, along with a location in Charleston, S.C. Tijon has taken the best practices of the perfumeries of Grasse, France and placed a tropical orientation attainable for all to participate, learn and enjoy.

Tijon New Orleans opened November 3, 2022 at 631 Toulouse Street, offering signature perfume scents and their popular Create Your Own Perfume / Cologne classes. A signature offering of Tijon, the classes present guests the opportunity to create and brand their own personal fragrance. Participants wear a lab coat, receive a workbook and detailed in-person instruction. They choose from over 300 oils mixing the base, middle and top notes into their own bespoke scent.

Three perfume making experiences are offered: One is an extensive 3-hour class; one is a fun 60–90-minute experience where the guest mixes three perfume scents before bottling their favorite. For the time-constrained there is also a 20-minute introduction experience. Tijon retains each client's unique formulation allowing easy reordering of their custom scent as a perfume, cologne, lotion, crème, massage or body oil and home/linen mist.

Over 18,000 clients have created their custom perfume at Tijon to-date and the reviews have been overwhelmingly positive for the New Orleans location. TripAdvisor ranks Tijon NOLA #6 out of 61 recommended activities, with a perfect score of 5 out of 5 in reviews. Yelp rankings are also currently a perfect 5 out of 5. Google's reviews show a current ranking of 4.9 out of 5.0 from 124 reviews. Additional reviews can also be found on TikTok, Facebook, and Instagram.



TripAdvisor

#6 OF 61 "FUN & GAMES IN NEW ORLEANS"
PERFECT 5.0 RATING



4.9 / 5.0 RATING
BASED ON 124 REVIEWS



PERFECT 5.0 RATING



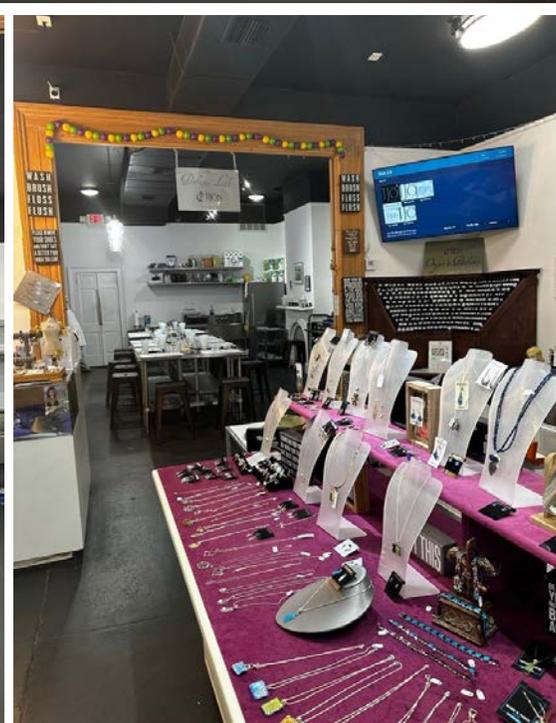
#TIJONNEWORLEANS



#TIJONPERFUMERIE



#TIJONNEWORLEANS



Heart of the French Quarter

Also known as the Vieux Carré, this is the oldest neighborhood in the city of New Orleans

After New Orleans (French: La Nouvelle-Orléans) was founded in 1718 by Jean-Baptiste Le Moyne de Bienville, the city developed around the Vieux Carré (“Old Square” in English), a central square. The district is more commonly called the French Quarter today, or simply “The Quarter,” related to changes in the city with American immigration after the 1803 Louisiana Purchase. Most of the extant historic buildings were constructed either in the late 18th century, during the city’s period of Spanish rule, or were built during the first half of the 19th century, after U.S. annexation and statehood.

Today, the French Quarter attracts an estimated 90% of the 18 million average annual visitors to the city. As a result, an estimated average of 5,323 pedestrians pass by the intersection of Royal St & Toulouse St daily. (based on annual daily average)



Recent New Orleans Awards and Honors

- New Orleans was named the No. 4 spot of the “Top 15 Cities in the United States” by Travel + Leisure, September 2021
- No. 4 most popular place to vacation in America by Newsweek, September 2021
- Time’s list of World’s Greatest Places 2021, Time Magazine, July 2021
- 2021’s 3rd best summer travel destination by personal finance outlet WalletHub, May 2021
- No.4 most popular destination in the US on the TripAdvisor Travelers’ Choice Awards, January 2021
- New Orleans & Company was awarded The Knot Best of Weddings 2021, November 2020
- Travel + Leisure named New Orleans the No.2 City in the United States in Travel + Leisure’s World’s Best Awards 2020
- New Orleans was named the “South’s Best Food City” by Southern Living, March 2020



Tremé

Marigny

The French Quarter

Downtown/CBD

The Mississippi River

5,323 pedestrian visits per day

Walk Score 98

Supreme Court

Walker's Paradise Score of 98
Source: WalkScore.com



Aerial Perspective

Located one block from St Louis Cathedral, Jackson Square, Bourbon Street, Royal Street galleries and much more



French Quarter Demographics

Based on ESRI data



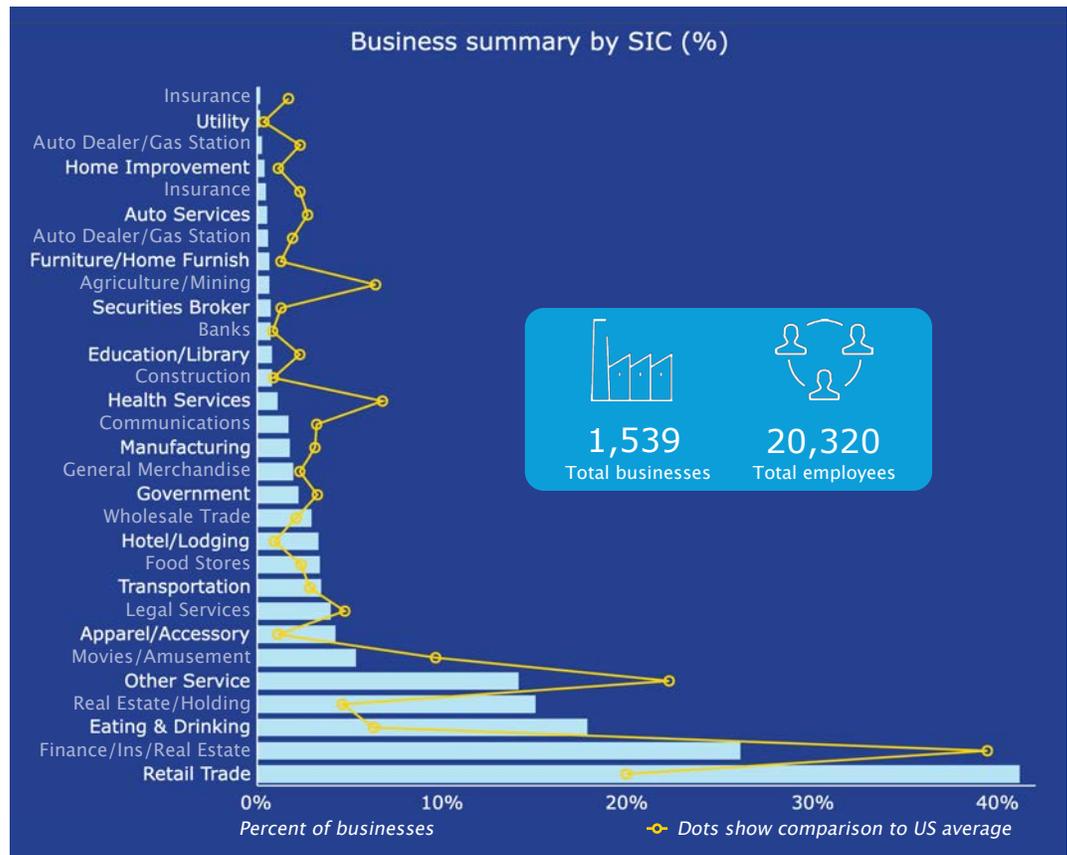
Median Household Income		Average Household Income		Per Capita Income	
\$77,006	\$91,391	127,270	152,603	\$88,617	\$109,705
Current Median HH Income	5 Yr Projected Median HH Income	Current Average HH Income	5 Yr Projected Avg HH Income	Current Per Capita Income	5 Year Projected Per Capita Income

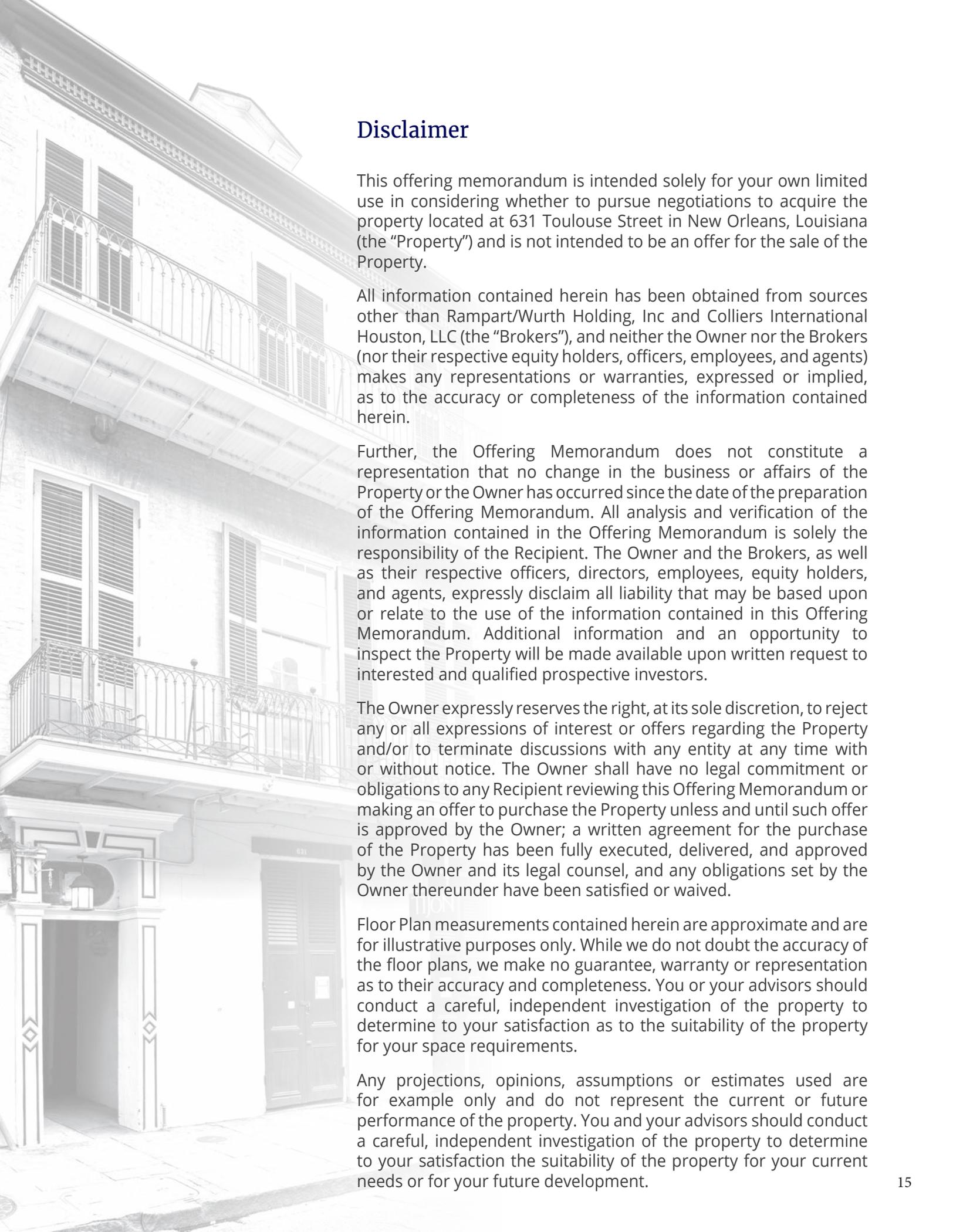
3,383	2,362	1.43	51.8	\$77,006	\$660,573	95
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index

4,603
2024 TOTAL HOUSING UNITS

7.1%
PROJECTED 5-YEAR INCREASE IN AVERAGE HOME VALUE

38,105
DAYTIME POPULATION PER SQ MILE





Disclaimer

This offering memorandum is intended solely for your own limited use in considering whether to pursue negotiations to acquire the property located at 631 Toulouse Street in New Orleans, Louisiana (the "Property") and is not intended to be an offer for the sale of the Property.

All information contained herein has been obtained from sources other than Rampart/Wurth Holding, Inc and Colliers International Houston, LLC (the "Brokers"), and neither the Owner nor the Brokers (nor their respective equity holders, officers, employees, and agents) makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein.

Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the Recipient. The Owner and the Brokers, as well as their respective officers, directors, employees, equity holders, and agents, expressly disclaim all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any Recipient reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by the Owner; a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any obligations set by the Owner thereunder have been satisfied or waived.

Floor Plan measurements contained herein are approximate and are for illustrative purposes only. While we do not doubt the accuracy of the floor plans, we make no guarantee, warranty or representation as to their accuracy and completeness. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your current needs or for your future development.

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