

GROUND FLOOR RETAIL SPACE FRENCH QUARTER

616 N. RAMPART ST
NEW ORLEANS, LA

stirling



COVER

SUMMARY

SUITE
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DOWNTOWN
PROJECTS

DRONE
PHOTOS

DEMOGRAPHICS

GROUND FLOOR COMMERCIAL SPACE FOR LEASE

AVAILABLE

- 1,250 SF

RENTAL RATE

- \$35.00 PSF, NNN

PROPERTY OVERVIEW

An exciting opportunity to lease a beautiful, second-generation ground floor retail suite in a newly developed mixed-used luxury building in the heart of the French Quarter. Currently operating as a nail salon, the retail suite is perfect for a service-oriented user, small cafe or office.

Completed in 2019, the Six18 House development offers a rare balance of modern elegance and historic charm. The property is situated on a burgeoning stretch of N. Rampart Street, blocks from Bourbon Street and famed Jackson Square. It also fronts the popular streetcar line and is across from notable Louis Armstrong Park, where dozens of festivals and community celebrations are hosted each year.

LOCATION HIGHLIGHTS

- Located in the historic French Quarter
- 3 Blocks from Bourbon Street
- 1 Block from Louis Armstrong Park and Congo Square, the location of many music and food festivals
- In 2024, over 19 million visitors came to New Orleans and spent \$10.4 billion.
- Located along the Rampart/St. Claude Streetcar line (7,600 average monthly riders)



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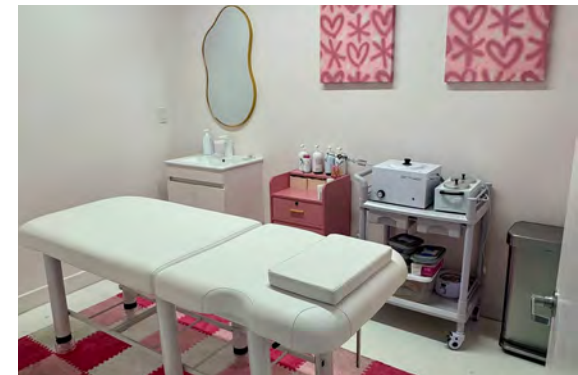
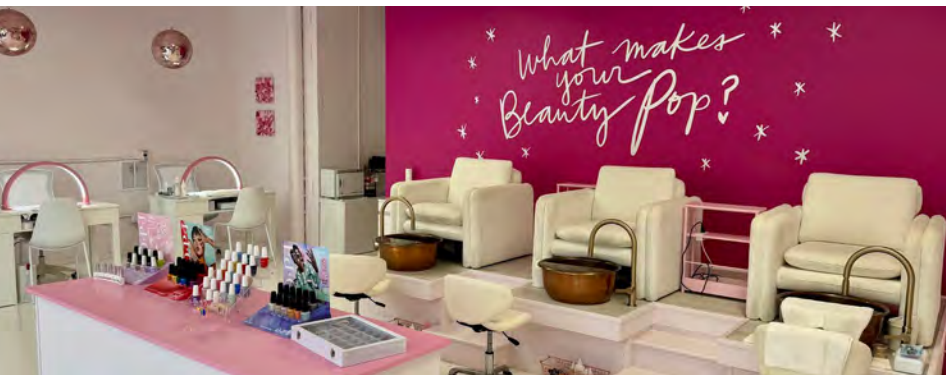
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GROUND FLOOR BUILDING PLAN



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DOWNTOWN NEW ORLEANS is 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

- Over 19 million New Orleans visitors in 2024 who spent \$10.4 billion
- Heart of a regional population of 1.2 million
- \$666+ million in Real Estate Development Pipeline
- Over \$7.6 Billion investments since 2005
- Largest employment center in Louisiana with 56,000+ jobs
- Top 3 Industries: Professional/Technical Services, Healthcare, and Hospitality/Food Service

DOWNTOWN ENTERTAINMENT & TOURISM

- 102 hotels with 22,700 hotel rooms with 1,100+ more rooms on the way
- 234 restaurants and sidewalk cafés
- Home to 9 museums, 20 art galleries and 11 entertainment venues

DOWNTOWN COMMERCIAL

- 8.9 million square feet of Class A office space
- 476 retail stores

DOWNTOWN RESIDENTIAL

- 6,600 residents
- 6,370 apartments and condos
- \$86,466 median household income of a Downtown resident
- 1.2 walkable square miles

Information from: Downtown Development District of New Orleans (2025), New Orleans & Co., & Regis SitesUSA



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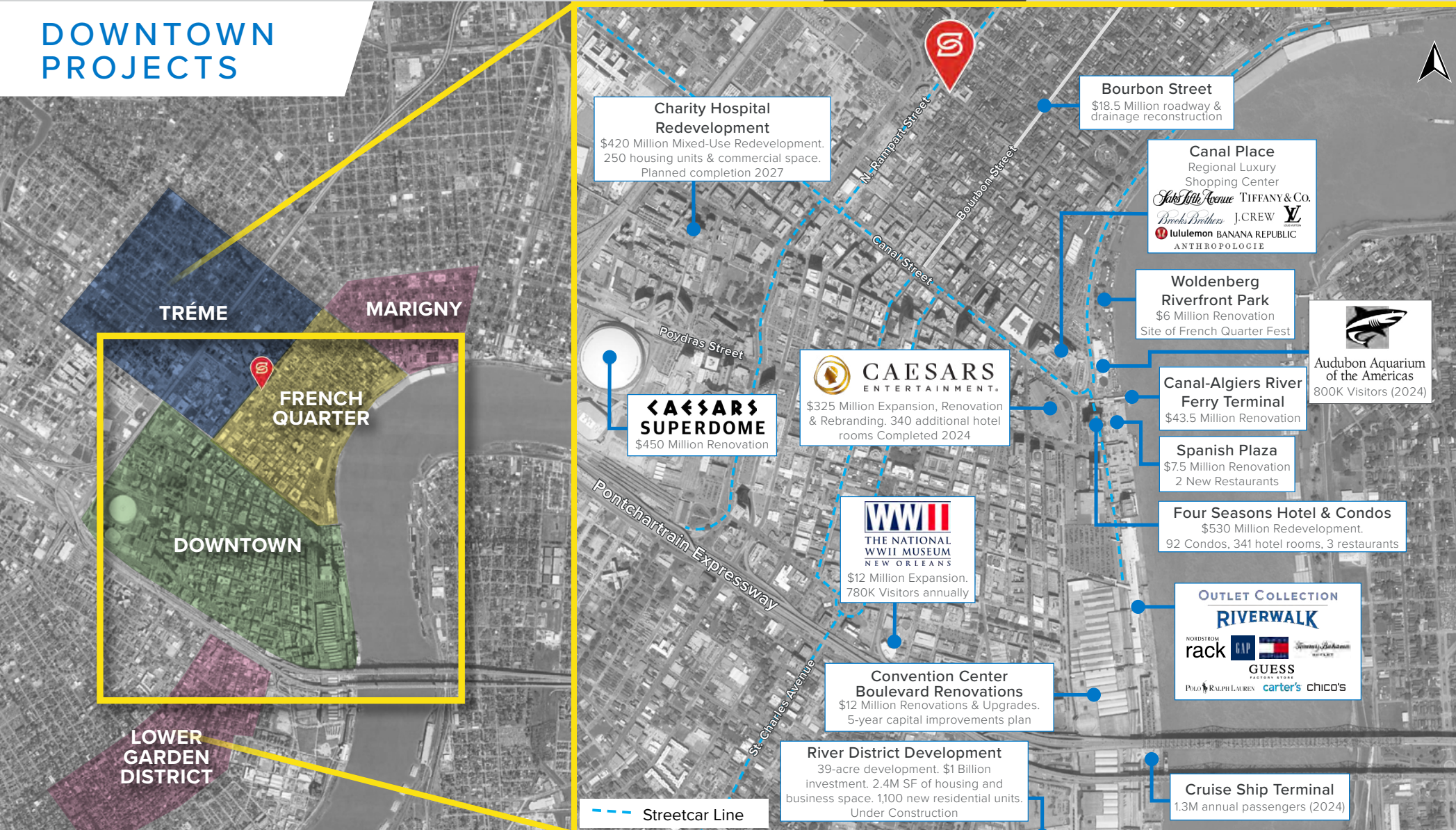
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DOWNTOWN PROJECTS



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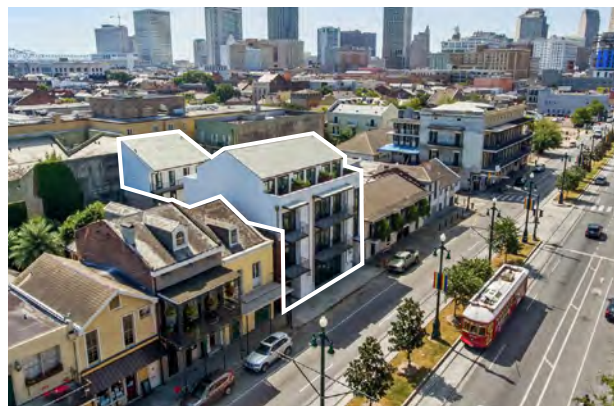
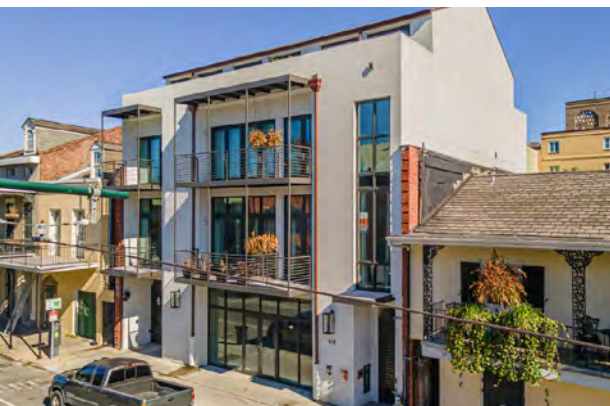
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2025 DEMOGRAPHICS

0.25 MILE

0.5 MILE

TRADE AREA



POPULATION

1,655

6,796

12,099



AVG. HH INCOME

\$117,569

\$99,996

\$139,414



HOUSEHOLDS

1,064

4,506

8,485



DAYTIME POPULATION

3,284

17,621

55,281

