

RETAIL INVESTMENT - NEW ORLEANS CBD

1ST FLOOR RETAIL CONDO FOR SALE

1200 Poydras St, New Orleans, LA



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SRSA Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SRSA Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SRSA Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

Property Information



Retail Investment - CBD

1200 Poydras St, New Orleans, LA

Property Summary

FULLY-LEASED RETAIL AT A PREMIER CBD CORNER

1200 Poydras Street offers the rare opportunity to acquire a fully leased, high-visibility retail asset in the New Orleans Central Business District. The entire first floor, totaling approximately 17,270 NSF, is positioned at the prominent corner of Poydras Street and Loyola Avenue along the Loyola Avenue Streetcar Line.

The property sits within one of the most active pedestrian and transit corridors in the CBD, surrounded by hotels, office buildings, residential towers, and year-round destination traffic. Major adjacent anchors include Caesars Superdome, Champions Square, the Hyatt Regency Hotel, Entergy Tower, and New Orleans City Hall. The building also features a multi-level parking garage with 353 spaces and is anchored by Dave and Buster’s on an upper floor. The retail tenant mix includes Chick-fil-A, Hurts Donut, and soon to be open Juicy Seafood.

With strong daytime population, consistent foot traffic, and proximity to major entertainment and hospitality drivers, this offering presents an attractive opportunity for investors seeking stable income backed by long-term demand in a proven CBD corridor.

Note: Seller will escrow the difference in rental income from Juicy Seafood and Hurts Donut until their free rent period ends.



PROPERTY HIGHLIGHTS

- Fully leased first-floor retail totaling approximately 17,270 NSF
- Located at the corner of Poydras St and Loyola Ave
- Direct access to a 353-space multi-level parking garage
- Surrounded by major CBD destinations including Caesars Superdome, Champions Square, Hyatt Regency Hotel, & City Hall
- Positioned along the Loyola Ave Streetcar Line
- Traffic counts: Poydras St 47,494 ADT | Loyola Ave 23,759 ADT

OFFERING SUMMARY	
Sale Price:	\$7,325,000
Building Size:	17,270 SF
Cap Rate:	7.5%
NOI:	\$549,428.00

Tenant Summaries



CHICK-FIL-A

Chick-fil-A was founded in 1964 and has grown to be one of the largest quick service restaurants in the United States. Headquartered in College Park Georgia, Chick-fil-A operates over 2,800 stores and has locations across 47 states, the District of Columbia, Puerto Rico, and Canada. In 2021, Chick-fil-A reached \$5.8 billion dollars in revenue and are the third-largest chain by sales, despite their smaller footprint and shorter week than competitors.

HURTS DONUT COMPANY

Hurts Donut Company is a 24-hour craft donut company founded in 2013. The franchised chain started in Springfield, Missouri and has expanded throughout the US with 20 stores in 10 states and 7 coming soon. The company has been featured on Food Network, and features more than 70 varieties of donuts, from Peanut Butter Cup to Cookies and Cream. The company has had unprecedented success and has made \$23 million+ in revenue in 2025.



JUICY SEAFOOD

Juicy Seafood is a fast-growing casual dining brand known for its Cajun-style seafood boils, customizable seasonings, and approachable full-service atmosphere. Founded in the continental United States and now expanding across multiple markets, the company operates dozens of locations with a strong presence throughout the Southeast and Midwest. The brand continues to broaden its reach and refine its offerings, with a dedicated sushi concept scheduled to debut at this ground floor location. Juicy Seafood's expanding portfolio and adaptable format position it as a stable, experience-driven tenant with ongoing growth momentum.

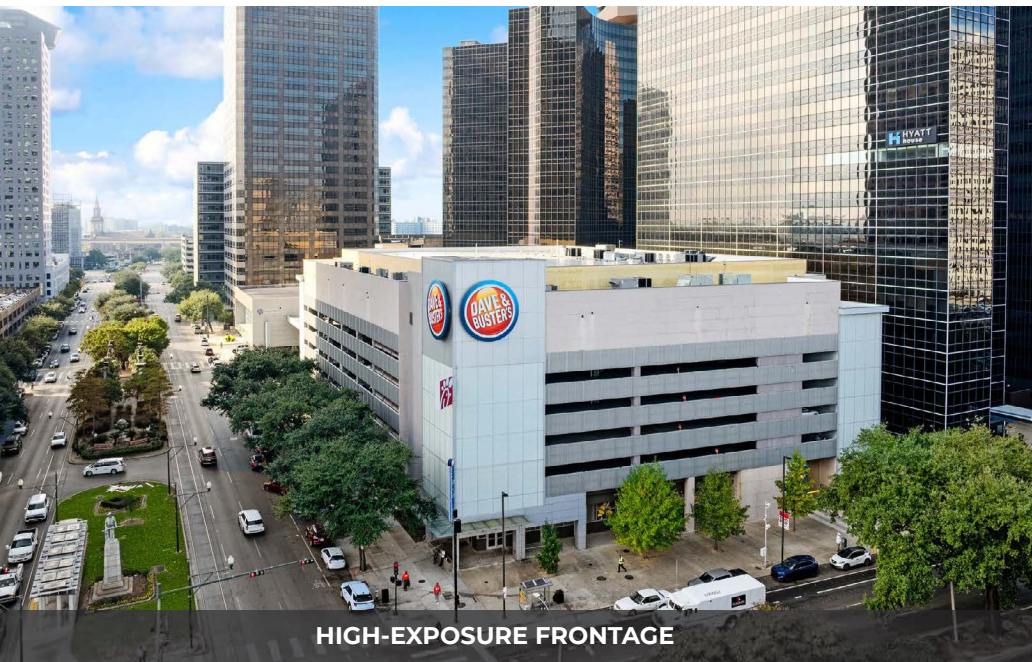
Additional Photos



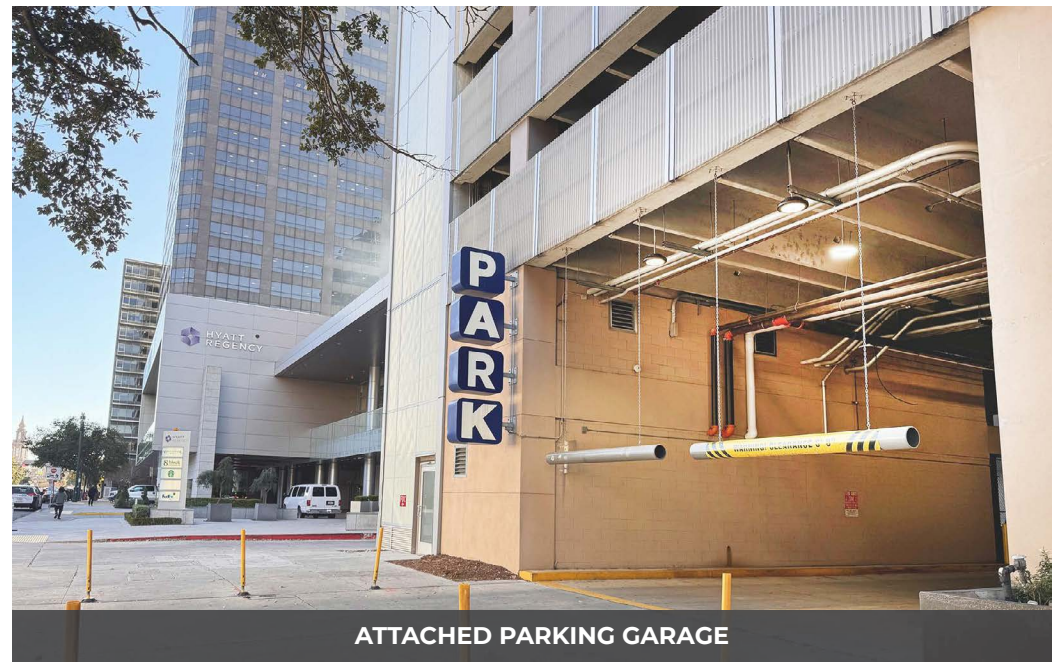
INTERSECTION OF LOYOLA AVE AND POYDRAS ST



ON LOYOLA AVE STREETCAR LINE



HIGH-EXPOSURE FRONTAGE



ATTACHED PARKING GARAGE



SECTION 2

Location Information



Retail Investment - CBD

1200 Poydras St, New Orleans, LA

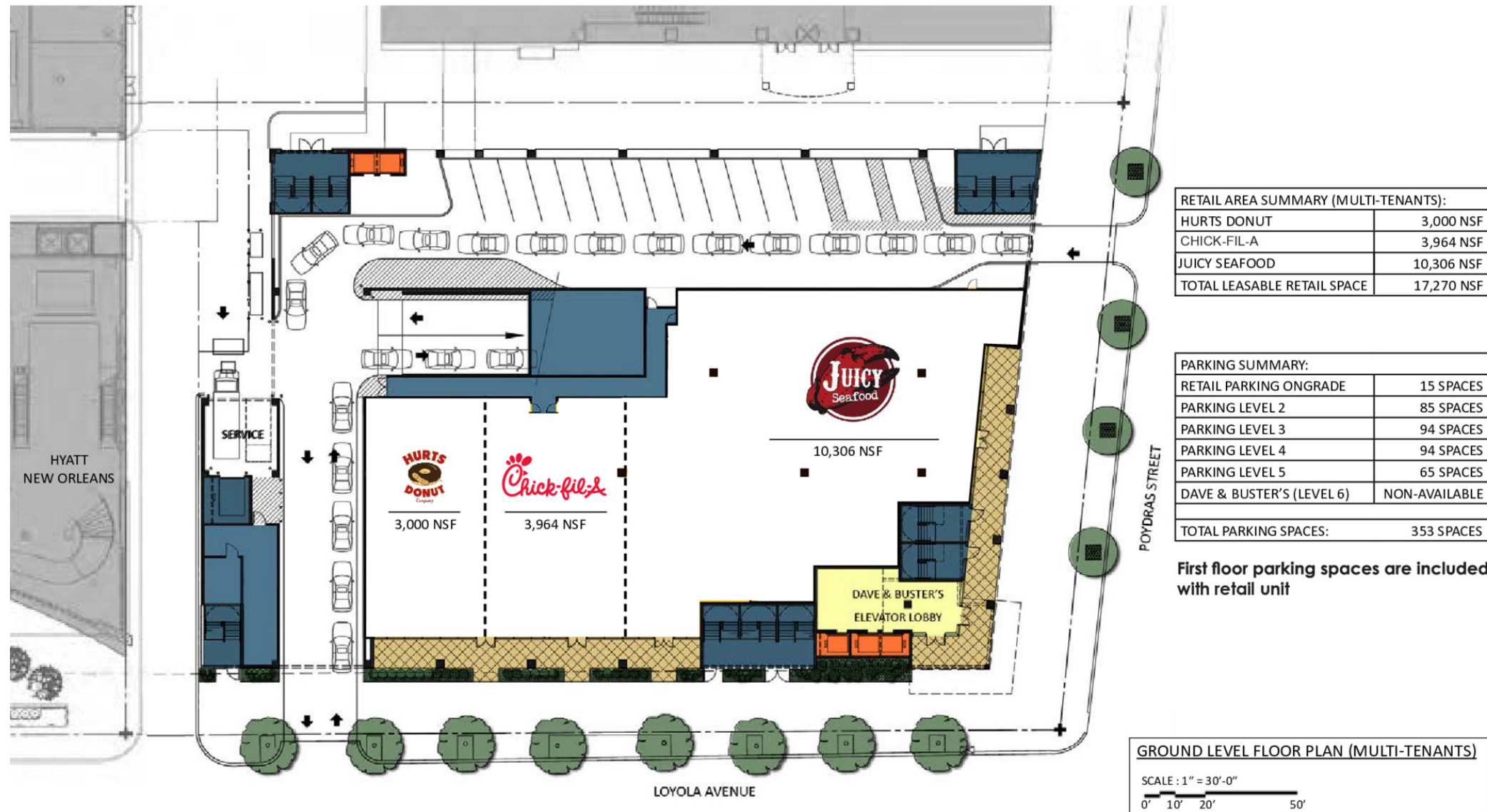
New Orleans Downtown



Downtown Aerial



Site Plan



High-Visibility In CBD



SECTION 4

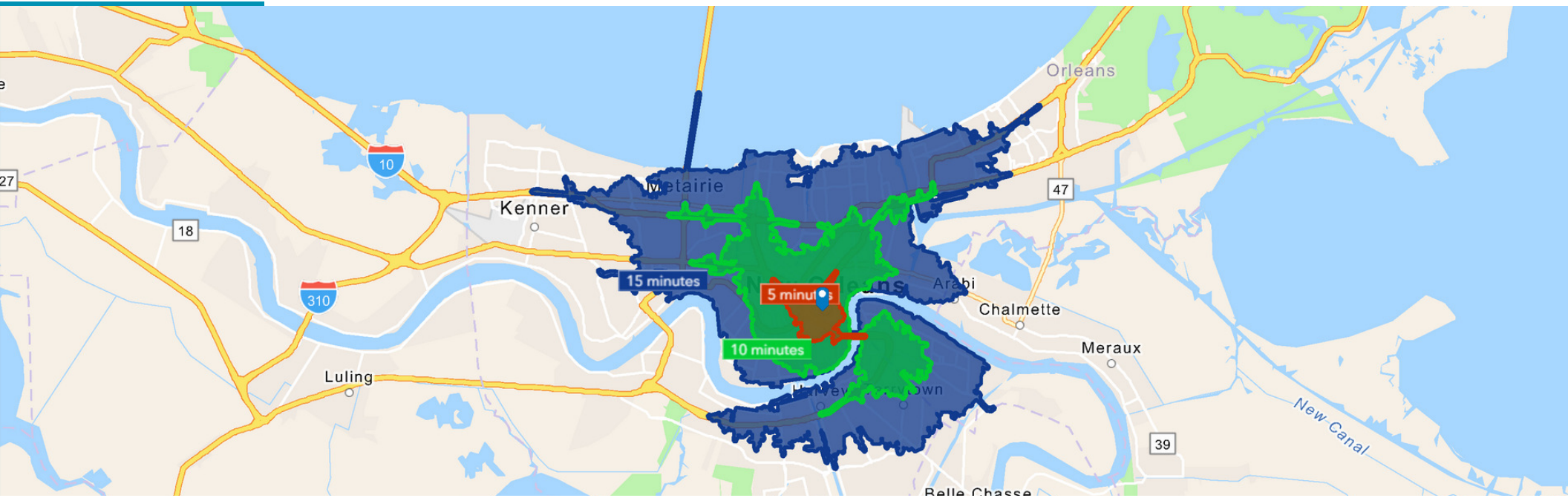
Demographics



Retail Investment - CBD

1200 Poydras St, New Orleans, LA

Demographics



DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	18,361	164,482	475,578
DAYTIME POPULATION	78,222	239,362	553,785
TOTAL HOUSEHOLDS	9,541	80,858	215,264
MEDIAN HH INCOME	\$43,574	\$56,240	\$60,153
TOTAL BUSINESSES	4,899	14,457	29,774

An aerial photograph of a city street in New Orleans, Louisiana. The street is lined with tall, modern skyscrapers with glass facades. In the center of the image, there is a large, multi-story parking garage with a flat roof. A sign for "DAVE & BUSTER'S" is visible on the side of the garage. The street is filled with cars and a few trees. The sky is overcast.

SECTION 5

The Team



Retail Investment - CBD

1200 Poydras St, New Orleans, LA

The Team



STEVEN REISIG, CCIM

Partner / Sponsoring Broker

sreisig@srsa-realestate.com

Direct: **504.620.0349**

PROFESSIONAL BACKGROUND

Steve Reisig is one of the founding partners of SRSA Commercial Real Estate and specializes in the leasing and sale of office and industrial space. His impressive career includes over 33 years of experience in commercial real estate brokerage, consulting and asset management and his portfolio boasts over One Billion dollars in sales and leases.

Prior to the founding of SRSA, Reisig served as a senior vice president and charter member for John Kushner & Associates (parent company – Landmark Land), where he oversaw office leasing and investment sales. He was later hired as a senior consultant by Landmark subsidiary, Oak Tree Capital, where he provided advisory, valuation, marketing and disposition services under a contractual agreement for the FDIC and RTC – a portfolio of loans and real estate valued in excess of \$300,000,000.

Reisig began his career in 1980 and became a top producer in the New Orleans office of Coldwell Banker Commercial Real Estate Services. In 1985, he joined the office division of Latter & Blum's commercial sales group as an executive sales associate and acted as an exclusive agent for Place St. Charles, a 1,000,000 square foot CBD high-rise developed by Fidiram.

Known as a problem solver, Reisig has consulted with several Fortune 500 companies on the disposition of excess office space and real estate holdings both locally and throughout the United States. He has worked with Tenant Healthcare, Schlumberger, Entergy, Xerox, Union Pacific Realty, Hanover Insurance, Deloitte & Touche, the University of New Orleans and Motorola just to name a few. Investment sale clients include institutional owners First Industrial REIT, Istar, Klaff Realty, Crescent Real Estate, and Trammell Crow in addition to many local and regional investors.

Reisig along with his partner Barry Spizer, CCIM, have been awarded the F. Poche Waguespack Award for the highest volume of commercial real estate sales and leases in Louisiana. Reisig is a multi-million dollar producer and recognized by the Real Estate Board of New Orleans as a Life Member and Super Salesman for 27 consecutive years.

SRSA Commercial Real Estate

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The Team



CHRISTOPHER ROBERTSON, J.D. / C.P.A.

Senior Real Estate Analyst

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Direct: **504.293.5801**

PROFESSIONAL BACKGROUND

Christopher Robertson has been employed in the banking, real estate development, legal, and accounting fields for 12 years. He most recently has worked as the financial manager and project coordinator on the development of the 1200 room Hyatt Regency New Orleans, 200 room Hyatt House New Orleans, and a six-story mixed use retail development project consisting of ground floor retail, four floors of parking, and a Dave & Busters on the 6th floor.

Mr. Robertson has a broad-based background in project development, from inception to construction to disposition on projects worth in excess of \$600 Million. His experience includes working with private equity, institutional investors, large and small family offices, and high net-worth individuals, to help develop operations, financial forecasting, and strategy that deliver on development plans.

Prior to this work, Robertson previously worked as a Credit Analyst where he managed the underwriting process for numerous real estate projects and the bank's large customers. Mr. Robertson's other past work experience includes working for an investment bank as an Equity Research Associate and as a Management Consultant for a top three consultancy firm.

Mr. Robertson attended Southern Methodist University, on a Hunt Scholarship, where he graduated Magna Cum Laude and received a Bachelor of Business Administration degree in Financial Consulting (Finance and Accounting), as well as, a Bachelor of Science and Arts degree in Public Policy (Economics and Political Science).

In addition to his undergraduate degrees, he holds a Juris Doctorate (J.D.) from the Southern Methodist University Dedman School of Law and is licensed to practice law in the State of Arkansas. Furthermore, Mr. Robertson is also licensed as a Certified Public Accountant.

SRSA Commercial Real Estate

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____