



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR LEASE

Magazine Storefront in Prime Location

3807 Magazine Street

NEW ORLEANS, LA 70115

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Michael J. Siegel Sior
msiegel@corp-realty.com
504.581.5005



IN THE HEART OF NEW ORLEANS' ICONIC MAGAZINE SHOPPING CORRIDOR

3807 Magazine Street, New Orleans, LA 70115

DESCRIPTION

Located in one of the most sought-after blocks along historic Magazine Street, 3807 Magazine is an exceptional opportunity to lease a meticulously designed property - one that combines the historic charm of a New Orleans shotgun with a contemporary showcase environment. It features a 1,010-sf building with a beautifully renovated interior, whitewashed floors, and an expansive wall of steel-and-glass windows. There is a showroom, a conference

room, a private office, a bathroom, and a kitchen with a side door opening onto a ramp. There is also a private, landscaped side courtyard with covered porch.

This space reflects unparalleled attention to detail and functionality. 3807 Magazine Street is perfect for businesses seeking to make a statement in one of New Orleans' most vibrant and walkable neighborhoods.

DETAILS

SIZE	1,010 sf
RENTAL RATE	\$4,000/month, NNN
AVAILABILITY	April 1, 2025
ZONING	HU-B1



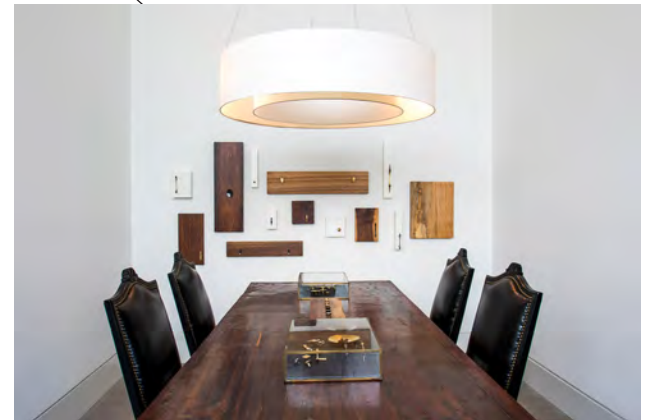
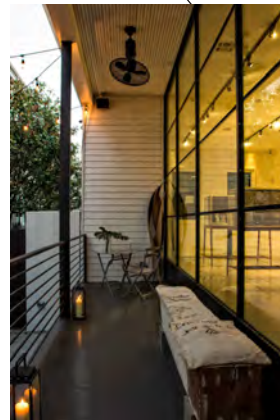
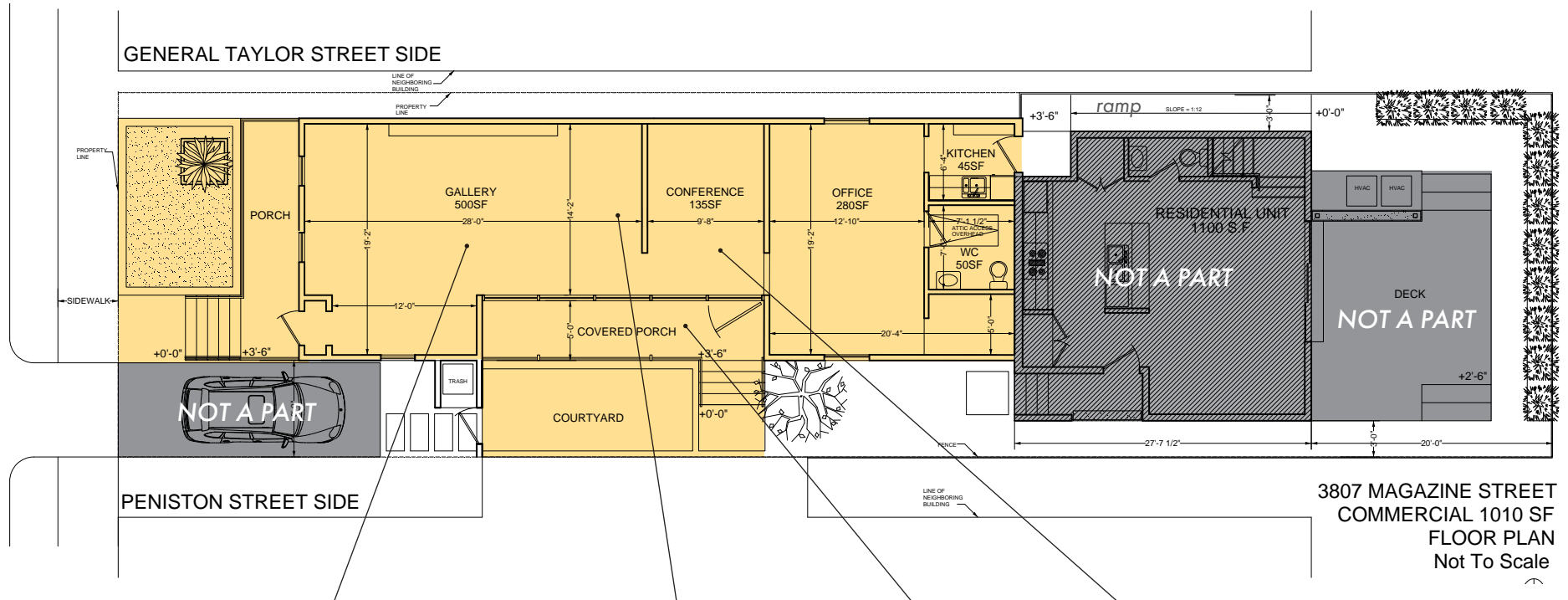
CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Michael J. Siegel Sior
msiegel@corp-realty.com
504.581.5005

3807 MAGAZINE STREET

FLOOR PLAN

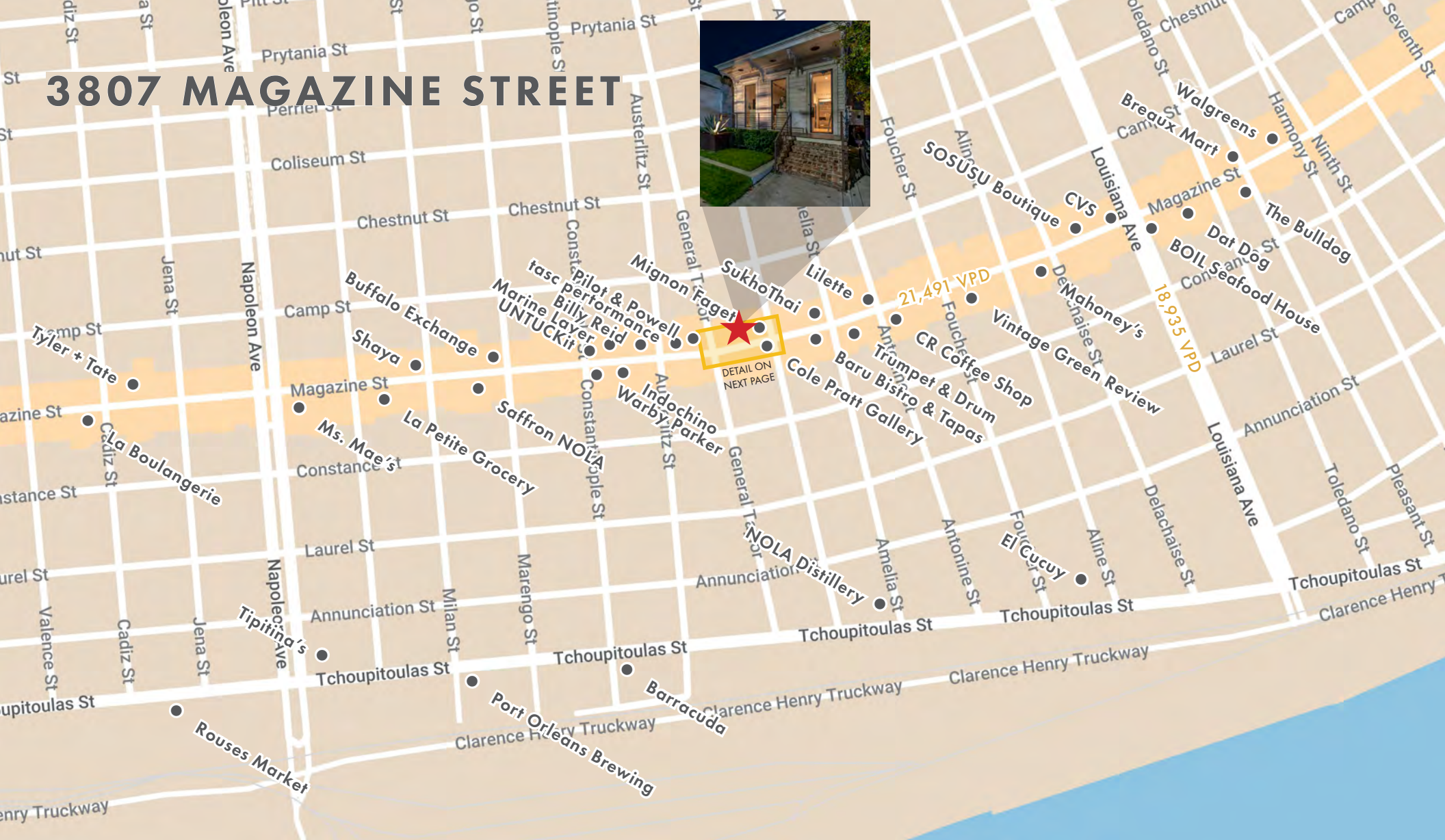


CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Michael J. Siegel SIOR
msiegel@corp-realty.com
504.581.5005

3807 MAGAZINE STREET



DEMOGRAPHICS (EST. 2024)

Radius:	<u>¼ mi.</u>	<u>½ mi.</u>	<u>1 mi.</u>
Population:	1,966	6,100	19,959
Avg HH Income:	\$167,854	\$149,814	\$139,591
Daytime Population:	995	5,032	9,498

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Michael J. Siegel SIOR
msiegel@corp-realty.com
504.581.5005

3807 MAGAZINE STREET

NEIGHBORING RETAILERS



CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Michael J. Siegel SIOR
msiegel@corp-realty.com
504.581.5005

3837 MAGAZINE STREET

ABOUT MAGAZINE STREET

Magazine Street, a 6-mile long street that follows the curve of the river from the French Quarter to Audubon Zoo, is a shopping and dining destination for both locals and tourists alike. The Magazine Street Merchants Association (magazinestreet.com) actively promotes this thoroughfare with advertising, promotional pamphlets, and events throughout the year.



- » Champagne Stroll
- » Art for Art's Sake
- » COOLinary New Orleans

TRANSPORTATION

In addition to street parking, this Magazine Street location is accessible in a myriad of ways.

- » Bus stops one half-block away, on the corner of General Taylor and Magazine
- » Historic St. Charles Streetcar line is 6 blocks away

ZONING

The HU-B1 Neighborhood Business District is for non-residential use parcel(s) that exist within residential areas that have historically served the neighborhood. These historic neighborhood business uses are consistent with the character of the surrounding neighborhood and are intended to serve the immediate area with minimal impact on the surrounding residential uses. These permitted uses include but are not limited to various day care facilities, art galleries, art studios, offices, pet care facilities, and retail establishments.



CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Michael J. Siegel SIOR
msiegel@corp-realty.com
504.581.5005

RETAIL SPACE | FOR LEASE

Magazine Storefront in Prime Location

3807 Magazine Street, New Orleans, LA 70115



Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211



Michael J. Siegel SIR
msiegel@corp-realty.com
504.581.5005



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 1/2025