

FOR SALE & LEASE

5808 MAGAZINE ST
NEW ORLEANS, LA

Premier Mixed-Use
Investment Opportunity
| Uptown New Orleans



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PROPERTY OVERVIEW

5808 Magazine Street is a **new-construction (2021) 3-story mixed-use asset** positioned along one of New Orleans' highest-visibility commercial corridors. This turnkey property blends **retail/restaurant potential on the ground and second floors** with a **luxury third-floor residential penthouse**, delivering flexibility for an owner-occupant, investor, or operator.



Strategically located between **Nashville Avenue and State Street**, the property captures heavy daily foot and vehicle traffic, surrounded by best-in-class neighborhood retailers such as **SABA, AVO, Bistro Daisy, and Whole Foods**.



Property Highlights

- Built 2021 – like-new condition
- Approx. 3,585 SF total / 3,268 SF leasable area
- Ground & Second Floors ($\pm 1,700$ SF): prime commercial/retail or food-service space with 14-foot ceilings, large storefront glazing, ADA restroom, and installed grease trap
- Third Floor Penthouse ($\pm 1,000$ SF): private elevator, 11-foot ceilings, designer finishes, full kitchen & bath, and spacious balcony overlooking Magazine Street
- Flexible tenancy: occupy one floor and lease the others or operate as a live-work asset
- Prominent 33' frontage on Magazine Street with high daily exposure
- Surrounded by national & local brands – Whole Foods, Starbucks, Walgreens, Romney Pilates, Dirty Coast
- Zoning: HU-B1 Neighborhood Business District
- All mechanical, plumbing, and electrical systems new (2021)

BUILDING FOR SALE AND RETAIL UNIT FOR LEASE

\$1,395,000

3,585 SF, 2 units

2 UNITS

Mixed Use: Commercial
(Retail) + Residential (STR)

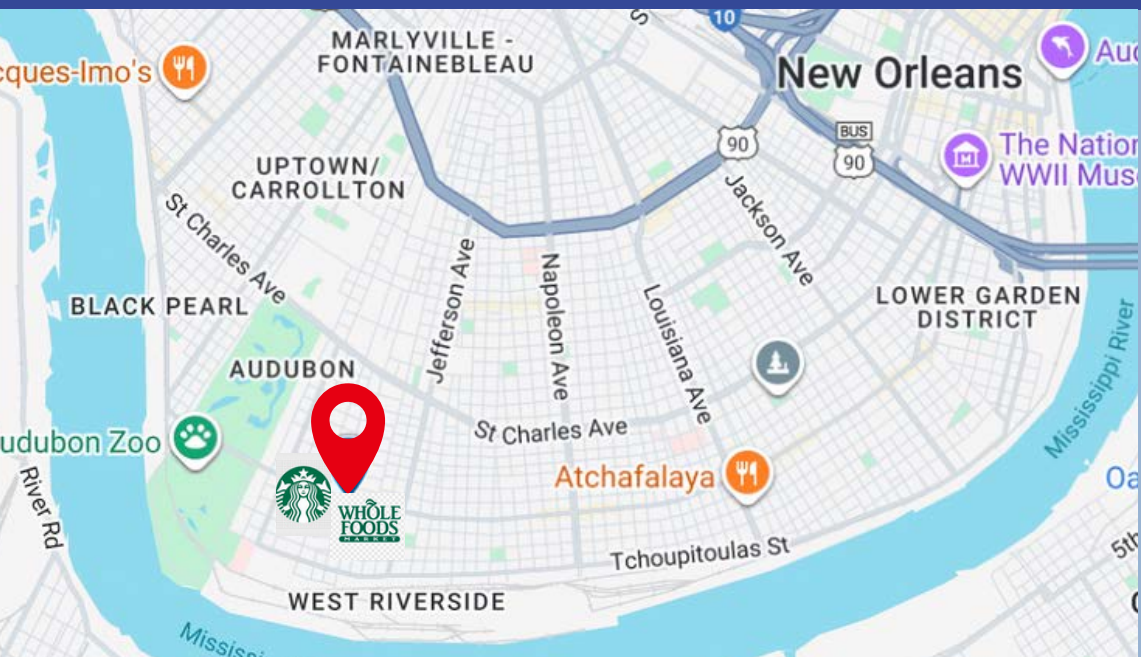
HU-B1 ZONING

Neighborhood Business

BUILT IN 2021

Mixed Use: Commercial
(Retail) + Residential (STR)

PROPERTY OVERVIEW



5808 MAGAZINE STREET
UPTOWN LOCATION ADVANTAGE

Magazine Street remains Uptown’s most established destination for dining, boutique retail, and professional offices, attracting consistent consumer activity and long-term rent growth. The corridor benefits from strong demographics, high barriers to entry, and walkable connectivity between Audubon Park, Whole Foods, and Jefferson Avenue.

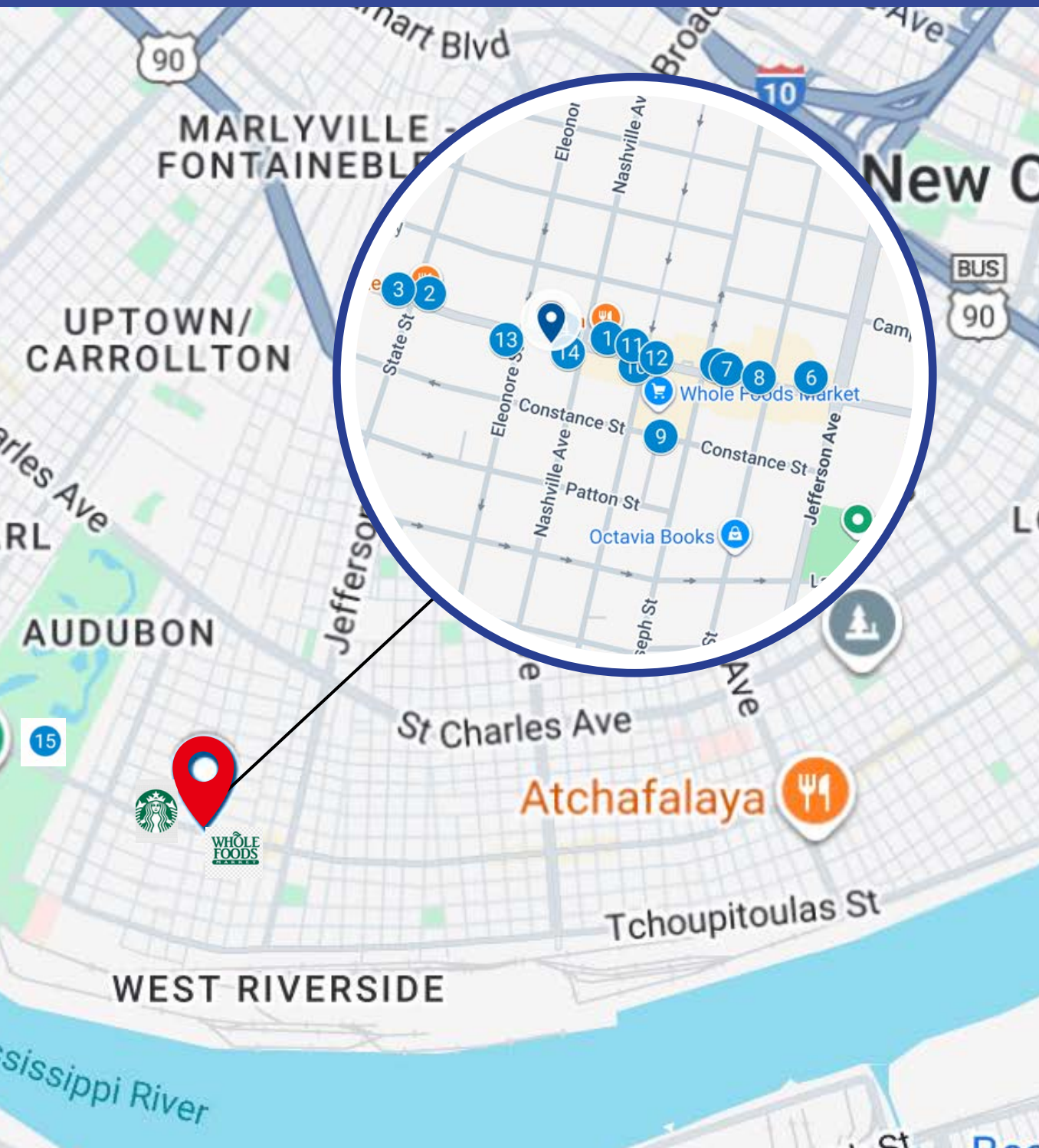
SALE PRICE (BUILDING)	\$1,395,000
FLOOR 1-2 LEASE PRICE:	\$5,000/m NNN
STORIES:	3
LOT SIZE:	33 x 45 ft
OCCUPANCY	Delivered Vacant
USE POTENTIAL	Retail • Restaurant • Office • Live/Work • STR

OPPORTUNITY

Whether as a **flagship storefront** with upper-floor residence, a **multi-tenant income property**, or a **boutique live-work asset**, 5808 Magazine Street offers an exceptional blend of modern construction, **premier location**, and **flexible use potential** in a corridor rarely available to purchase outright.

Traffic Count: ~14,500 vehicles per day (Nashville Ave)
Walk Score: 91 (“Walker’s Paradise”)

UPTOWN LOCATION ADVANTAGE



- 1 Saba
- 2 Reginelli's Pizzeria
- 3 Starbucks
- 4 Wishing Town Restaurant & ...
- 5 St. Joe's Bar
- 6 Dirty Coast
- 7 Hazelnut
- 8 Jeantherapy
- 9 Whole Foods Market Parking
- 10 Alligator Eyes SPARKLE SHOP
- 11 Varsity Sports New Orleans
- 12 DISTRICT Donut & Coffee Bar
- 13 Avo
- 14 LCMC Health Urgent Care - U...
- 15 Audubon Park







UNIT 1

COMMERCIAL RETAIL SPACE

2 Floors

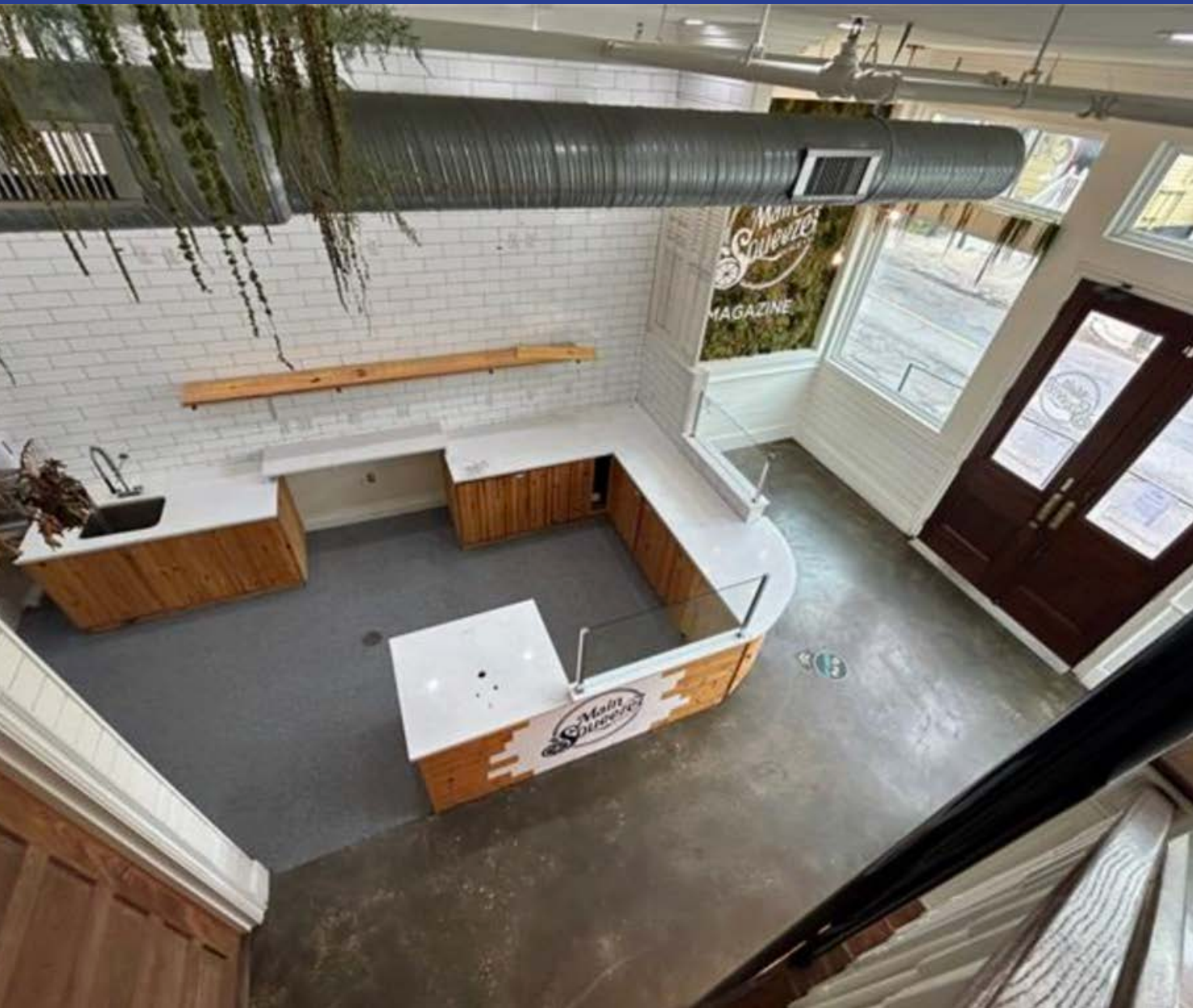
~1,757 SF

For Lease: \$5,000/month (NNN)





COMMERCIAL RETAIL UNIT (FLOORS 1-2)



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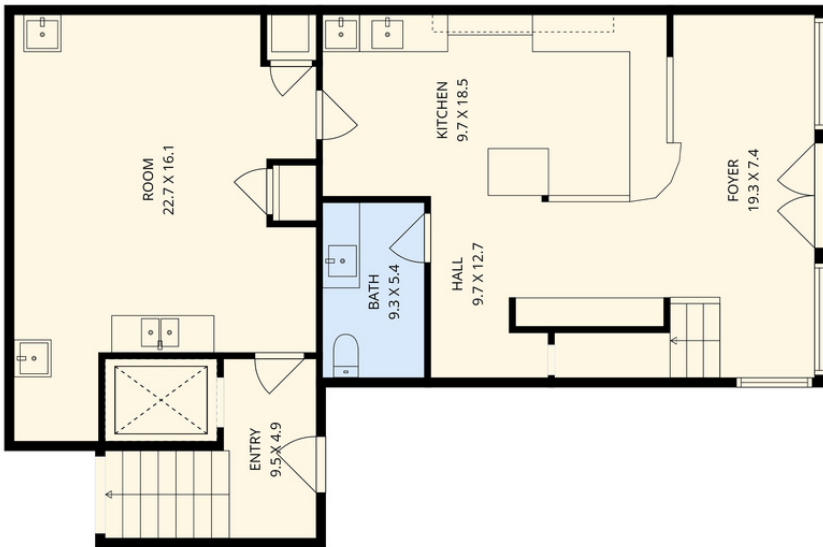


COMMERCIAL RETAIL UNIT (FLOORS 1-2)



COMMERCIAL RETAIL UNIT, FLOORS 1-2
~1,757 SF

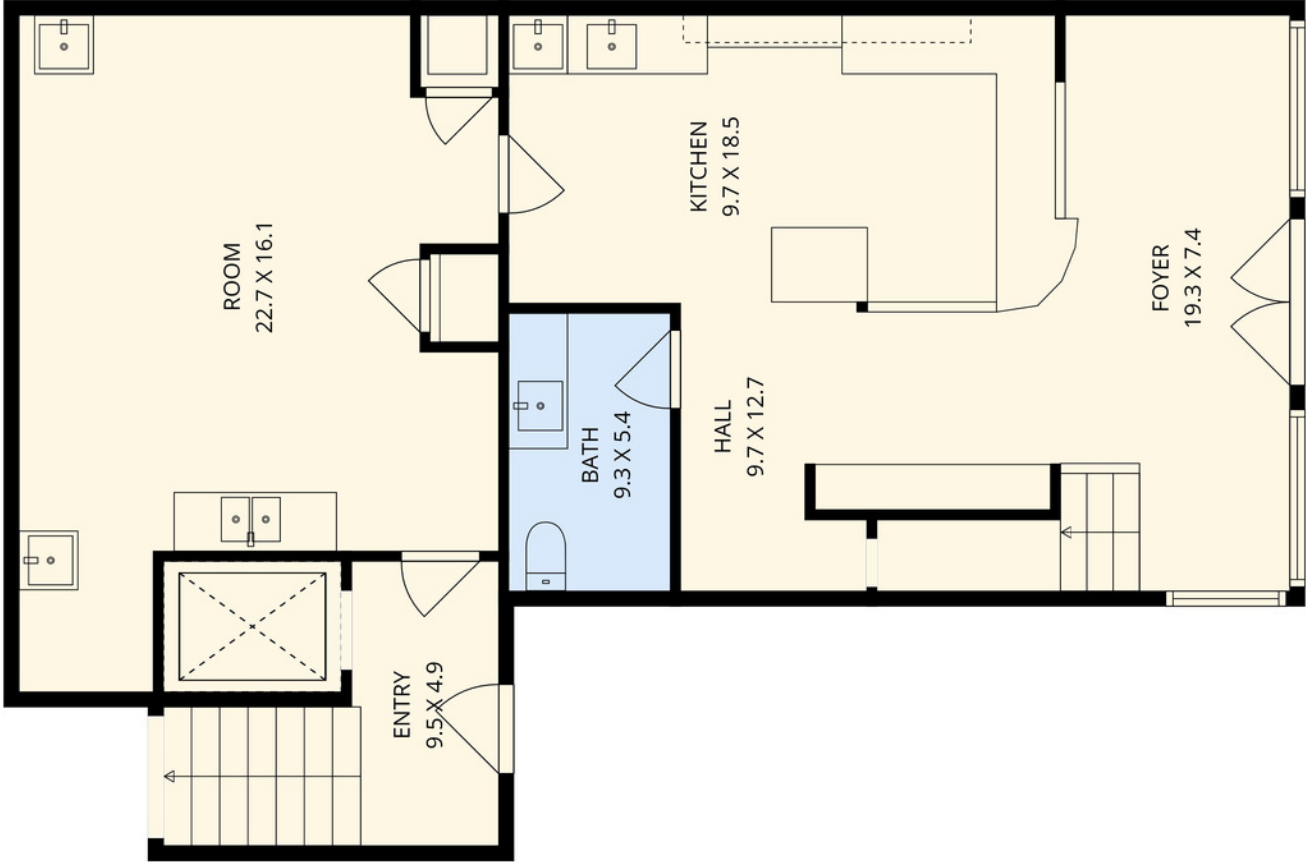
FLOOR 1



FLOOR 2

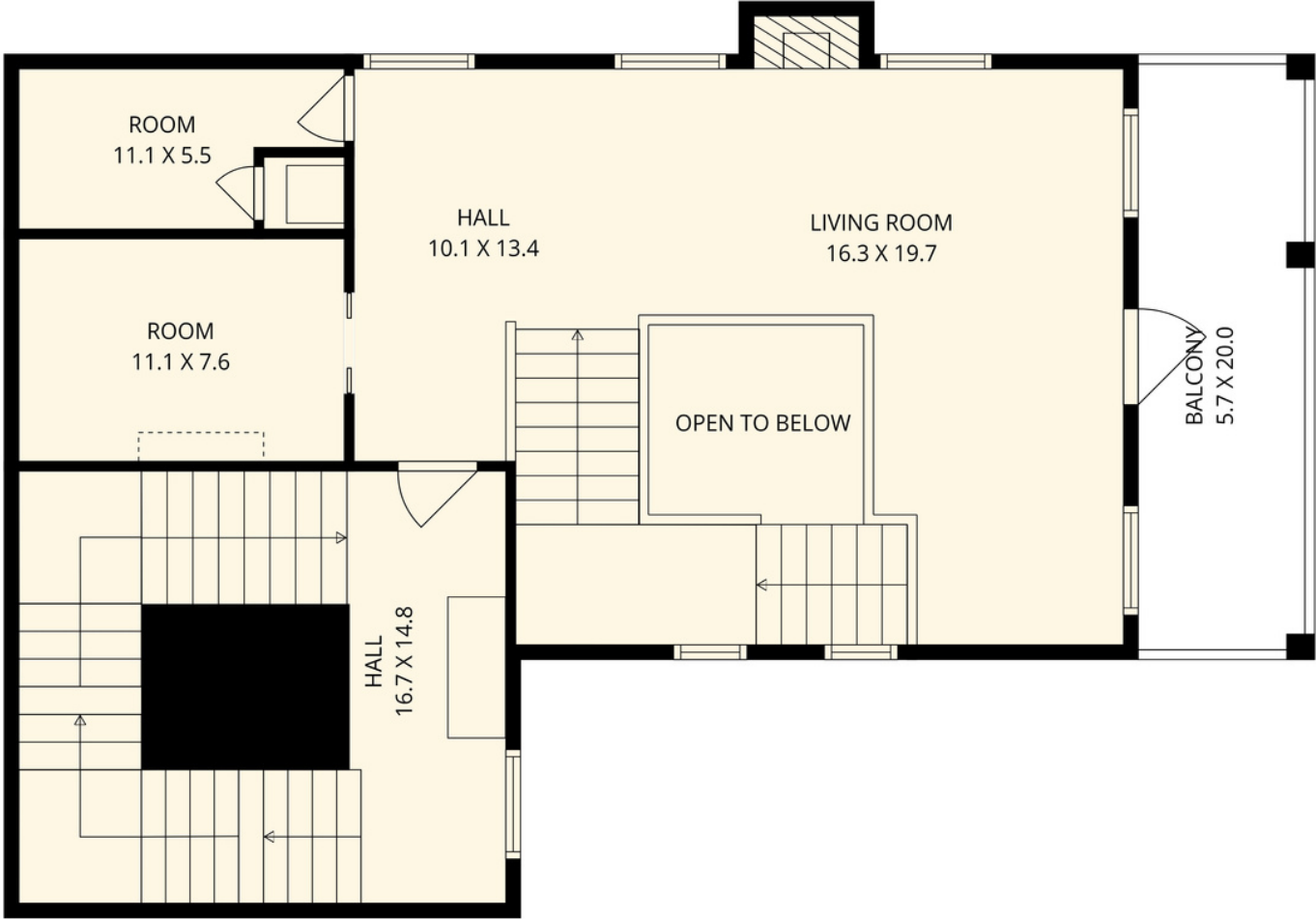


COMMERCIAL RETAIL UNIT, FLOOR 1
~908 SF



Measurements Are Deemed Highly Reliable But Not Guaranteed.

COMMERCIAL RETAIL UNIT, FLOOR 2
~849 SF



UNIT 2

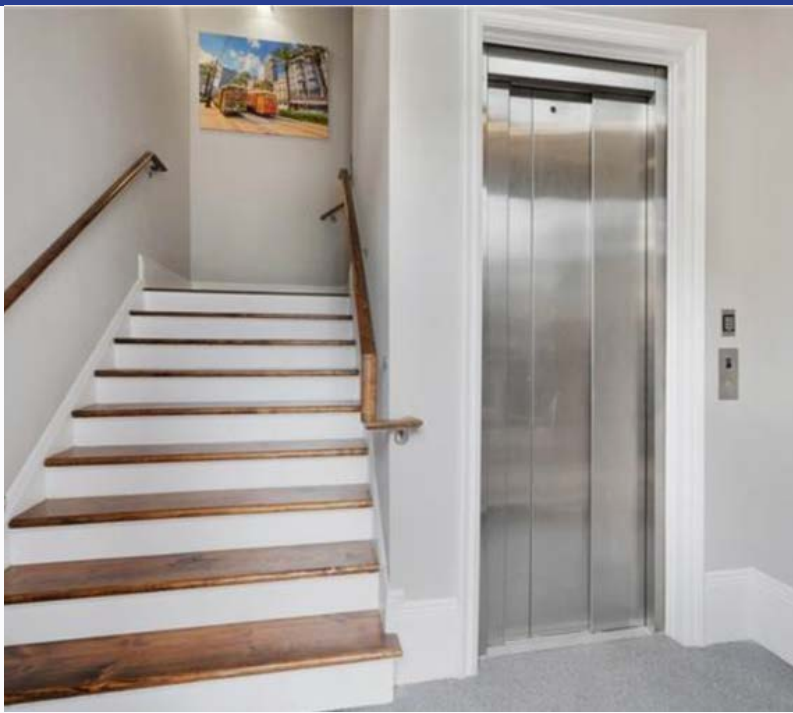
RESIDENTIAL (STR)

~1,000 SF

2 Bedrooms · 2 Bathrooms

3rd Floor Residence · Elevator Access







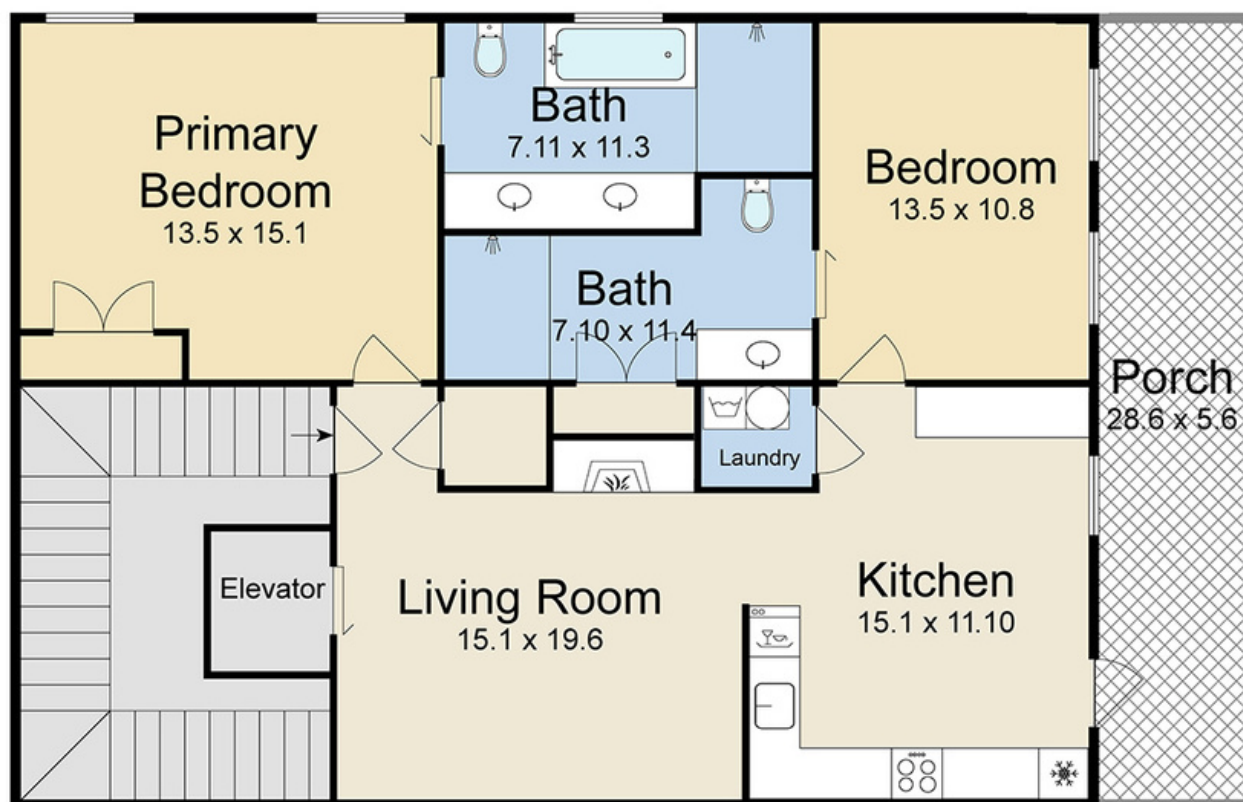
RESIDENTIAL UNIT (FLOOR 3)



RESIDENTIAL UNIT (FLOOR 3)



COMMERCIAL / RESIDENTIAL (STR)



For guidance only

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