



### CARLY PLOTKIN

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LAUREN RYAN

### FRENCH QUARTER RESTAURANT FOR LEASE

225 Chartres Street, New Orleans, LA

**SUMMARY** 

### FOR SUBLEASE

### SIZE

• 5.400 SF

### PROPERTY OVERVIEW

Welcome to 225 Chartres Street, your French Quarter restaurant oasis. A rare opportunity to assume an impeccably designed & fully built-out restaurant space situated in the heart of the historic French Quarter. Designed & built in 2019, this acclaimed French brasserie is renowned for its bold design, energetic ambiance, and premier location, making it a standout destination for both locals and tourists.

Situated on the ground floor of the award-winning redeveloped May & Ellis building, the restaurant opens to the Chartres Street sidewalk, emulating the quintessential Parisian-street experience. The multi-roomed restaurant boasts large communal space for a shared dining experience overlooking the kitchen. Additionally, the build-out features an intimate back dining room, a stylish bar, and outdoor dining area lush with greenery, providing ample dining options in the 200-seat restaurant.

A detailed inventory list pertaining to key money as well as Option Term details are available upon request.

### LOCATION HIGHLIGHTS

- · Located in the historic French Quarter
- · Two Blocks from Bourbon Street
- · Former home to Justine a beloved upscale foodie destination with beautiful French/modern interior design
- · One Block from Canal St. Streetcar Line
- · Surrounded by numerous hotels and residencies (see Page 6)











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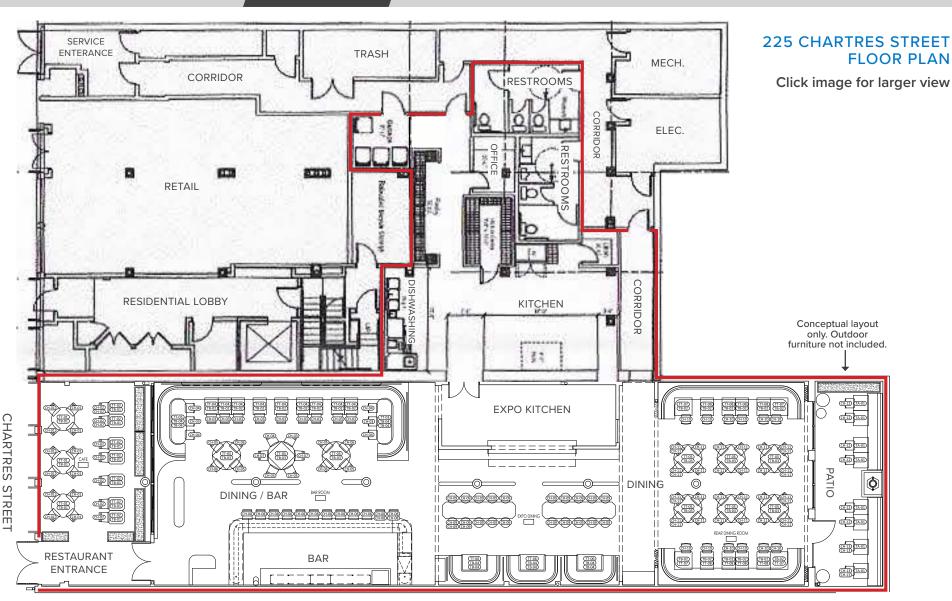
OVER SUM

ARY FLOOR PLAN

PHOTOS 1

PHOTOS 2

DOWNTOWN /ISITOR STATS DOWNTOWN PROJECTS



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PHOTOS 1

















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## FRENCH QUARTER RESTAURANT FOR LEASE

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PHOTOS 2





















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**DOWNTOWN VISITOR STATS** 

### **DOWNTOWN VISITOR STATS**

#### FRENCH QUARTER STATS 2024

- 24.1 M Visits
- 4.500 Hotel Rooms
- 9,000 Employees
- · 3,400 Resident Population
- 16,800 Avg Daily Daytime Population

#### DOWNTOWN NEW ORLEANS REGION

- Over 19M New Orleans visitors in 2024 who spent \$10.4B
- Top festivals include Mardi Gras, French Quarter Fest, Jazz Fest, and Essence Fest
- · 22.700 Hotel Rooms
- · 6,600 Resident Population
- · 6,370 Apartments and Condos

### **TOP VISITED NEW ORLEANS ATTRACTIONS 2024**

· Caesars Superdome 3.6M Visits Riverwalk Outlets 3.5M Visits\*

\*Visits high due to proximity to New Orleans Cruise Ship Terminal

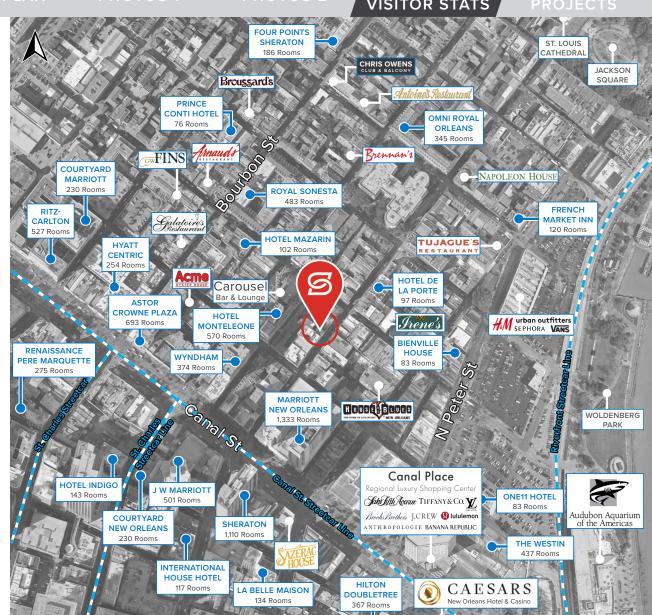
 Caesars Hotel & Casino 1.7M Visits · Canal Place 1.4M Visits · Smoothie King Center 1M Visits · Audubon Aquarium 830K Visits · National WWII Museum 700K Visits

### STREETCAR LINES

56,700 avg monthly riders 2024 · Canal St. Line St. Charles Line 139,800 avg monthly riders 2024

 Riverfront Line Reopened June 2025

Information from: DDD of New Orleans (2025), CoStar, RTA









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**DOWNTOWN PROJECTS** DOWNTOWN **PROJECTS Bourbon Street** \$18.5 Million roadway & Charity Hospital drainage reconstruction Redevelopment \$420 Million Mixed-Use Redevelopment. Canal Place 250 housing units & commercial space. Regional Luxury Shopping Center 1.4M Visits 2024 Planned completion 2027 Saks lifth Avenue TIFFANY & CO. W Brooks Brothers J. CREW 1 lululemon BANANA REPUBLIC ANTHROPOLOGIE Woldenberg Riverfront Park MARIGNY TRÉME \$6 Million Renovation Site of French Quarter Fest Audubon Aquarium of the Americas CAESARS Canal-Algiers River **FRENCH** 830K Visitors 2024 Ferry Terminal QUARTER <A<\$AR\$ \$325 Million Expansion, Renovation \$43.5 Million Renovation **SUPERDOME** & Rebranding, 340 additional hotel rooms Completed 2024, Spanish Plaza 1.7M Visits 2024 3.6M Visits 2024 \$7.5 Million Renovation 2 New Restaurants Four Seasons Hotel & Condos \$530 Million Redevelopment. THE NATIONAL DOWNTOWN 92 Condos, 341 hotel rooms, 3 restaurants WWII MUSEUM 12 Million Expansion 700K Visits 2024 **OUTLET COLLECTION** RIVERWALK Morial Convention Center **Boulevard Renovations** FOREVER 21 GUESS (COACH) \$12 Million Renovations & Upgrades. 5-year capital improvements plan POLO RALPH LAUREN Carter's Chico's LOWER River District Development **GARDEN** 39-acre development. \$1 Billion investment. 2.4M SF of housing and Cruise Ship Terminal pusiness space, 1,100 new residential units .3M annual passengers (2024 Under Construction Streetcar Line