

PRIME DOWNTOWN LOCATION. POSITIONED FOR GROWTH.

An outstanding opportunity to be a part of a historical redevelopment in downtown Lake Charles. This mixed-use Office/ Retail/Restaurant will offer an emphasis on renovations that will enhance the buildings historic and unique open loft style architectural design. The developers will offer tenants a buildout and tenant improvement package with a focus for a Retail/Restaurant on the first floor with office space on each floor.



710 Ryan Street
LAKE CHARLES, LA 70605

\$24/ SF
LONG TERM LEASE



BUILDING SIZE

Approximately ±37,385



BUILDING

3 Story building



PARKING

Local parking plus a neighboring parking garage.



FLEXIBILITY

Convenient to I-10

IDEAL FOR

A forward-thinking restaurant, boutique retailer, or professional office seeking a distinctive location that combines historic character with modern amenities in the heart of downtown Lake Charles.

PROPERTY HIGHLIGHTS

- "L" shaped configuration with store front on both Ryan and Division.
- Access to the property is also conveniently located just a half mile from I-10 with walkable amenities included nearby lake front access and several recently built and currently planned residential projects.
- There will also be onsite parking options and access to a nearby parking garage.

AVAILABLE

- Available Q2 2027
- 1st Floor GLA (1,433-15,662)
- 2nd Floor GLA (1,433-15,662)
- 3rd Floor GLA (1,433-6,268)
- There are several options and floor plans to choose from, so please contact agent for more details.

TRAFFIC COUNTS (ADT 2026)

On Ryan Street: 10-15,000/ Day

2026 DEMOGRAPHICS

POPULATION	1MI 5,000	3MI 45,000	5MI 97,000
AVG. HH INCOME	\$86,000	\$80,000	\$88,000

WHERE HISTORIC CHARM MEETS MODERN OPPORTUNITY

Whether you're seeking an inspiring office or a premier retail location, this iconic mixed-use redevelopment delivers the historic charm, modern flexibility, and exceptional visibility to elevate your business in the heart of downtown Lake Charles.



FOR LEASE: \$24 /SF



LONG-TERM LEASE

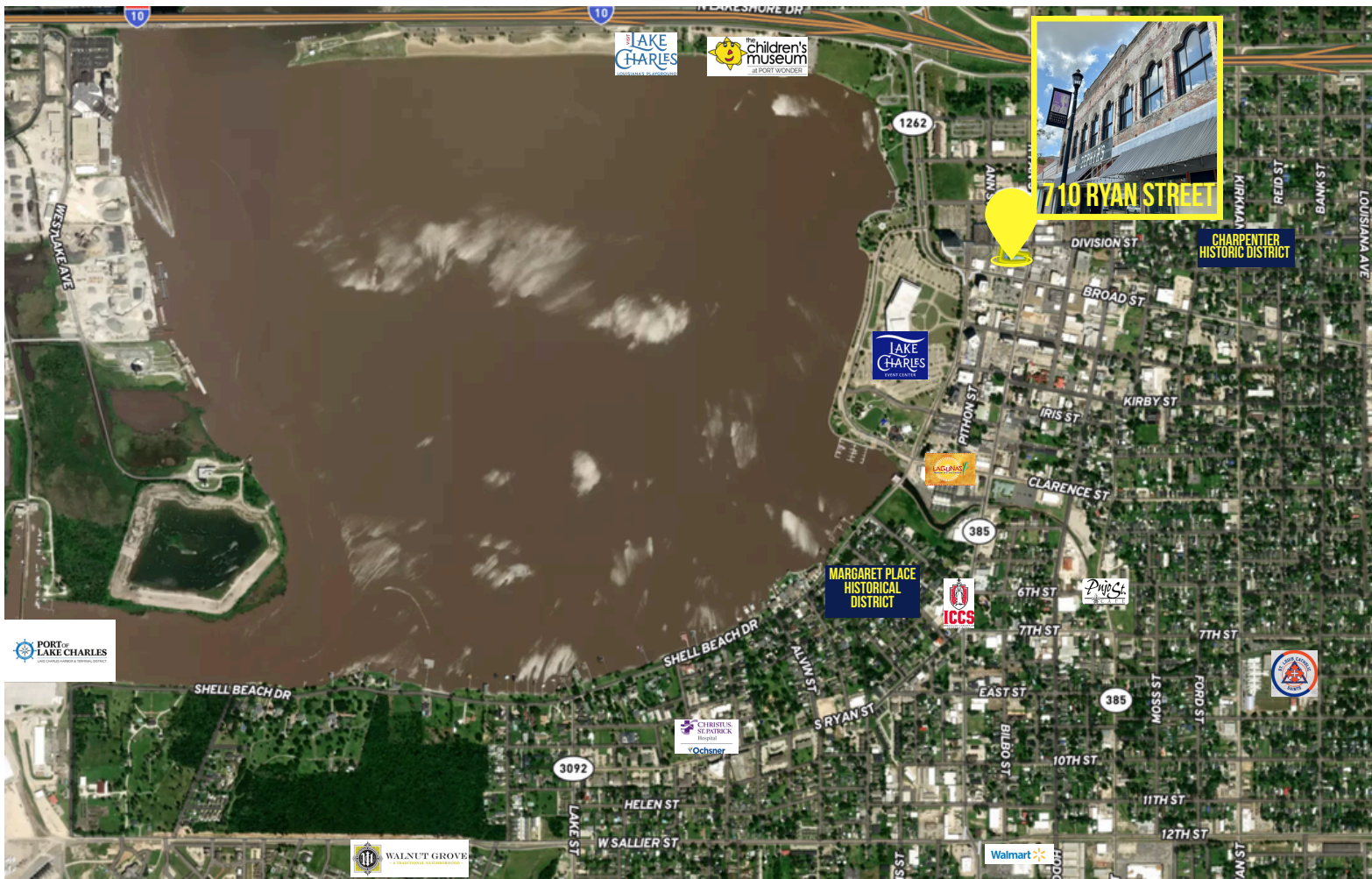
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**REDD
PROPERTIES**
1424 Ryan Street

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