stirling

FOR LEASE



THE JULIA AT ST. CHARLES

730 JULIA STREET | WAREHOUSE DISTRICT | NEW ORLEANS, LA

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ZALL COMMERCIAL REAL ESTATE

STUART ZALL
The Zall Company, LLC
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THE JULIA AT SAINT CHARLES

730 Julia Street, New Orleans, LA

GROUND FLOOR RETAIL FOR LEASE

AVAILABILITY

- 6,116 SF 2nd Generation Restaurant Space
- 794 SF Ground Floor Commercial along Carondelet Street

LEASE RATE

- $40 PSF NNN

CO-TENANTS

BEARCAT BAKED

Main Squeeze Juice Co.

Outlier

IRONRIBE



PROPERTY OVERVIEW

- The Julia consists of 17,000+ SF of ground floor commercial space with 197 luxury residential apartments above
- Infill location nestled between the Warehouse and South Market Districts, bounded by famous St. Charles Avenue, Julia Street and Carondelet Street
- 2 Million streetcar riders and 7.5 Million vehicles pass by annually

NEARBY LANDMARKS

- South Market District
- National World War II Museum
- Art Galleries along Julia Street
- Rouses Market
- Barnett Hotel
- Riverwalk Outlets
- Ernest N. Morial Convention Center
- Contemporary Arts Center and
- Ogden Museum of Southern Art
- New Orleans Culinary and Hospitality Institute (NOCHI)
- New Orleans Advocate Newspaper Office

EXECUTIVE SUMMARY

Nestled in the vibrant heart of New Orleans' historic Warehouse District, The Julia at St. Charles seamlessly integrates modern luxury with the rich architectural character of the neighborhood, offering over 17,000 square feet of ground-floor retail space. Comprising 197 luxury apartments alongside generous resident indoor garage parking, the property delivers an unmatched level of convenience and sophistication.

Strategically positioned along a prime corridor that captures the steady daily ingress and egress of downtown commuters, the property boasts exceptional visibility and accessibility. Fronting two of the city's major streetcar lines, residents and visitors enjoy effortless connectivity to New Orleans' primary submarkets, making transit a breeze. Furthermore, its enviable central location places tenants right at the epicenter of local culture, providing front-row access to Mardi Gras parade activity right outside their door.

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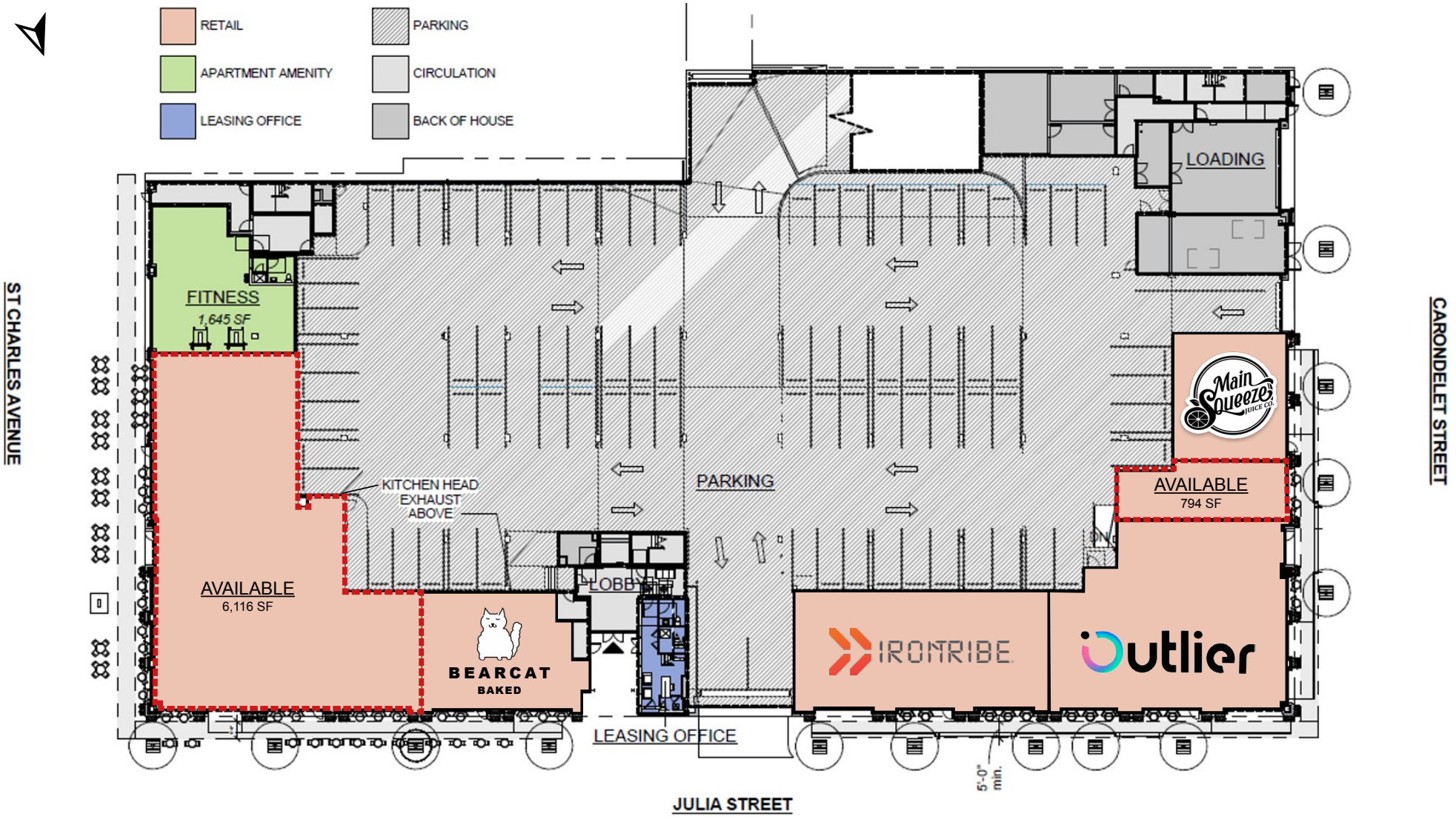
COMMERCIAL GROUND FLOOR SITE PLAN

Click image for larger view



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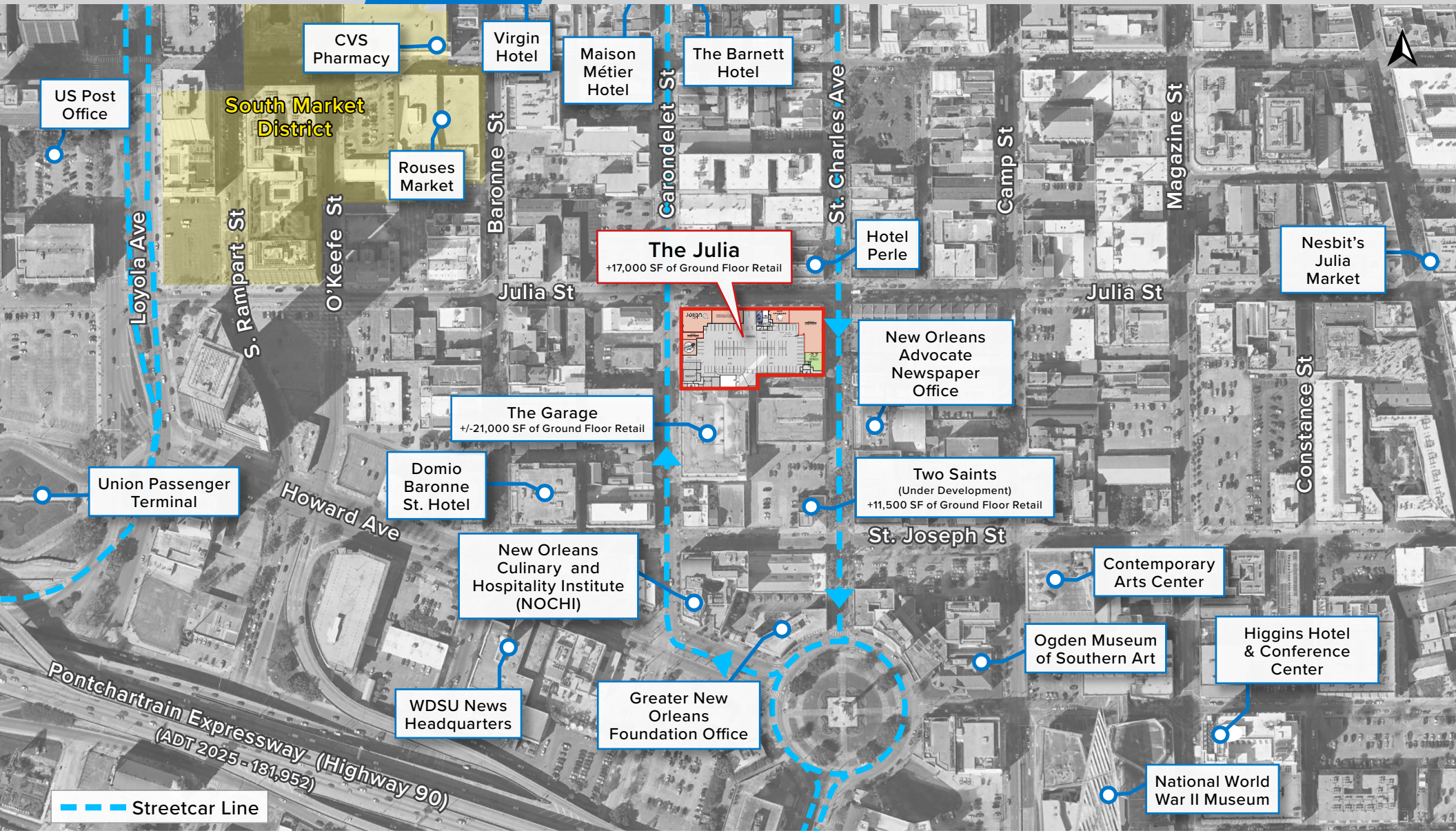

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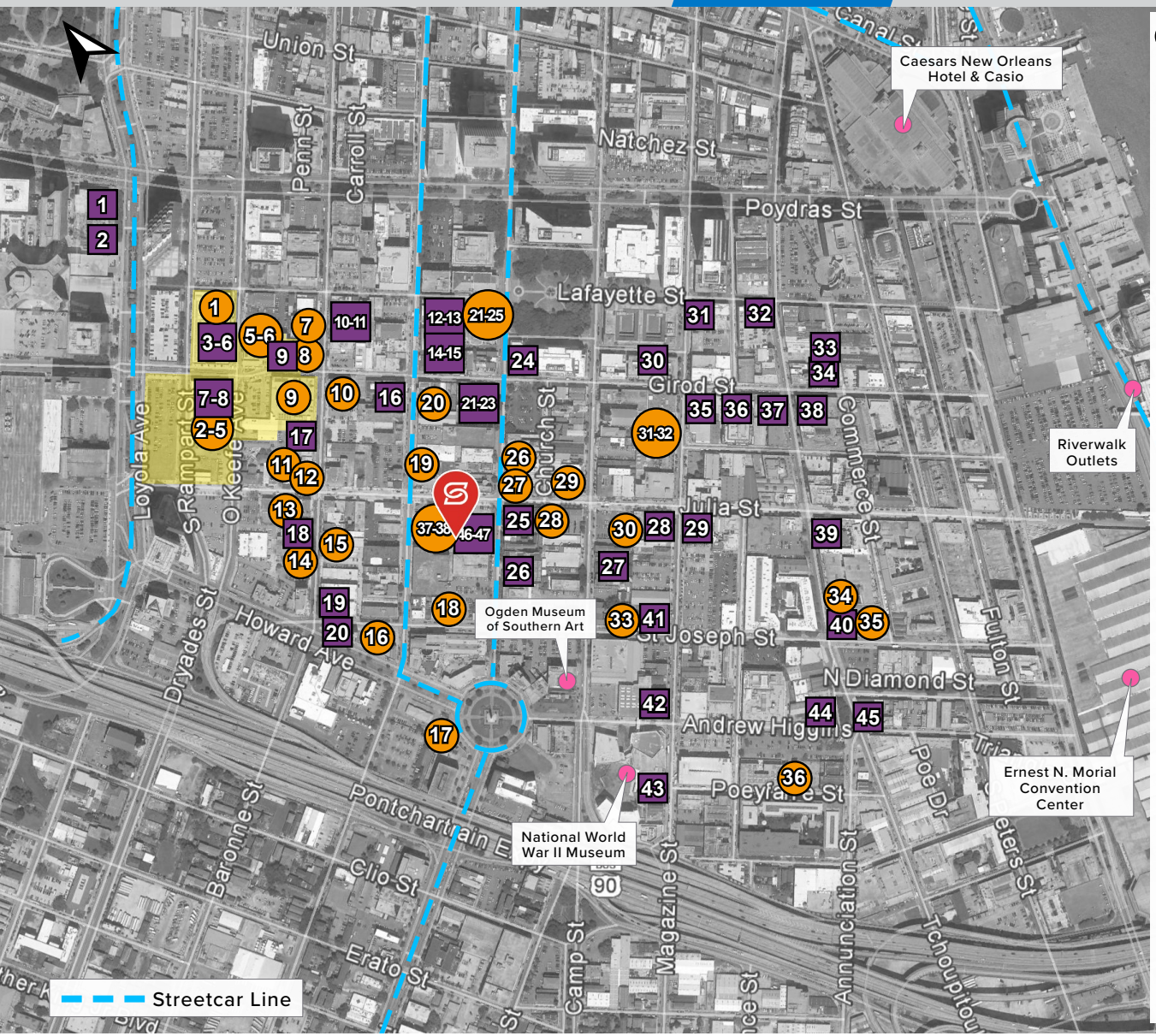

1 RETAIL / SERVICES

1. barre3
2. The NOW Massage
3. Hair Loft Studio
4. Fidelity Bank
5. Blanc Beauty Bar
6. Hype Haus Fitness
7. Bulls & Bears Barber Parlor
8. CVS Pharmacy
9. Rouses Market
10. Hancock Whitney Bank
11. Mia Bella Beauty Lounge
12. Moto Julia: Motorcycle Dealer
13. Professional Sport Shop
14. NOLA Pearl Girls Jewelry
15. Duplantier Fine Custom Framing
16. Keife & Co. Wine
17. Exxon Gas Station
18. Iron Tribe Fitness
19. Crescent City Farmer's Market
20. Buff Beauty Bar
21. Wolf & Co Bespoke Goods
22. Friend Men's Clothing
23. FREDA Boutique
24. The Parker Barber
25. Aunt Sally's Pralines
26. FedEx/Kinko's
27. Salon du Beau Monde
28. Nail Bar NOLA
29. Firestone Complete Auto Care
30. Free To Be Power Yoga
31. Bittersweet Confections
32. New Orleans Glass Works
33. Nesbit's Julia Market
34. New Orleans Auction Galleries
35. Nesbit's Poeyfarre Market
36. IronTribe Fitness
37. Outlier.bet

1 RESTAURANTS / BARS

1. Dave & Buster's
2. Chick-fil-A
3. Willa Jean
4. District All Day Delicious
5. Tacos del Cartel
6. Dahla
7. The Daily Beet
8. Morrow Seafood & Steak
9. Poke Loa
10. Forbidden Pizza
11. Baronne Bistro
12. Brutto Americano
13. All Good at The Barnett
14. Seaworthy
15. Pour House @ District
16. Sushi Takumi
17. Mammoth Espresso
18. BEARCAT CBD
19. Willie Mae's
20. Anita's Grill
21. Pluck Wine Bar & Restaurant
22. Herbsaint
23. Saint John
24. Desi Vega's Steakhouse
25. The Little Easy
26. PJ's Coffee
27. Junebug
28. Boulevard American Bistro
29. Pêche Seafood Grill
30. Espíritu
31. Gyu-Kaku Japanese BBQ
32. Kira Mediterranean
33. Nova Espresso
34. St. James Cheese Company
35. Gianna Restaurant
36. Meril
37. Lucy's Retired Surfers Bar
38. Legacy Kitchen Craft Tavern
39. Emeril's
40. La Boca Steakhouse
41. Flamingo A-Go-Go
42. Jeri Nims Soda Shop
43. American Sector Restaurant
44. WOW Turkey
45. Cochon / Cochon Butcher
46. Bearcat Baked
47. Main Squeeze Juice Co.

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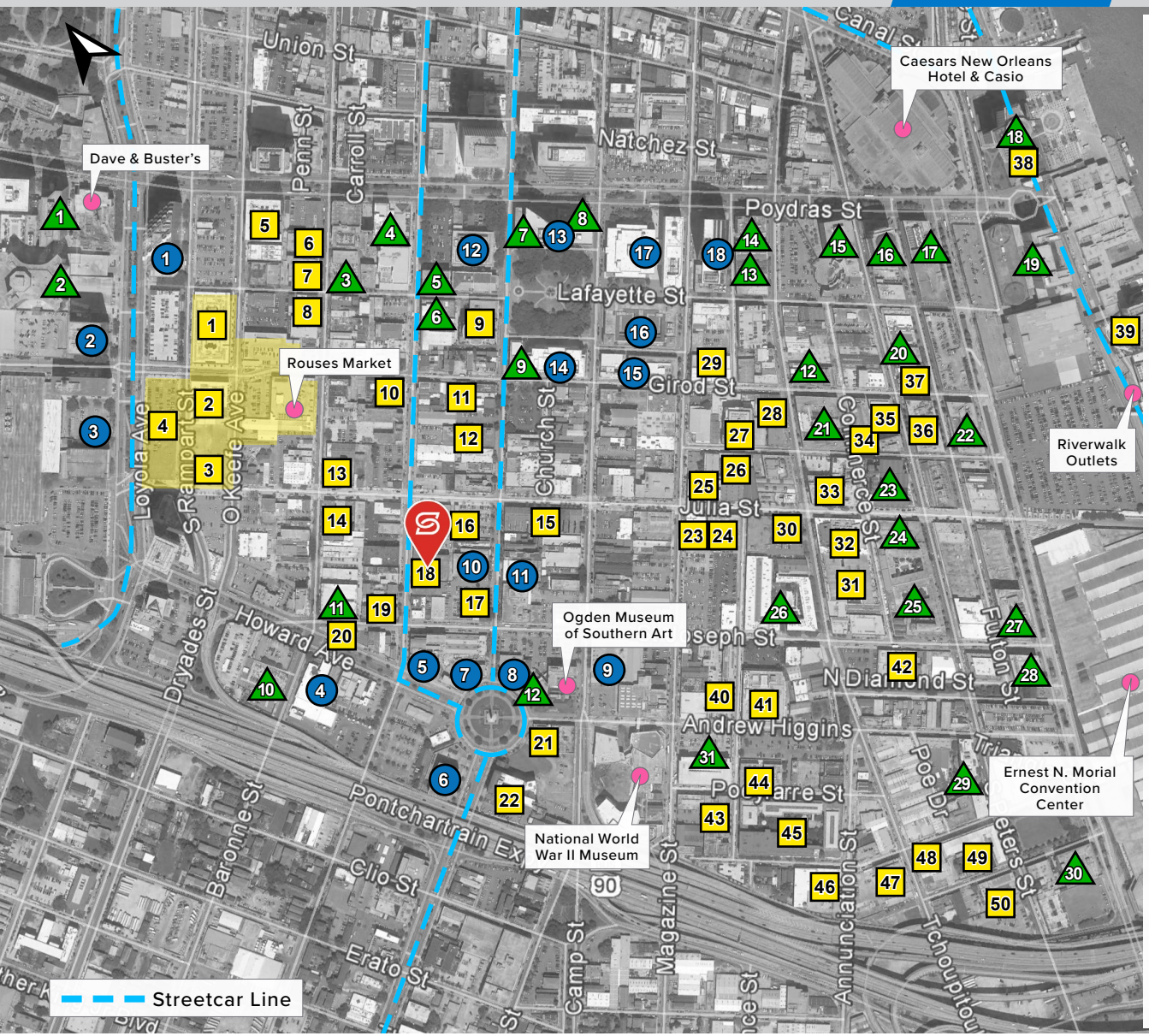

HOTELS - 8,383 ROOMS

1. Hyatt House Downtown *194 Rooms*
2. Hyatt Regency *1,193 Rooms*
3. Virgin Hotel *225 Rooms*
4. Drury Inn & Suites *158 Rooms*
5. Maison Métier Hotel *67 Rooms*
6. The Barnett by Hyatt *234 Rooms*
7. The Blake Hotel *122 Rooms*
8. The Whitney Hotel *93 Rooms*
9. Lafayette Hotel *44 Rooms*
10. Vcay Extended Stay *80 Rooms*
11. Domio Baronne St. *50 Rooms*
12. Holiday Inn Express *135 Rooms*
13. Cambria Hotel & Suites *162 Rooms*
14. The Old No. 77 Hotel *165 Rooms*
15. Kimpton Hotel Fontenot *182 Rooms*
16. Loews New Orleans *285 Rooms*
17. Caesars New Orleans *450 Rooms*
18. Four Seasons *385 Rooms*
19. Hllton Riverside *1,622 Rooms*
20. Plaza Suites Downtown *20 Rooms*
21. Renaissance Hotel *217 Rooms*
22. Omni Riverfront *202 Rooms*
23. Embassy Suites *370 Rooms*
24. Courtyard by Marriott *202 Rooms*
25. SpringHill Suites *208 Rooms*
26. Residence Inn *231 Rooms*
27. New Orleans Marriott *331 Rooms*
28. Hyatt Place *170 Rooms*
29. Hilton Garden Inn *284 Rooms*
30. Hampton Inn & Suites *228 Rooms*
31. Higgins Hotel *234 Units*

OFFICE BUILDINGS

1. Energy Center
2. Entergy Building
3. 701 Loyola Avenue
4. WDSU News Headquarters
5. NOCHI
6. K&B Plaza
7. Greater New Orleans Foundation
8. N.O. Sewerage & Water Board Office
9. The Shop at CAC
10. Emeril's Homebase Building
11. New Orleans Advocate Newspaper
12. Federal Reserve Bank Building
13. Poydras Center
14. F. Edward Hebert Federal Building
15. Federal Court House
16. 5th Circuit Court of Appeals
17. IP Buiding
18. 400 Poydras

APARTMENTS/LOFTS
3,543 HOUSING UNITS

1. The Paramount at South Market District *229 Units*
2. The Beacon at S.M.D. *124 Units*
3. The Standard at S.M.D. *89 Units*
4. The Odeon at S.M.D. *259 Units*
5. 930 Poydras Apts. *250 Units*
6. Civic Lofts *72 Units*
7. 909 Lafayette *12 Units*
8. Caldwell Condos *12 Units*
9. 625 St. Charles *39 Units*
10. Moss-Bauer Apts. *20 Units*
11. 703 Carondelet *28 Units*
12. 731 St. Charles *67 Units*
13. 835 Julia Condos *24 Units*
14. 800 Baronne *16 Units*
15. Faubourg Townhomes *13 Units*
16. The Julia *197 Units*
17. Two Saints *65 Units (Planned)*
18. The Garage *62 Units*
19. 801 St. Joseph Condos *23 Units*
20. 833 Howard Apts. *16 Units*
21. Trivoli Place *163 Units*
22. Circle 1000 *13 Units*
23. 800 Magazine *9 Units*
24. Gallery Row Condos *48 Units*
25. Magazine Place Condos *57 Units*
26. Whitney & Sloo Lofts *27 Units*
27. 425 Notre Dame Condos *47 Units*
28. 711 Tchoupitoulas Condos *20 Units*
29. The Kalorama *90 Units*
30. The Lofts *24 Units*
31. Sugar Plantation Condos *43 Units*
32. The Rotunda *68 Units*
33. Julia Place *102 Units*
34. Henderson Condos *61 Units*
35. The Refinery *39 Units*
36. 700 S. Peters Condos *88 Units*
37. Waterbury Condos *11 Units*
38. Four Seasons Residences 80 Units
39. One River Place *80 Units*
40. St. Joe Lofts *61 Units*
41. Woodward Loft Apts. *194 Units*
42. Paragon Lofts *21 Units*
43. Constance Lofts *50 Units*
44. Nine27 Apts. *76 Units*
45. The Cotton Mill *110 Units*
46. Eleven Hundred *(Planned) 86 Units*
47. Lengsfield Lofts *29 Units*
48. Mills Row Condos *31 Units*
49. Federal Fiber Mills *132 Units*
50. The Bakery *66 Units*

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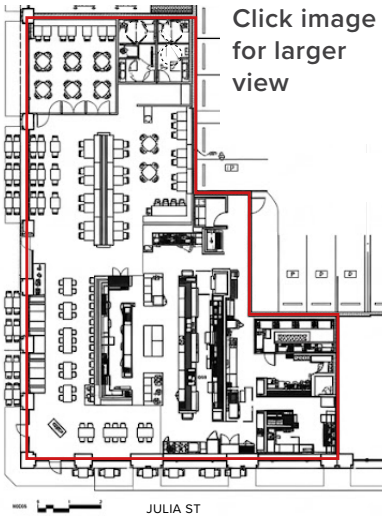
Frontage on St. Charles Ave. & Julia St.





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794 SF

Frontage on Carondelet St.





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DOWNTOWN NEW ORLEANS is defined by the Downtown Development District of New Orleans (DDD) as the area bounded by Iberville Street, the Mississippi River, Pontchartrain Expressway, and Interstate 10. It includes the Central Business District and the Warehouse/Arts District. Within this boundary, there are approximately:

DOWNTOWN ECONOMICS

- 39.6 Million visits to Downtown in 2025 (6.4% YoY Increase)
- Heart of a regional population of 1.2 Million
- $690 Million in the Real Estate Development Pipeline
- $10+ Billion real estate development investments since 2005
- Largest employment center in Louisiana with 57,000+ employees
- Top 3 Industries: Professional/Technical Services, Healthcare, and Accommodation/Food Service

DOWNTOWN ENTERTAINMENT & TOURISM

- 106 hotels with 22,667 hotel rooms
- 234 restaurants and sidewalk cafés
- Home to 9 museums, 20+ art galleries and 11+ entertainment venues

DOWNTOWN COMMERCIAL

- 8.9 Million square feet of Class A office space
- 476 retail stores

DOWNTOWN RESIDENTIAL

- 4,637 residents
- 6,370 apartments and condos
- $93,583 median household income of a Downtown resident (8%+ YoY)
- 1.2 walkable square miles

Information from: Downtown Development District of New Orleans - State of Downtown Report (2025)



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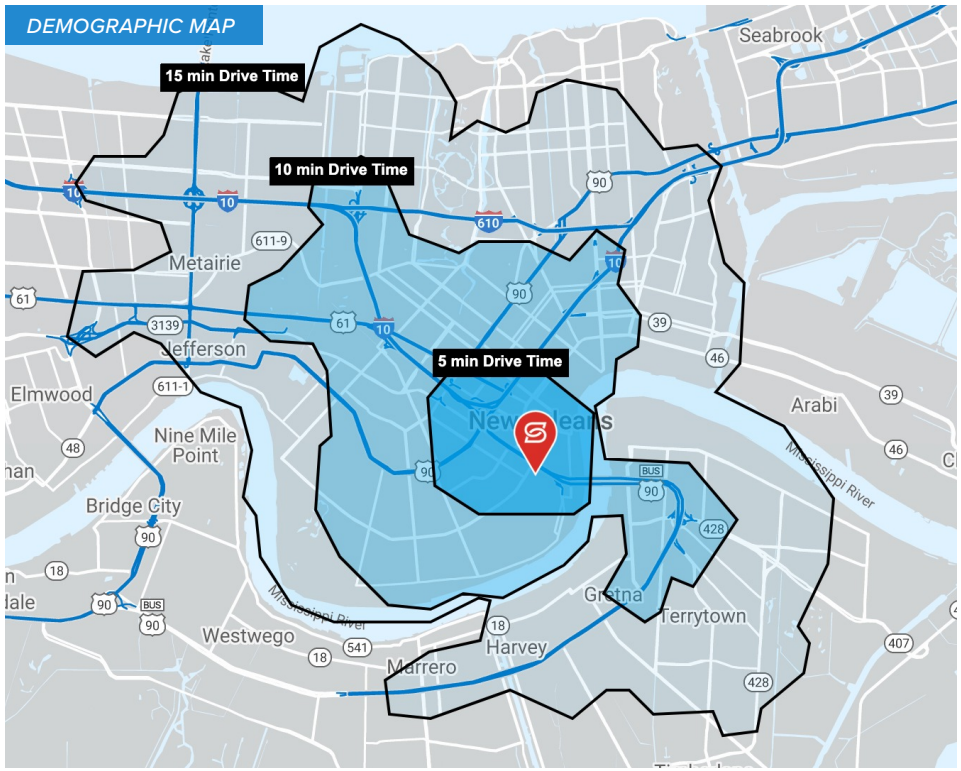

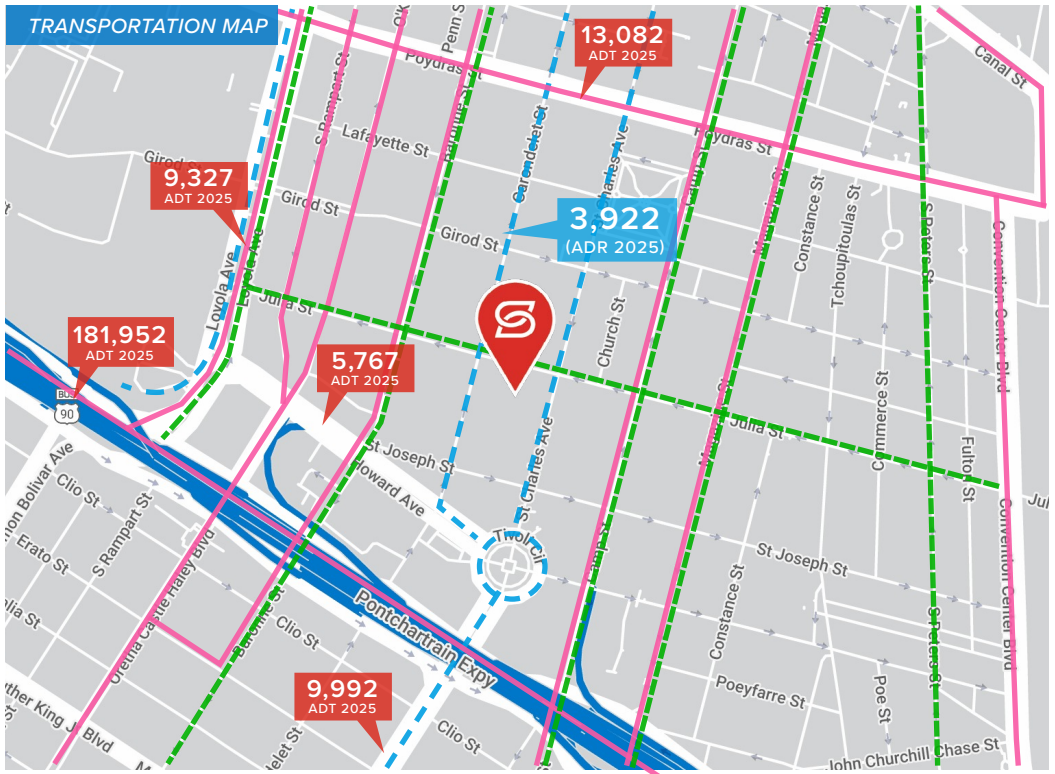

2026 DEMOS	5 MIN	10 MIN	15 MIN
Population	19,197	87,306	251,885
Daytime Population	74,301	132,286	250,940
Avg. HH Income	$71,092	$63,453	$69,432

RTA Bus Route | Streetcar Route | Bicycle Lane

Traffic Count | Streetcar Ridership

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