

INVESTMENT OPPORTUNITY

LOWER GARDEN DISTRICT

1931-33 SOPHIE WRIGHT PL
NEW ORLEANS, LA

stirling



SUMMARY

LOCATION

FLOOR PLANS

1ST FLOOR PHOTOS

2ND FLOOR PHOTOS

FINANCIALS

DEMOS

FOR SALE

PROPERTY OVERVIEW

Stirling is pleased to bring to market 1931-33 Sophie Wright Place, offering a chance to own a fully leased, turn-key mixed-use investment property in one of New Orleans' most dynamic and desirable neighborhoods. Positioned on the park-lined Sophie Wright Place, this mixed-use building features a stable ground-floor retail tenant and a high-performing, licensed short-term rental unit with a potential gross revenue of over \$100,000 annually. There is also a bonus studio apartment located in the rear of the property: a potential value-add. The property also features a small backyard for outdoor entertaining.

The property sits in the heart of the vibrant Lower Garden District, a walkable, historic enclave known for its blend of classic architecture and modern lifestyle appeal. Surrounded by boutique retailers, design shops, fitness studios, and some of the city's most acclaimed restaurants and cafés, the location attracts both locals and visitors year-round. Neighboring famed Magazine Street and Coliseum Square reinforce the area's steady foot traffic and sustained tenant demand.

Strong neighborhood demographics, continued residential and commercial growth, and excellent visibility make 1931-33 Sophie Wright Place a standout long-term hold for any portfolio. With minimal landlord responsibilities and diversified income streams, this asset is ideal for investors seeking strong cash flow in a tightly held submarket.

SQUARE FOOTAGE BREAKDOWN

- TOTAL Rentable Square Footage: 3,010 SF
- Ground Floor Retail Tenant: 866 SF
- Ground Floor Studio Apt: 410 SF
- Second Floor Apartment: 1,734 SF



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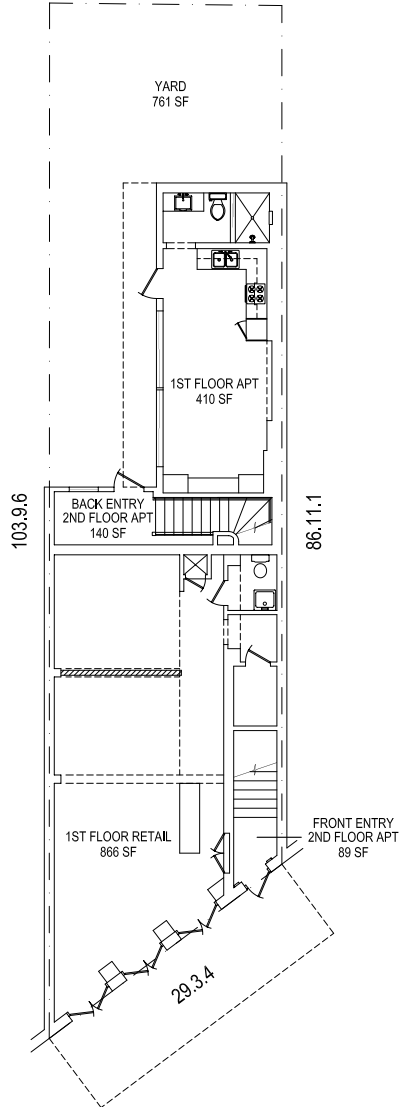
1ST FLOOR
PHOTOS

2ND FLOOR
PHOTOS

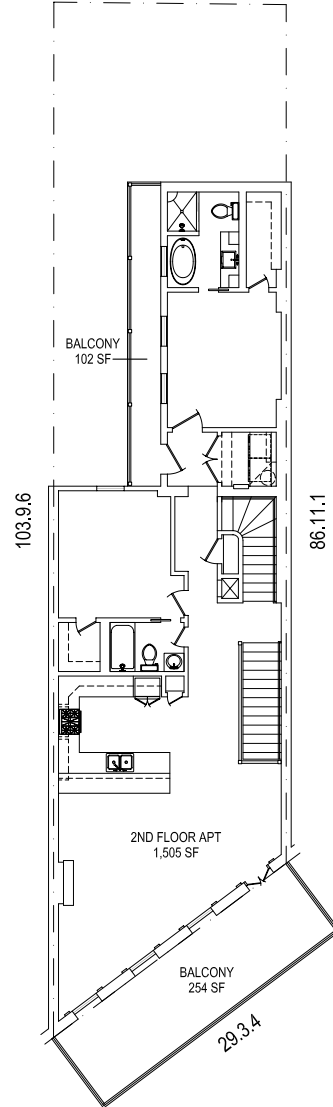
FINANCIALS

DEMOS

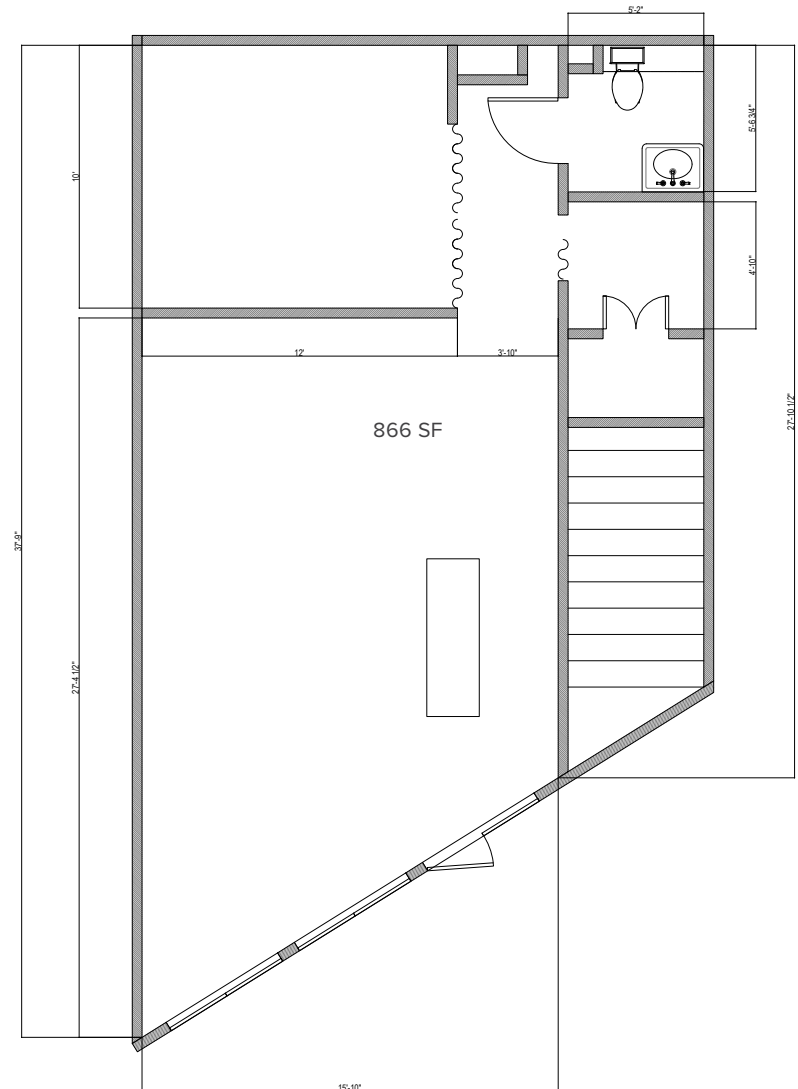
1ST FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR RETAIL SPACE PLAN WITH DIMENSIONS



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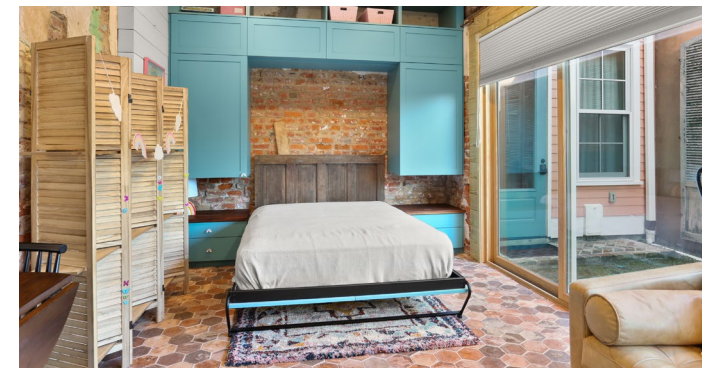
FINANCIALS

DEMOS

1ST FLOOR RETAIL SPACE



1ST FLOOR APARTMENT & YARD



stirling

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1931-33 Sophie Wright Place, New Orleans, LA

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2ND FLOOR SHORT TERM RENTAL



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Member of
RETAIL BROKERS NETWORK

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FINANCIAL BREAKDOWN

SHORT-TERM RENTAL UNIT: "THE BALCONY ON SOPHIE WRIGHT PARK"

- 2023 Actual Gross Income: \$53,881*
- Potential Gross STR income: \$116,600 (based on \$550/n and 56% annual occupancy/212 nights)
- Estimated NOI (assuming 70% of gross due to STR operating costs): \$81,620
- Market cap rate range for similar assets: 6.5% to 7.5%
- Resulting STR value range: \$1,090,000 to \$1,260,000
- *2023 and 2024 had some disruptions to the rental consistency due to owner's personal needs

RETAIL COMMERCIAL UNIT (NNN LEASE)

- Monthly rent: \$3,031 (NNN)
- Annual income: \$36,372
- Since this is a true NNN lease, NOI equals annual income.
- Applying an 8.5% cap rate:
- Value = $\$36,372 / 0.085 = \$427,900$

COMBINED PROPERTY VALUATION (STR + RETAIL)

- STR value: \$1,090,000 to \$1,260,000
- Retail value: \$427,900
- Combined value: \$1.52 million to \$1.69 million.



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2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

35,827

49,494

96,023



AVG. HH
INCOME

\$117,033

\$113,160

\$104,401



HOUSEHOLDS

19,596

26,639

47,032

