

FOR SALE

Magazine Street Second-Generation Restaurant

3226 MAGAZINE STREET

New Orleans, LA 70115

NEWMARK

Magazine Street
Second-Generation Restaurant

3226 Magazine Street, New Orleans, LA 70115

Sale Information

Newmark presents 3226 Magazine Street, a renovated two-story, second-generation restaurant at Magazine and Pleasant Streets. The ground floor features a spacious dining room, full bar and partially equipped commercial kitchen with walk-in coolers, prep and dishwashing areas, storage, and two functional ventilation hood systems.

Upstairs offers an equipped bar, flexible dining and event space, and a Magazine Street balcony. Interior and separate exterior access support a unified restaurant operation, private events or alternative upstairs use, subject to approvals. Renovated in 2024 with select FF&E included, the property offers a compelling owner-operator or investment opportunity.

Location

Situated between the Garden District and Irish Channel, the property benefits from Magazine Street's established mix of restaurants, boutiques and bars. St. Charles Avenue and the Lower Garden District are minutes away.

SALE PRICE: **$3,050,000**

BUILDING SIZE: **±8,870 SF**

ZONING: **HU-B1**
Historic Urban Neighborhood Business District

NATIONAL REGISTER HISTORIC DISTRICT: **Garden District**

LOCAL HISTORIC DISTRICT: **Irish Channel**

https://czo.nola.gov/article-12/





Exterior Photos







First Floor Photos









Second Floor Photos









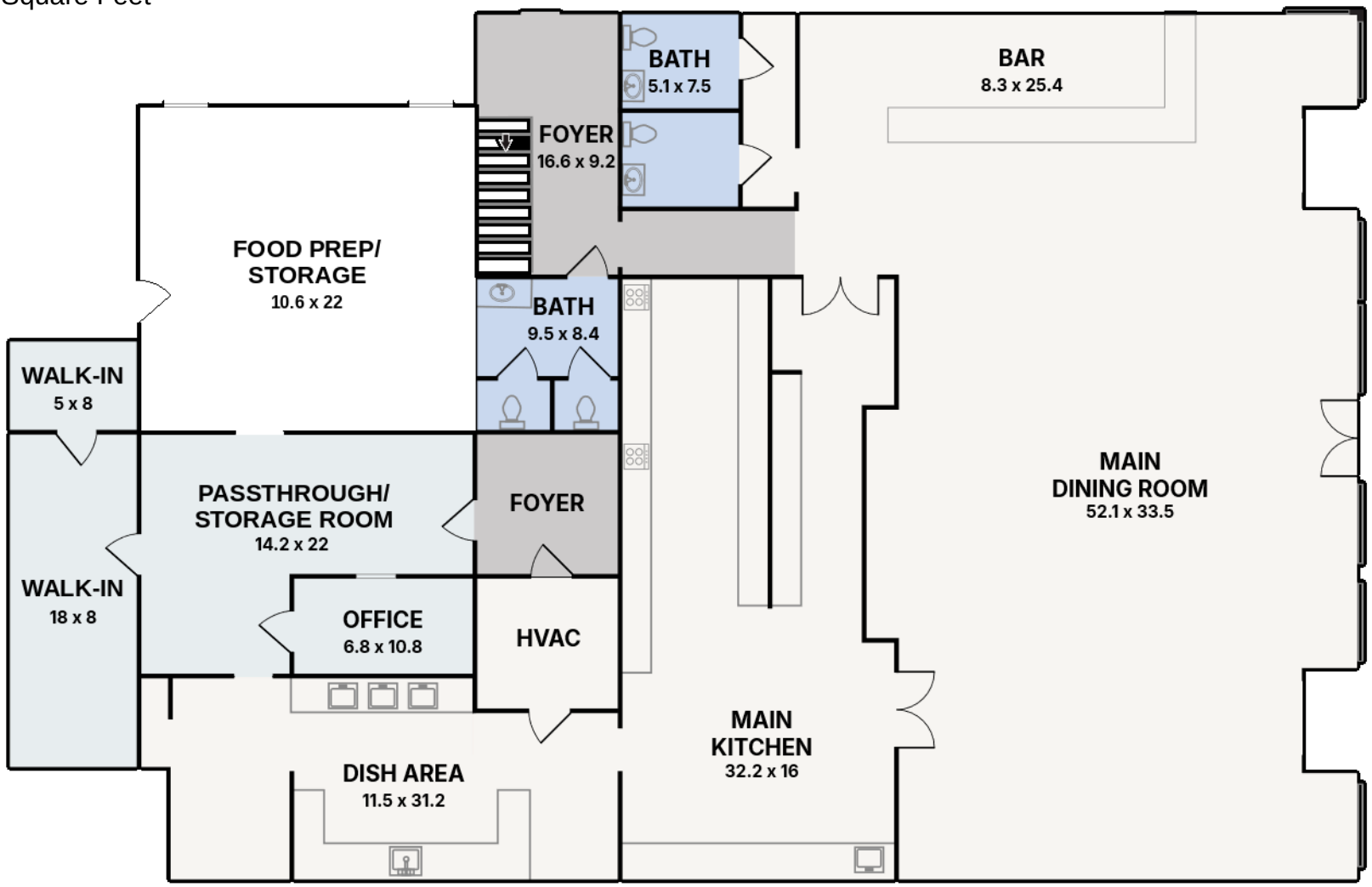
Aerial



First Floor

Restaurant/Kitchen/Bar Space

±4,500 Square Feet

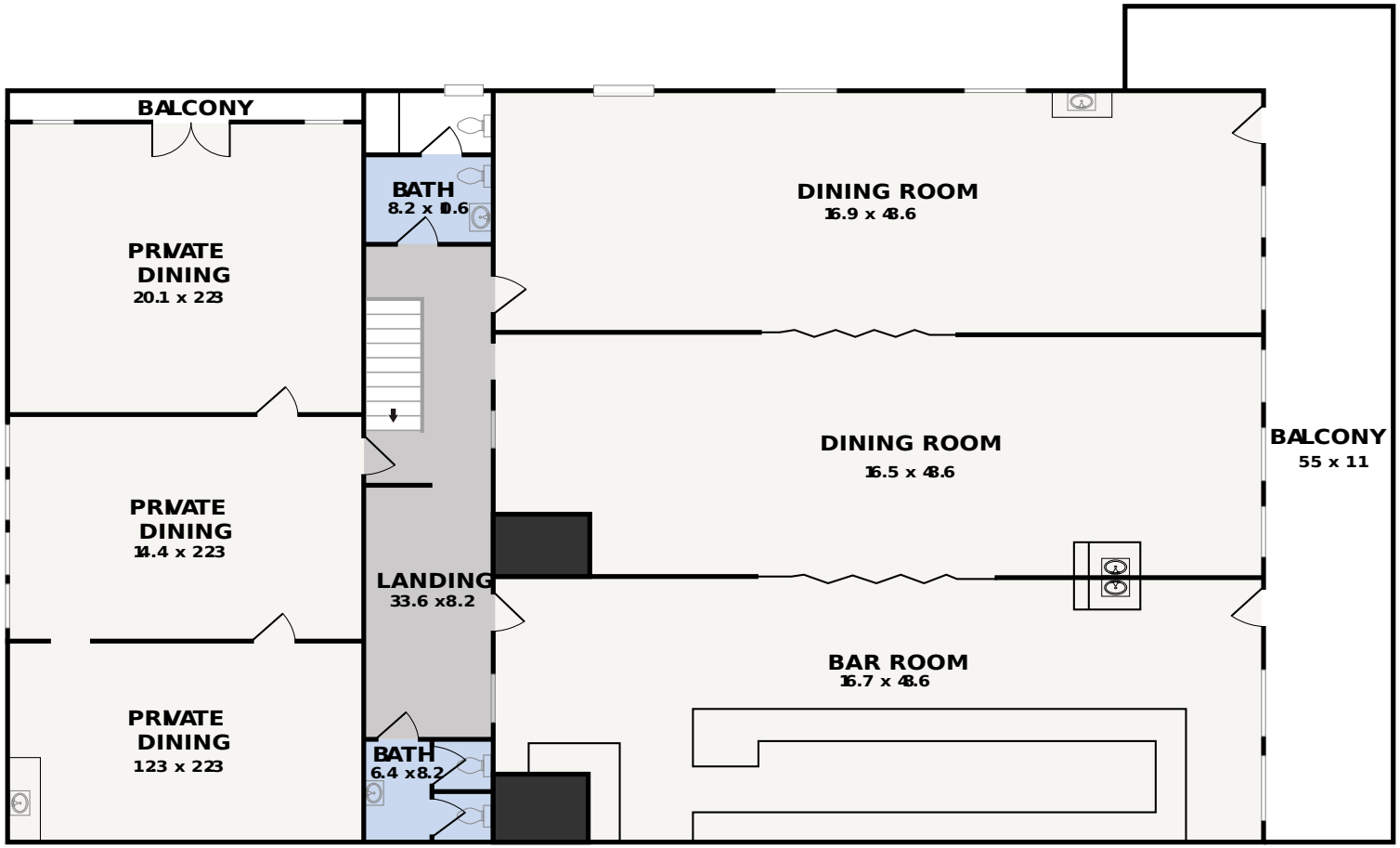


Second Floor

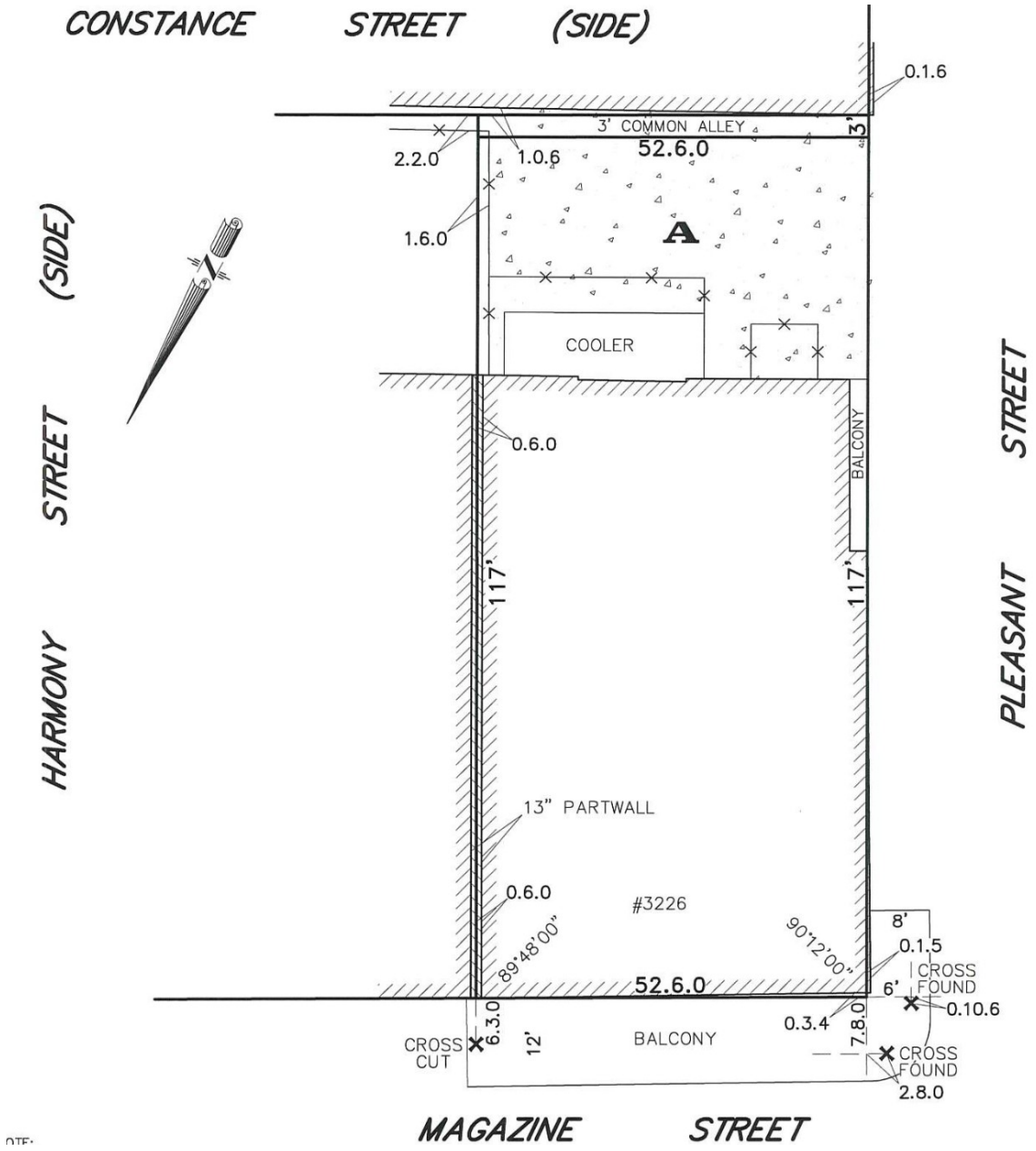
Additional Seating/Bar/Event Space

±4,370 Square Feet

2nd Floor



Survey


CONSTANCE STREET (SIDE)
0.1.6
3' COMMON ALLEY
3'
52.6.0
2.2.0
1.0.6
1.6.0
A
COOLER
HARMONY STREET (SIDE)
PLEASANT STREET
0.6.0
BALCONY
117'
117'
13" PARTWALL
0.6.0
#3226
89°48'00"
90°12'00"
8'
0.1.5
CROSS FOUND
6'
0.10.6
52.6.0
6.3.0
12'
BALCONY
0.3.4
7.8.0
CROSS CUT
CROSS FOUND
2.8.0
MAGAZINE STREET

Retailer Map



Drive Time & Demographics

3226 Magazine Street, New Orleans, LA 70115

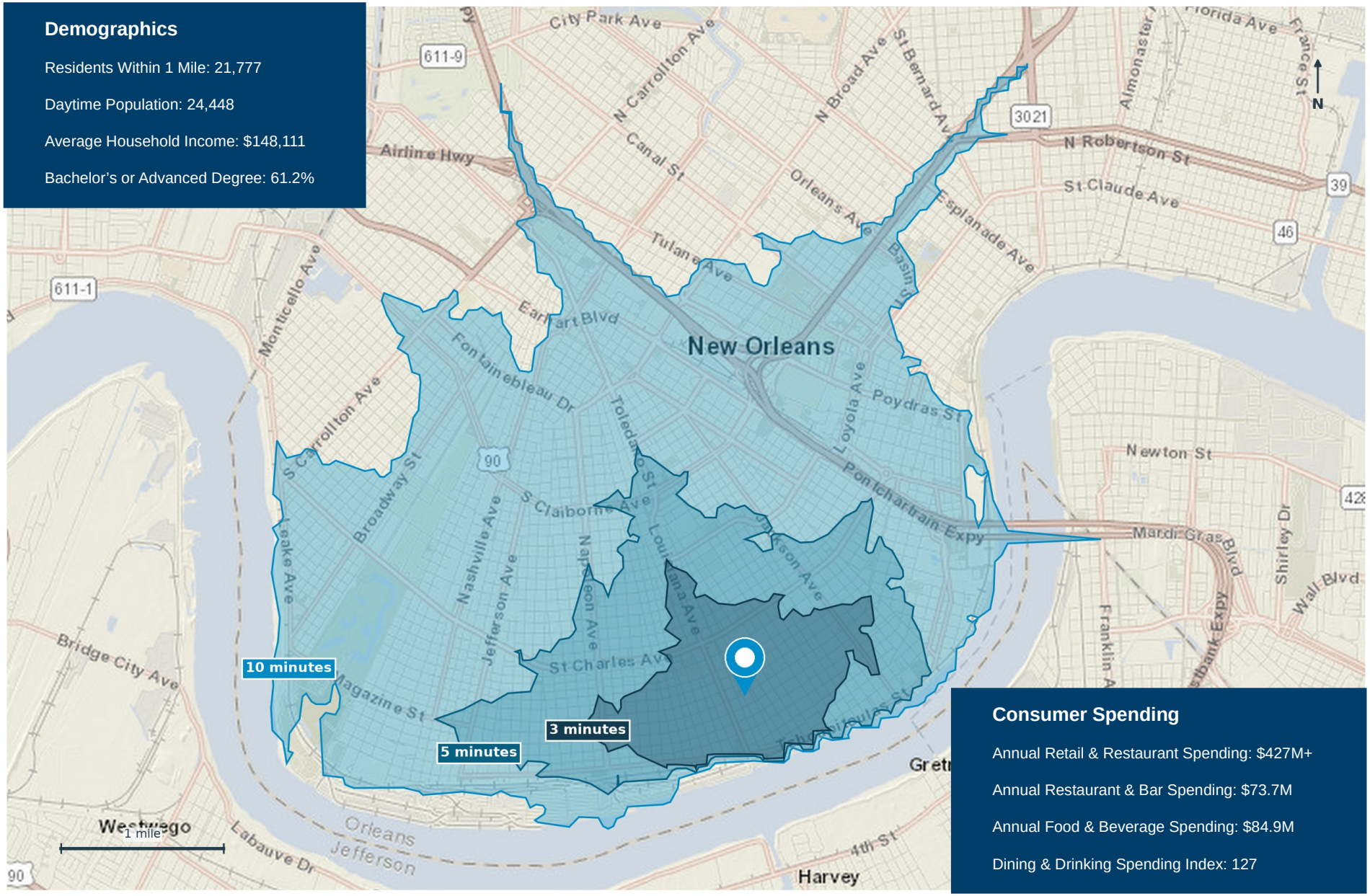
Demographics

Residents Within 1 Mile: 21,777

Daytime Population: 24,448

Average Household Income: $148,111

Bachelor's or Advanced Degree: 61.2%



Consumer Spending

Annual Retail & Restaurant Spending: $427M+

Annual Restaurant & Bar Spending: $73.7M

Annual Food & Beverage Spending: $84.9M

Dining & Drinking Spending Index: 127



Tim Thompson
Managing Director
t +1.504.913.0462
tim.thompson@nmrk.com

Sam Hurley
Associate + Transaction Manager
t +1.504.408.2285
sam.hurley@nmrk.com

3226 Magazine Street,
New Orleans,
LA 70115

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NEWMARK

(BROK.912122592-CORP)
900 Peniston Street, Suite 210, New Orleans, LA 70115
o +1.504.266.0505 · nmrk.com