



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

NEW PRICE

INVESTMENT OPPORTUNITY | FOR SALE

Stabilized Mixed-Use Building on St. Charles Ave

1513 St. Charles Avenue

NEW ORLEANS, LA 70130

Keith Adler

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504.581.5005

Owner/Agent



PRIME RESTAURANT LOCATION

1513 St. Charles Avenue, New Orleans, LA 70130

DESCRIPTION

This stabilized mixed-use investment is located on St. Charles Avenue in Uptown New Orleans along the historic St. Charles Streetcar line. The fully leased property features a long-term ground-floor restaurant tenant with a residential apartment above.

The asset offers in-place cash flow, contractual rent increases, and recent capital improvements, including a new roof completed in 2025. It is well suited for investors or 1031 exchange buyers seeking predictable income in a core Uptown location.

The property is centrally positioned between Uptown and Downtown New Orleans and is surrounded by a strong concentration of established restaurants and neighborhood retail, including Lula Restaurant & Distillery, Tito's Ceviche, Houston's, Raising Cane's, and other established neighborhood operators.

The residential unit has previously held a short-term rental license and retains a configuration suitable for future STR use, subject to applicable approvals.

Do not disturb current tenant.

OVERVIEW

SIZE

3,954 sf total building size

- 2,393 sf restaurant
- 1,561 sf residential unit

SALE PRICE

\$1,095,000 \$1,260,000

FINANCIALS

- In-Place NOI: \$88,000 (2025)
- Cap Rate: 7%
- Tenant pays utilities and expenses; no management fees



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1513 ST. CHARLES AVENUE

DEMOGRAPHICS/ZONING



DEMOGRAPHICS (EST. 2025)

Drivetime:	<u>¼ mile</u>	<u>½ mile</u>	<u>1 mile</u>
Population:	2,300	8,507	25,350
Avg HH Income:	\$108,965	\$104,813	\$114,484
Median HH Income:	\$75,443	\$69,476	\$73,674
Daytime Population:	1,445	7,358	44,687

See last two pages for full demographics report.



TRAFFIC COUNT

St. Charles Avenue: 19,980 vpd
Martin Luther King Jr Blvd: 1,761 vpd



STREETCAR ROUTE

Located on the historic
St. Charles streetcar route

ZONING

HU-MU NEIGHBORHOOD MIXED-USE DISTRICT

HU-MU zoning allows restaurant, office, and residential uses, supporting long-term mixed-use flexibility.

PURPOSE

The HU-MU Neighborhood Mixed-Use District regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and that are pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged.

PERMITTED USES

The HU-MU Neighborhood Mixed-Use District permits single and multi-family residences along with a range of commercial uses including animal hospital, art gallery, bar, live entertainment venue, office, and restaurant.



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RESTAURANT IMAGES



fully built-out restaurant with street frontage on St. Charles Ave



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APARTMENT IMAGES



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Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.939/-90.076

1513 St Charles Ave New Orleans, LA 70130	0.25 mi radius	0.5 mi radius	1 mi radius
Population			
2025 Estimated Population	2,300	8,507	25,350
2030 Projected Population	2,244	8,226	24,639
2020 Census Population	2,067	8,000	25,449
2010 Census Population	1,742	7,043	21,596
Projected Annual Growth 2025 to 2030	-0.5%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	2.1%	1.4%	1.2%
Households			
2025 Estimated Households	1,210	4,886	14,494
2030 Projected Households	1,170	4,701	14,071
2020 Census Households	1,194	4,761	14,528
2010 Census Households	908	3,889	11,270
Projected Annual Growth 2025 to 2030	-0.7%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2025	2.2%	1.7%	1.9%
Age			
2025 Est. Population Under 10 Years	9.0%	8.9%	9.0%
2025 Est. Population 10 to 19 Years	8.2%	7.9%	7.9%
2025 Est. Population 20 to 29 Years	11.9%	12.7%	12.9%
2025 Est. Population 30 to 44 Years	27.9%	27.9%	28.0%
2025 Est. Population 45 to 59 Years	18.2%	17.4%	17.8%
2025 Est. Population 60 to 74 Years	17.1%	18.0%	17.3%
2025 Est. Population 75 Years or Over	7.7%	7.3%	7.0%
2025 Est. Median Age	39.5	40.1	39.8
Marital Status & Gender			
2025 Est. Male Population	51.2%	50.2%	50.3%
2025 Est. Female Population	48.8%	49.8%	49.7%
2025 Est. Never Married	47.9%	51.6%	47.6%
2025 Est. Now Married	29.0%	23.1%	28.3%
2025 Est. Separated or Divorced	17.3%	20.5%	20.2%
2025 Est. Widowed	5.9%	4.8%	3.9%
Income			
2025 Est. HH Income \$200,000 or More	9.9%	12.1%	14.4%
2025 Est. HH Income \$150,000 to \$199,999	6.4%	5.3%	5.7%
2025 Est. HH Income \$100,000 to \$149,999	9.7%	13.3%	15.2%
2025 Est. HH Income \$75,000 to \$99,999	21.1%	13.4%	9.2%
2025 Est. HH Income \$50,000 to \$74,999	20.6%	15.1%	15.6%
2025 Est. HH Income \$35,000 to \$49,999	11.7%	8.3%	8.9%
2025 Est. HH Income \$25,000 to \$34,999	9.0%	6.3%	5.3%
2025 Est. HH Income \$15,000 to \$24,999	1.8%	6.7%	7.8%
2025 Est. HH Income Under \$15,000	9.7%	19.5%	17.8%
2025 Est. Average Household Income	\$108,965	\$104,813	\$114,484
2025 Est. Median Household Income	\$75,443	\$69,476	\$73,674
2025 Est. Per Capita Income	\$57,815	\$60,525	\$65,651
2025 Est. Total Businesses	191	704	3,613
2025 Est. Total Employees	1,445	7,358	44,687

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Race			
2025 Est. White	43.0%	42.5%	41.3%
2025 Est. Black	42.6%	44.4%	46.2%
2025 Est. Asian or Pacific Islander	4.3%	4.7%	4.3%
2025 Est. American Indian or Alaska Native	0.6%	0.4%	0.3%
2025 Est. Other Races	9.5%	8.1%	7.9%
Hispanic			
2025 Est. Hispanic Population	240	769	2,251
2025 Est. Hispanic Population	10.4%	9.0%	8.9%
2030 Proj. Hispanic Population	10.1%	9.1%	9.0%
2020 Hispanic Population	13.8%	12.4%	11.2%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	1,815	6,763	20,048
2025 Est. Elementary (Grade Level 0 to 8)	1.8%	4.4%	4.2%
2025 Est. Some High School (Grade Level 9 to 11)	3.6%	4.7%	7.6%
2025 Est. High School Graduate	25.9%	22.6%	17.3%
2025 Est. Some College	11.6%	14.3%	15.5%
2025 Est. Associate Degree Only	4.5%	4.4%	4.2%
2025 Est. Bachelor Degree Only	29.3%	27.5%	25.5%
2025 Est. Graduate Degree	23.2%	22.1%	25.8%
Housing			
2025 Est. Total Housing Units	1,569	6,209	18,288
2025 Est. Owner-Occupied	26.1%	23.0%	24.4%
2025 Est. Renter-Occupied	51.0%	55.7%	54.9%
2025 Est. Vacant Housing	22.9%	21.3%	20.7%
Homes Built by Year			
2025 Homes Built 2010 or later	9.0%	10.7%	11.3%
2025 Homes Built 2000 to 2009	9.3%	9.3%	10.6%
2025 Homes Built 1990 to 1999	5.7%	3.2%	3.3%
2025 Homes Built 1980 to 1989	9.5%	7.1%	4.6%
2025 Homes Built 1970 to 1979	6.0%	4.8%	4.5%
2025 Homes Built 1960 to 1969	3.4%	7.2%	5.8%
2025 Homes Built 1950 to 1959	3.5%	5.7%	5.3%
2025 Homes Built Before 1949	30.7%	30.8%	33.8%
Home Values			
2025 Home Value \$1,000,000 or More	7.4%	13.3%	17.8%
2025 Home Value \$500,000 to \$999,999	15.4%	20.2%	21.7%
2025 Home Value \$400,000 to \$499,999	16.8%	16.3%	13.9%
2025 Home Value \$300,000 to \$399,999	17.1%	16.7%	15.4%
2025 Home Value \$200,000 to \$299,999	21.3%	20.4%	18.6%
2025 Home Value \$150,000 to \$199,999	15.0%	7.4%	6.2%
2025 Home Value \$100,000 to \$149,999	5.6%	2.7%	2.2%
2025 Home Value \$50,000 to \$99,999	0.7%	1.0%	2.5%
2025 Home Value \$25,000 to \$49,999	0.1%	0.4%	0.6%
2025 Home Value Under \$25,000	0.7%	1.6%	1.1%
2025 Median Home Value	\$344,212	\$474,892	\$551,546
2025 Median Rent	\$1,032	\$992	\$996

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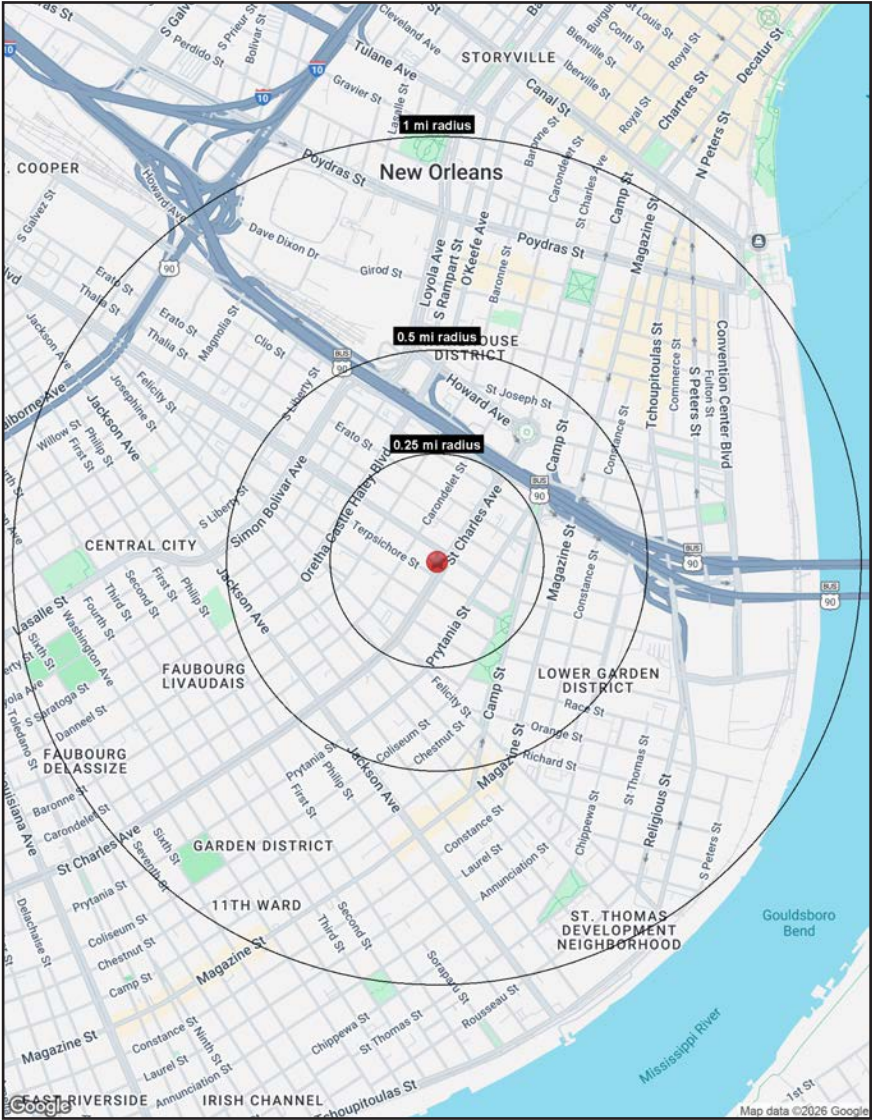
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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	1,979	7,384	21,917
2025 Est. Civilian Employed	69.4%	65.2%	65.0%
2025 Est. Civilian Unemployed	4.1%	2.7%	2.6%
2025 Est. in Armed Forces	-	0.2%	0.3%
2025 Est. not in Labor Force	26.5%	31.9%	32.1%
2025 Labor Force Males	52.4%	50.7%	50.6%
2025 Labor Force Females	47.6%	49.3%	49.4%
Occupation			
2025 Occupation: Population Age 16 Years or Over	1,374	4,813	14,234
2025 Mgmt, Business, & Financial Operations	17.4%	20.7%	21.5%
2025 Professional, Related	36.7%	32.7%	33.4%
2025 Service	19.6%	19.5%	18.5%
2025 Sales, Office	14.7%	15.1%	14.5%
2025 Farming, Fishing, Forestry	-	-	-
2025 Construction, Extraction, Maintenance	5.4%	4.1%	4.2%
2025 Production, Transport, Material Moving	6.2%	7.9%	7.8%
2025 White Collar Workers	68.8%	68.5%	69.4%
2025 Blue Collar Workers	31.2%	31.5%	30.6%
Transportation to Work			
2025 Drive to Work Alone	60.1%	55.0%	53.3%
2025 Drive to Work in Carpool	10.8%	9.3%	7.5%
2025 Travel to Work by Public Transportation	3.8%	5.7%	5.2%
2025 Drive to Work on Motorcycle	0.1%	0.3%	0.3%
2025 Walk or Bicycle to Work	12.3%	11.3%	13.3%
2025 Other Means	0.6%	0.8%	0.9%
2025 Work at Home	12.2%	17.7%	19.6%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	26.4%	33.4%	34.1%
2025 Travel to Work in 15 to 29 Minutes	57.2%	43.5%	42.7%
2025 Travel to Work in 30 to 59 Minutes	13.6%	16.5%	17.3%
2025 Travel to Work in 60 Minutes or More	2.7%	6.6%	5.9%
2025 Average Travel Time to Work	16.9	18.2	18.8
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$107.77 M	\$423.51 M	\$1.32 B
2025 Est. Apparel	\$1.99 M	\$7.8 M	\$24.45 M
2025 Est. Contributions, Tax and Retirement	\$30.58 M	\$123.03 M	\$399.36 M
2025 Est. Education	\$2.53 M	\$9.87 M	\$31.2 M
2025 Est. Entertainment	\$6.18 M	\$24.16 M	\$75.68 M
2025 Est. Food, Beverages, Tobacco	\$12.54 M	\$49.09 M	\$152.32 M
2025 Est. Health Care	\$7.44 M	\$29.74 M	\$88.35 M
2025 Est. Household Furnishings and Equipment	\$2.9 M	\$11.31 M	\$35.53 M
2025 Est. Household Operations, Shelter, Utilities	\$25.55 M	\$100.59 M	\$311.62 M
2025 Est. Miscellaneous Expenses	\$1.87 M	\$7.3 M	\$22.85 M
2025 Est. Personal Care	\$1.32 M	\$5.18 M	\$16.03 M
2025 Est. Transportation	\$14.86 M	\$55.44 M	\$165.73 M

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

