FOR SALE

1300 ARABELLA STREET

New Orleans,
LA 70115

Mixed Use/Neighborhood Commercial



NEWMARK





Mixed Use/Neighborhood Commercial

1300 Arabella Street, New Orleans, LA 70115

Sale Information

Newmark presents 1300 Arabella Street, a hard-corner mixed-use property at Prytania and Arabella Streets. It combines ±4,500 SF of ground-floor retail with two apartments upstairs. The retail space, which includes ample back-of-house storage, has long been home to Prytania Wine & Spirits, a legally non-conforming liquor store that has served the neighborhood for decades. The ground floor is available for occupancy by end of Q4 ‘26, giving a buyer the opportunity to owner-operate or re-tenant the space.

The ±2,575 SF second floor has two, 2BR/1BA apartments, both currently leased.

Location

The property sits in the Golden Rectangle, next door to the new Robert’s Fresh Market, in one of Uptown New Orleans’ most established neighborhoods. The area is bordered by St. Charles Avenue, Jefferson Avenue and Magazine Street, and it extends toward Audubon Park. The corner of Prytania and Arabella is steps from Robert’s Fresh Market and a short walk from the Prytania Street commercial strip, the Prytania Theatre, Whole Foods, Starbucks, Saba and more. Audubon Park is also nearby.

SALE PRICE: **$1,565,000**

BUILDING SIZE: **±7,117 SF**

LAND SIZE: **±6,000 SF**

ZONING: **HU-RD2**

Historic Urban Two-Family Residential District

https://czo.nola.gov/article-11/

Exterior Photos









Ground Floor Photos









2nd Floor Photos



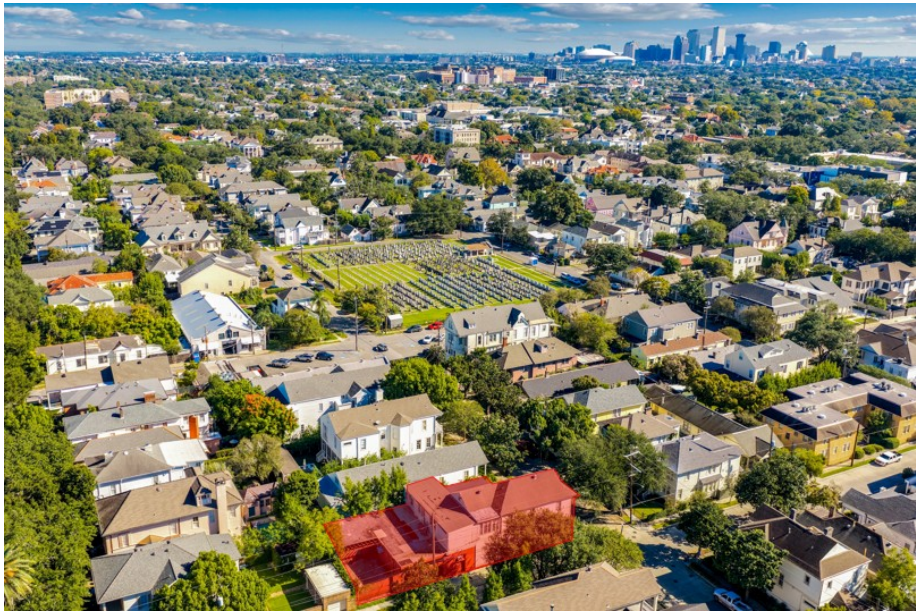


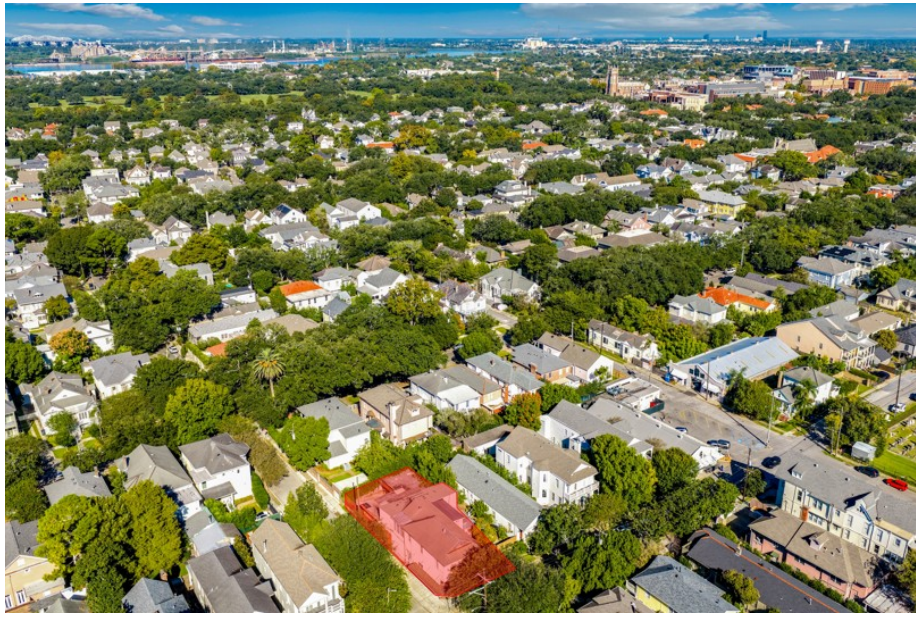




Aerials





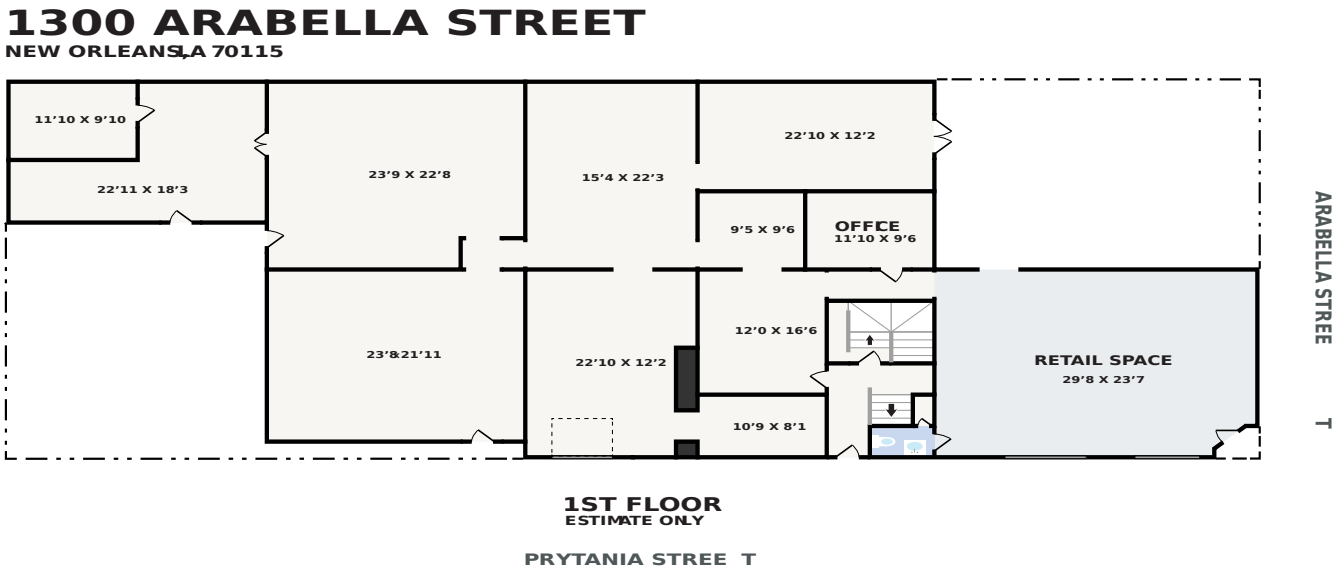


Ground Floor Plan

±4,500 SF

1300 Arabella Street

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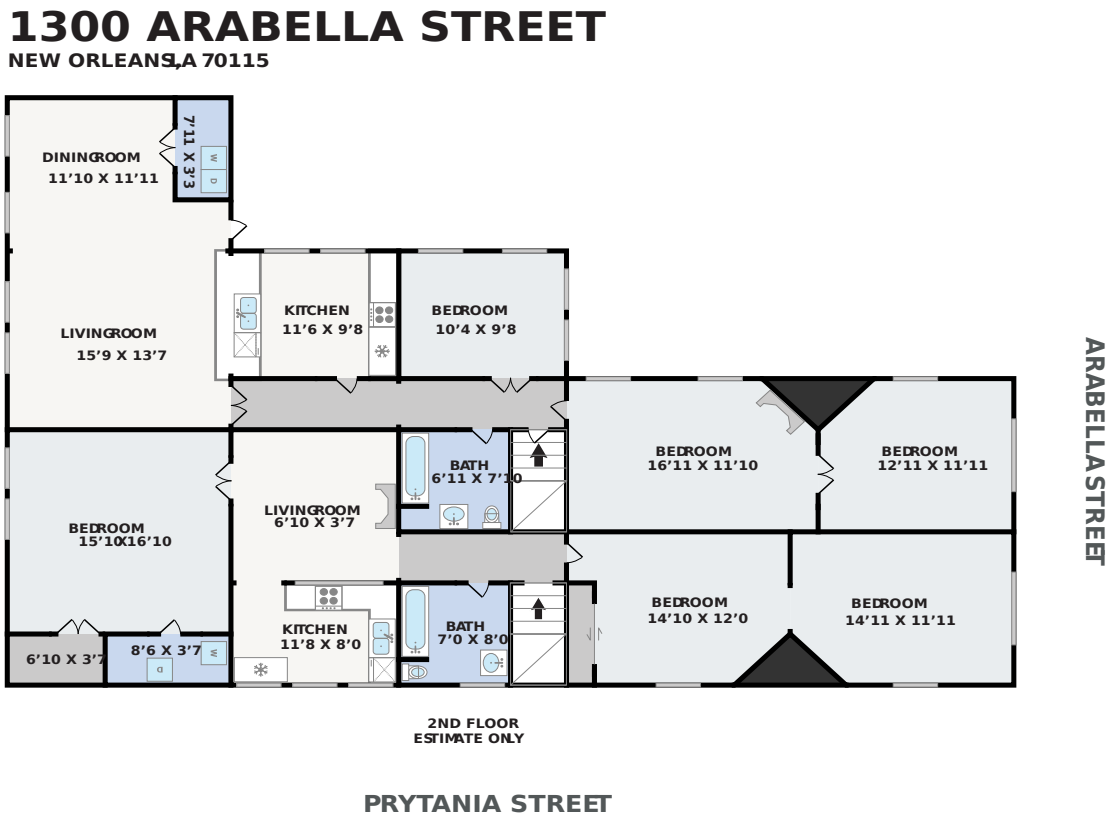


2nd Floor Plan

±2,575 SF

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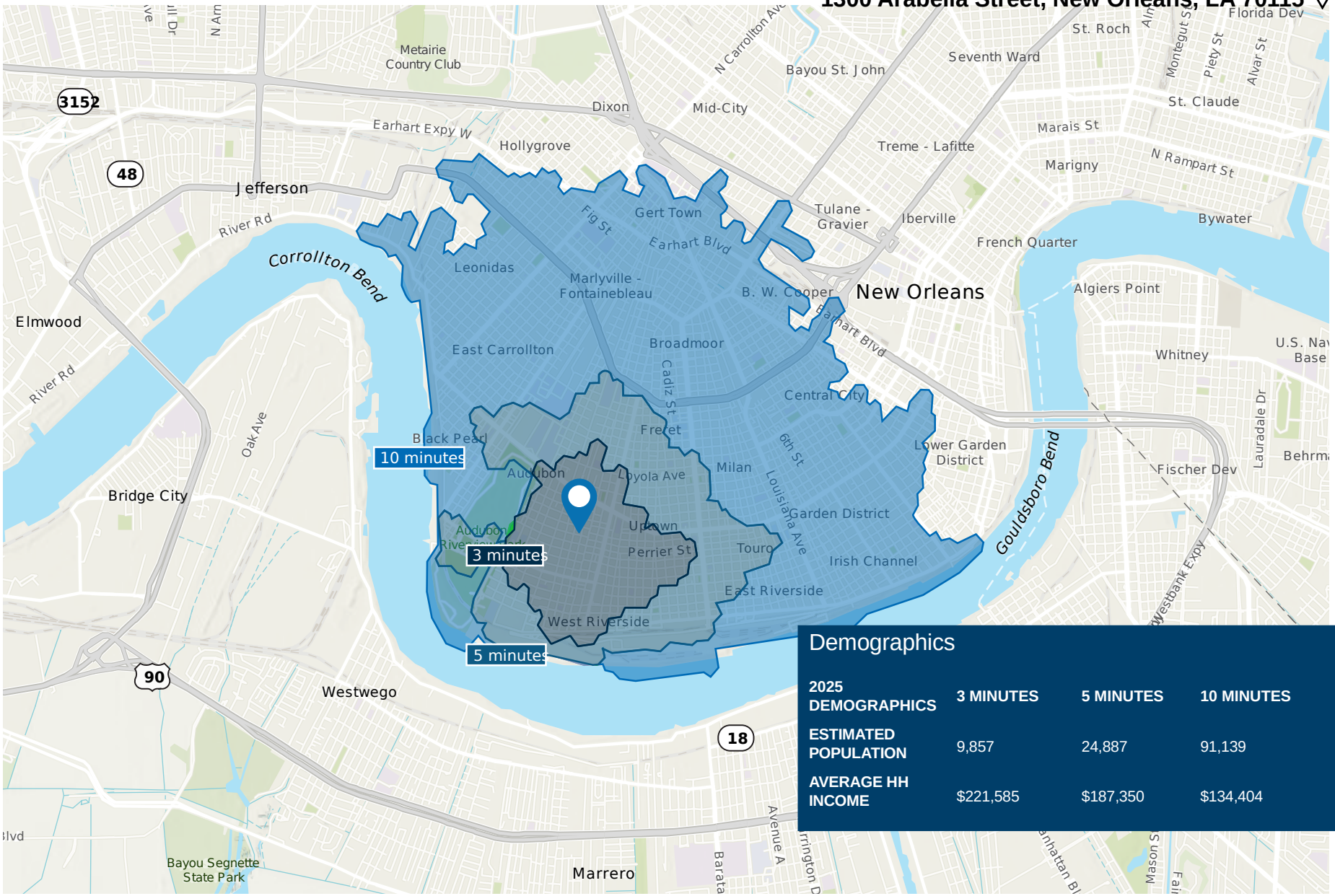


Retailer Map



Drive Time & Demographics

1300 Arabella Street, New Orleans, LA 70115



Demographics

2025 DEMOGRAPHICS	3 MINUTES	5 MINUTES	10 MINUTES
ESTIMATED POPULATION	9,857	24,887	91,139
AVERAGE HH INCOME	$221,585	$187,350	$134,404



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