

GROUND FLOOR RETAIL FOR LEASE

AVAILABLE

- 2,400 SF – 20,940 SF Available Ground Floor Commercial Space

PROPERTY OVERVIEW

- Location – Infill location nestled between the Warehouse and South Market Districts, well over 600 apartments to be built on the same block by 2020
- World Famous St. Charles Avenue Streetcar – 3.5 Million people ride past the site every year
- Primary ingress to the heart of New Orleans – 7.5 Million people drive past the site every year
- Historic Character – Midcentury Modern Design Features
- Flexible Proportions – Nearly 21,000 SF of uninterrupted space and 13-14 foot ceilings
- Reduced CAM Charges – Restoration Tax Abatement

NEARBY LANDMARKS

- South Market District
- National World War II Museum
- Art Galleries along Julia Street
- Rouses Market
- Ace Hotel
- The Outlet Collection at Riverwalk
- Ernest N. Morial Convention Center
- Contemporary Arts Center and Ogden Museum of Southern Art
- New Orleans Culinary and Hospitality Institute (NOCHI)
- New Orleans AdvocateNewspaper Office



EXECUTIVE SUMMARY

A cutting-edge development in the heart of New Orleans’ Warehouse District, this full renewal and renovation of the historic Stephens Buick Dealership features nearly 21,000 SF of leasable ground-floor commercial space, 51 apartments, and 11 penthouse condominiums upon completion. The most unique feature of The Garage is the provision of two automated vehicular elevators ferrying residents and their automobiles to parking spaces directly to their front door.

The development sits in a prime Warehouse District corridor, capturing the ingress of the downtown commuter, fronting one of the major streetcar lines, and is centrally located within the city, so as to provide easy access to the primary submarkets of the city of New Orleans. Additionally, tenants will enjoy the seasonal benefits of Mardi Gras parade activity.

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GROUND FLOOR
COMMERCIAL SITE PLAN

THE GARAGE GROUND FLOOR
AVAILABILITY

- Suite A: 12,739 SF
- Suite B: 2,546 SF
- Suite C: 2,402 SF
- Suite D: 2,549 SF
- Total Contiguous: 20,940 SF

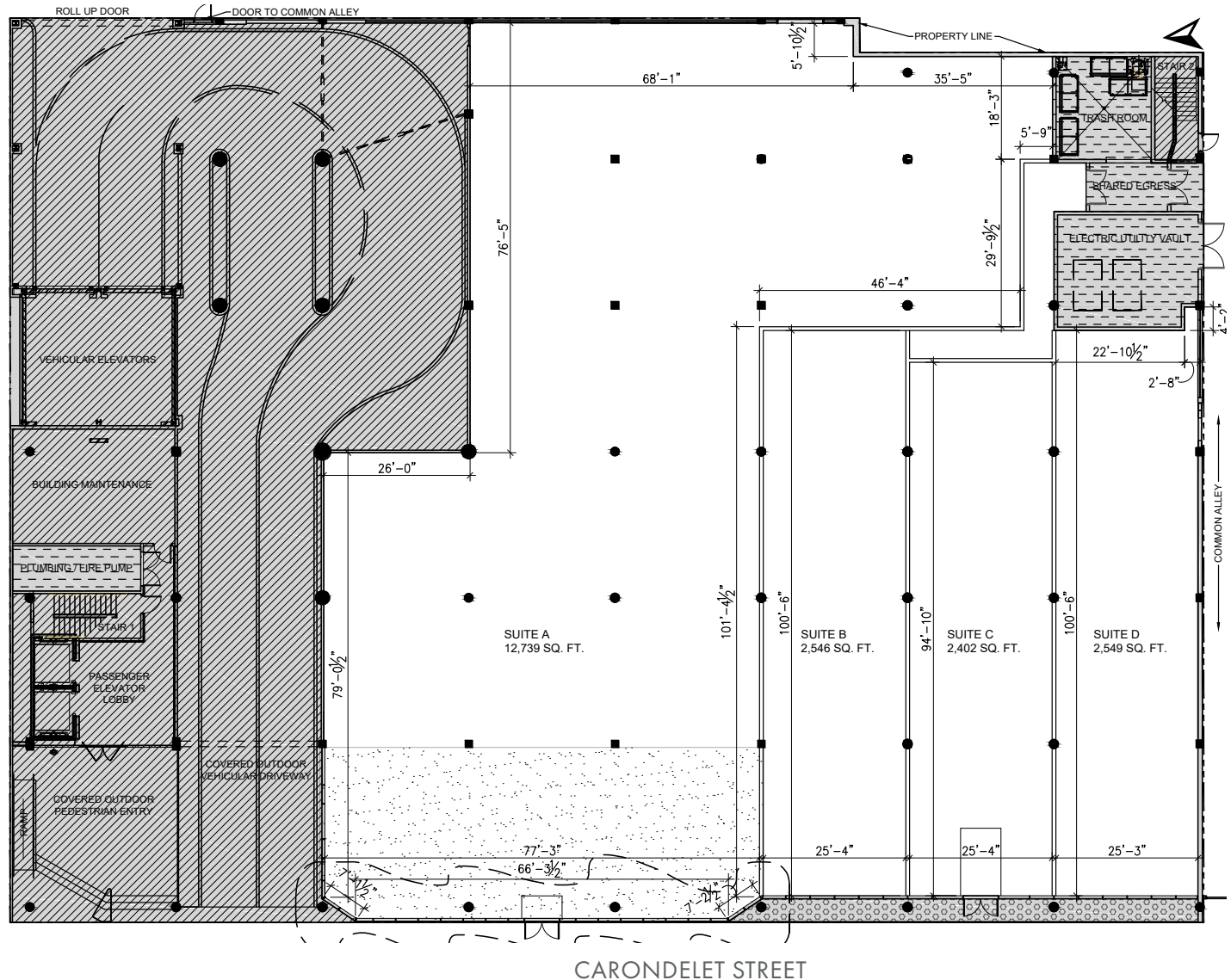
ADDITIONAL AVAILABILITY

Potential for nearly 50,000 SF of contiguous retail space when combined with neighboring Two Saints project, an adjacent development by the same owner.

ADDITIONAL INFORMATION

Situated at 848 Carondelet Street on New Orleans' iconic St. Charles Avenue streetcar line, The Garage provides tremendous visibility to 3.5 Million annual streetcar riders, as well as to the thousands of vehicles that use Carondelet Street as a conduit between the I-10 Expressway and the CBD each day. Patrons of The Garage find themselves within steps of New Orleans' finest restaurants, galleries and museums, and a short promenade from such landmarks as the Mercedes-Benz Superdome, Ernest N. Morial Convention Center, a newly revived Theatre District and the world-famous French Quarter. For one month of the year Mardi Gras festivities consume the surrounding neighborhood, bringing over two million tourists past The Garage's front door.

Click image for larger view



OVERVIEW

SITE PLAN

AERIAL

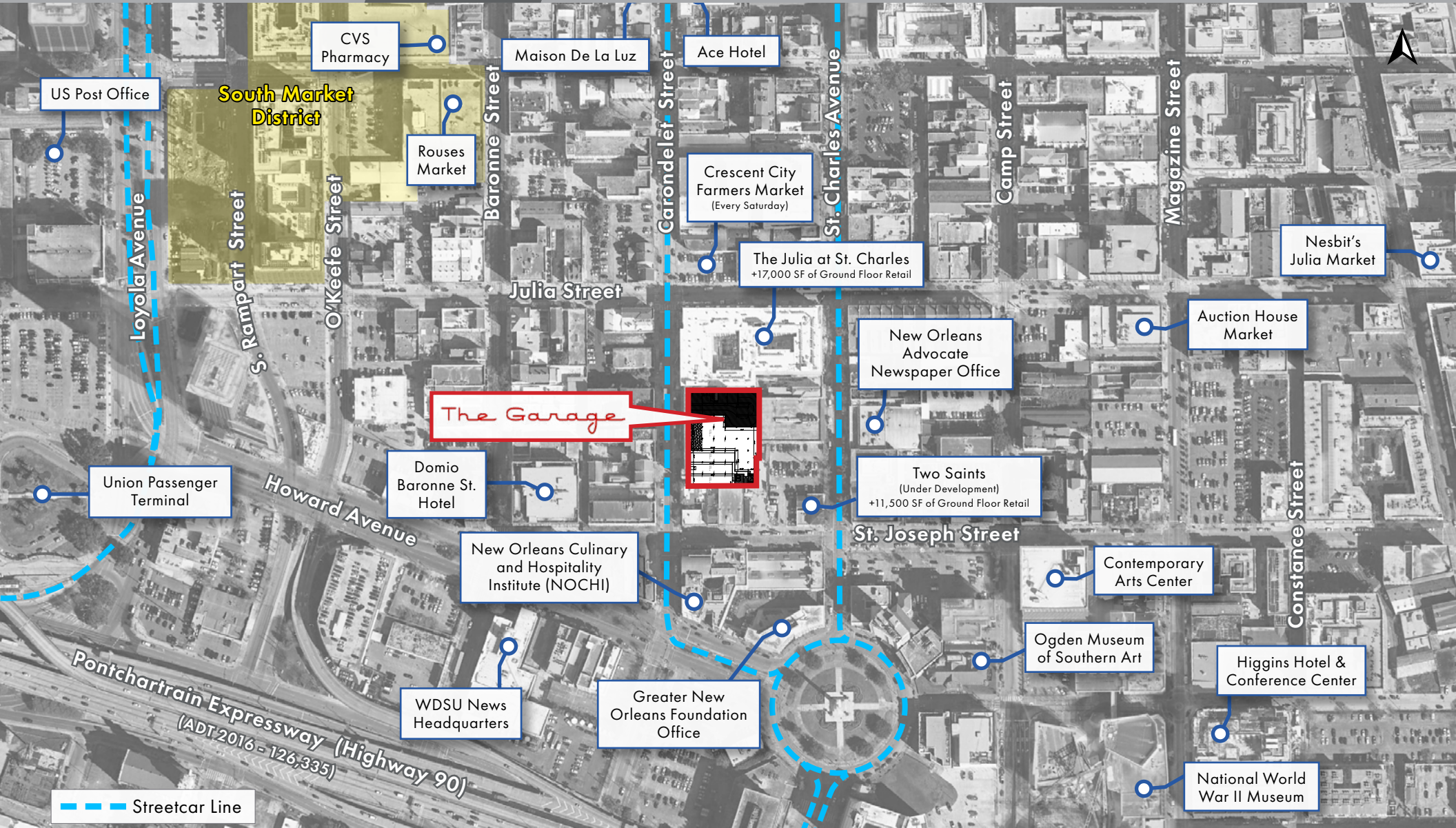
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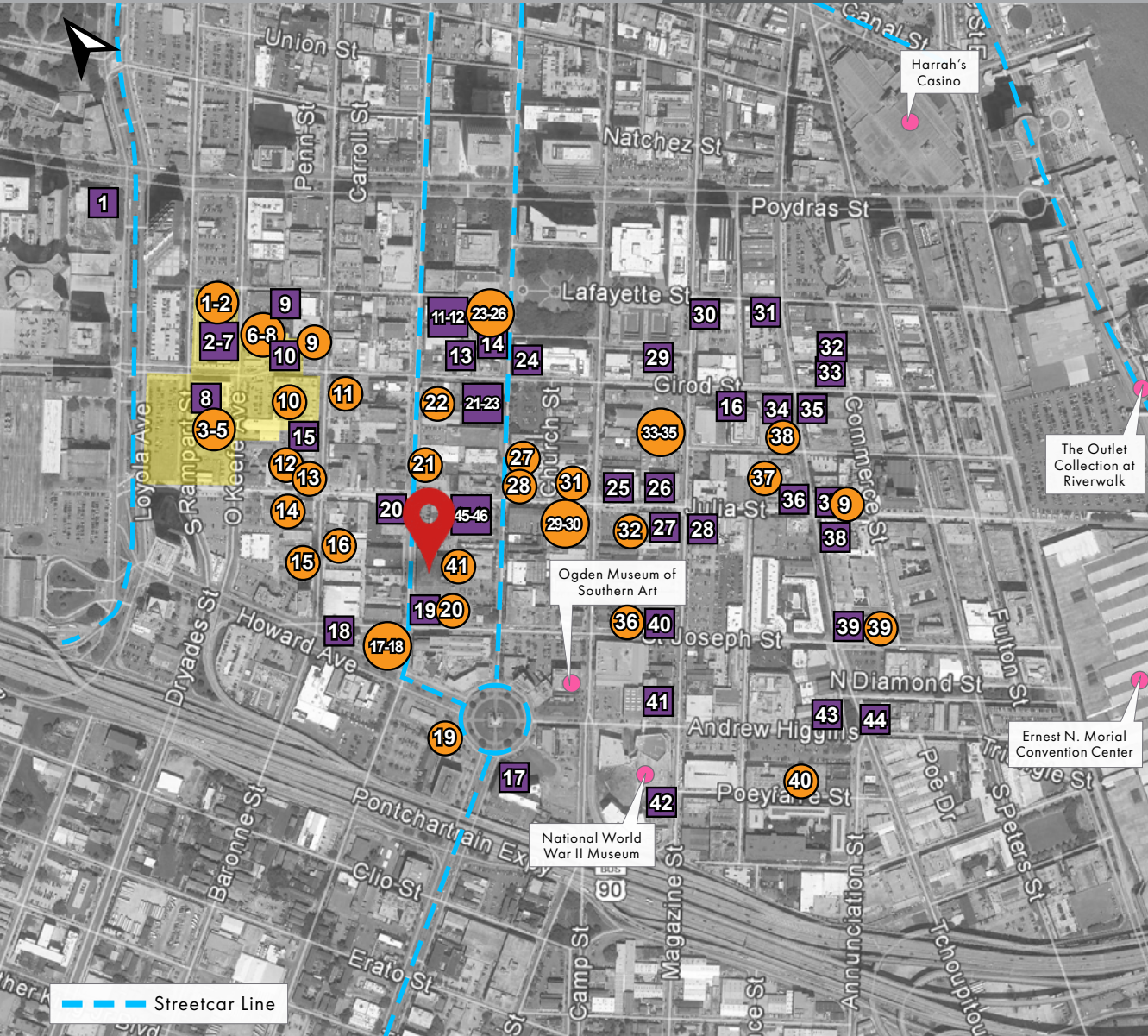
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DEMOS



1 RETAIL / SERVICES

1. barre3
2. Stonefree
3. Simplee Gourmet
4. Hair Loft Studio
5. Fidelity Bank
6. Arhaus
7. Blanc Beauty Bar + Higher Power
8. CVS Pharmacy
9. Rouses Market
10. Bulls & Bears Barber Shop Parlor
11. Hancock Whitney Bank
12. Mia Bella Beauty Lounge
13. The Transportation Revolution - European Motorbikes Dealer
14. Professional Sport Shop
15. HourBlast
16. Duplantier Fine Custom Framing
17. Keife & Co.
18. Crescent City Pilates
19. Exxon Gas Station
20. Iron Tribe Fitness
21. Crescent City Farmer's Market
22. Buff Beauty Bar
23. Defend New Orleans Clothing
24. Friend Men's Clothing
25. FREDA Boutique
26. The Parker Barber
27. Aunt Sally's Pralines
28. FedEx/Kinko's
29. Salon du Beau Monde
30. Bikram Yoga
31. Prime Fitness
32. Firestone Complete Auto Care
33. Reyn Studios: Power Yoga
34. Bittersweet Confections
35. New Orleans Glass Works
36. AVERY Perfume Gallery
37. Nesbit's Julia Market
38. Italy Direct Women's Clothing
39. New Orleans Auction Galleries
40. Nesbit's Poeyfarre Market
41. F45 (Opening Soon)

1 RESTAURANTS / BARS

1. Dave & Buster's
2. Willa Jean
3. Magasin Kitchen
4. Blaze Pizza
5. Aglio
6. The Company Burger
7. Maypop
8. The Daily Beet
9. Cellar Door
10. Poke Loa
11. Josephine Estelle
12. Stumptown Coffee Roasters
13. Seaworthy
14. Between the Bread
15. Mammoth Espresso
16. Meril
17. Circle Bar
18. G's Pizza
19. South Market Pub & Grill
20. Drip Affogato
21. Herbsaint
22. CBD Social
23. Marcello's Restaurant & Wine Bar
24. Desi Vega's Steakhouse
25. Rebellion Bar & Urban Kitchen
26. Café Carmo
27. Auction House Market
28. Pêche Seafood Grill
29. Espiritu
30. Gyu-Kaku Japanese BBQ
31. Barcadia
32. Revelator Coffee
33. St. James Cheese Company
34. Lucy's Retired Surfers Bar
35. Legacy Kitchen
36. NOSH
37. Tommy's Cuisine
38. Emeril's
39. La Boca
40. Flamingo A-Go-Go
41. Jeri Nims Soda Shop
42. American Sector Restaurant
43. Ugly Dog Saloon & BBQ
44. Cochon / Cochon Butcher
45. True Food Kitchen
46. Main Squeeze Juice Co.

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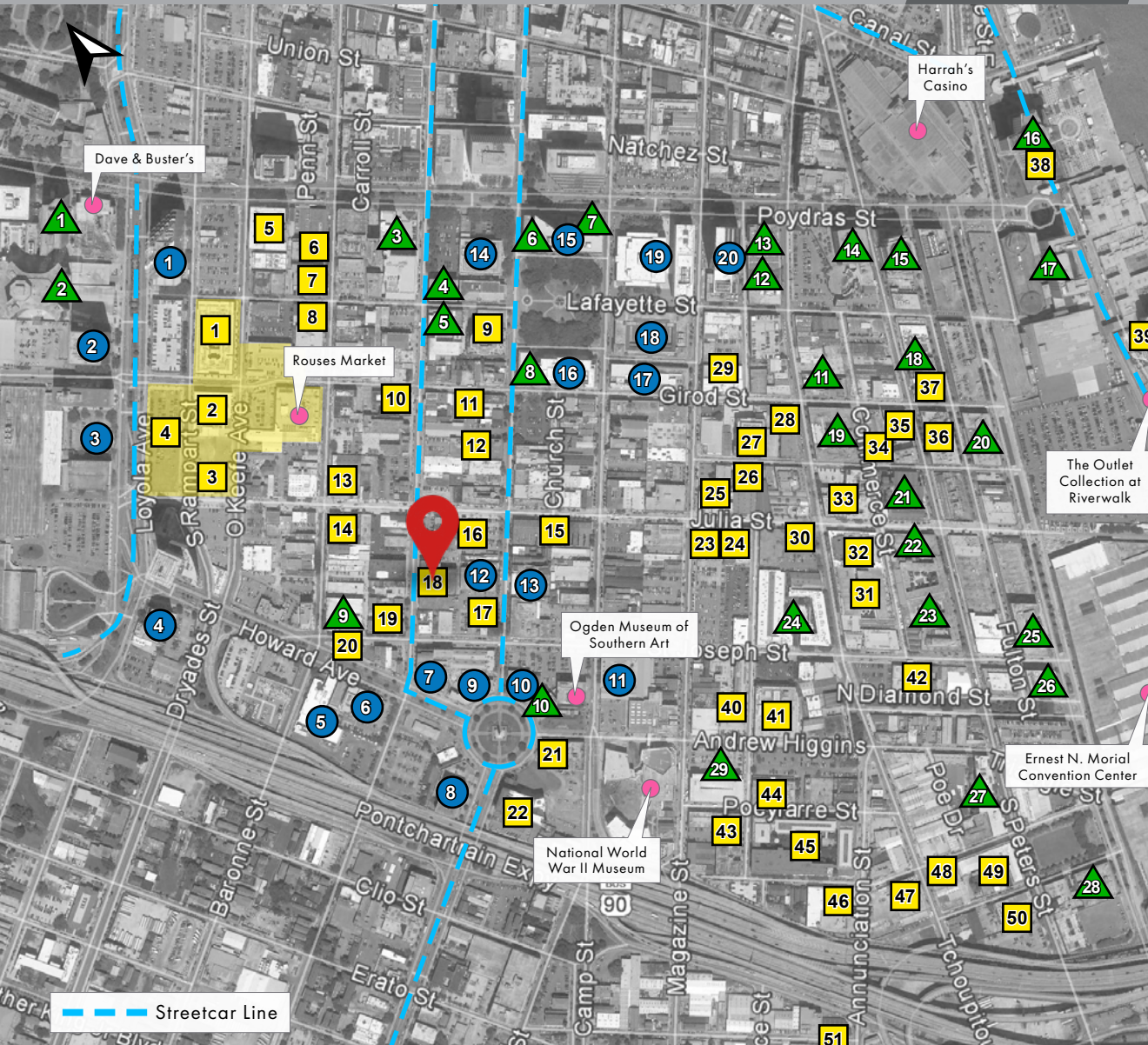
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1 HOTELS - 8,078 ROOMS

- Hyatt House Downtown 194 Rooms
- Hyatt Regency 1,193 Rooms
- Drury Inn & Suites 158 Rooms
- Maison de la Luz 67 Rooms
- Ace Hotel New Orleans 234 Rooms
- The Blake Hotel 122 Rooms
- The Whitney Hotel 93 Rooms
- Lafayette Hotel 44 Rooms
- Domio Baronne St. 50 Rooms
- Holiday Inn Express 135 Rooms
- Cambria Hotel & Suites 162 Rooms
- The Old No. 77 Hotel 165 Rooms
- Staybridge Suites 182 Rooms
- Loews New Orleans 285 Rooms
- Harrh's New Orleans 450 Rooms
- Four Seasons (U.C.) 385 Rooms
- Hilton Riverside 1,622 Rooms
- Plaza Suites Downtown 20 Rooms
- Renaissance Hotel 217 Rooms
- Omni Riverfront 202 Rooms
- Embassy Suites 370 Rooms
- Courtyard by Marriott 202 Rooms
- SpringHill Suites 208 Rooms
- Residence Inn 231 Rooms
- New Orleans Marriott 331 Rooms
- Hyatt Place 170 Rooms
- Hilton Garden Inn 284 Rooms
- Hampton Inn & Suites 228 Rooms
- Higgins Hotel 234 Units

1 OFFICE BUILDINGS

- Energy Center
- Entergy Building
- 701 Loyola Avenue
- Archdiocese of New Orleans
- WDSU News Headquarters
- Lee Circle Plaza
- NOCHI
- K&B Plaza
- Greater New Orleans Foundation
- N.O. Sewerage & Water Board Office
- The Shop at CAC
- Emeril's Homebase Building
- New Orleans Advocate Newspaper
- Federal Reserve Bank Building
- Poydras Center
- F. Edward Hebert Federal Building
- Federal Court House
- 5th Circuit Court of Appeals
- IP Buiding
- 400 Poydras

1 APARTMENTS/LOFTS 3,832 HOUSING UNITS

- The Paramount at South Market District 229 Units
- The Beacon at S.M.D. 124 Units
- The Standard at S.M.D. 89 Uts.
- The Odeon at S.M.D. (U.C.) 259 Uts.
- 930 Poydras Apts. 250 Units
- Civic Lofts 72 Units
- 909 Lafayette 12 Units
- Caldwell Condos 12 Units
- 625 St. Charles 39 Units
- Moss-Bauer Apts. 20 Units
- 703 Carondelet 28 Units
- 731 St. Charles (U.C.) 67 Units
- 835 Julia Condos 24 Units
- 800 Baronne 16 Units
- Faubourg Townhomes 13 Units
- The Julia 197 Units
- Two Saints 65 Units (Planned)
- The Garage 62 Units
- 801 St. Joseph Condos 23 Units
- 833 Howard Apts. 16 Units
- Trivoli Place 163 Units
- Circle 1000 13 Units
- 800 Magazine 9 Units
- Gallery Row Condos 48 Units
- Magazine Place Condos 57 Units
- Whitney & Sloo Lofts 27 Units
- 425 Notre Dame Condos 47 Units
- 711 Tchoupitoulas Condos 20 Units
- The Kalorama 90 Units
- The Lofts 24 Units
- Sugar Plantation Condos 43 Units
- The Rotunda 68 Units
- Julia Place 102 Units
- Henderson Condos 61 Units
- The Refinery 39 Units
- 700 S. Peters Condos 88 Units
- Waterbury Condos 11 Units
- Four Seasons Residences (U.C.) 80 Units
- One River Place 80 Units
- St. Joe Lofts 61 Units
- Woodward Loft Apts. 194 Units
- Paragon Lofts 21 Units
- Constance Lofts 50 Units
- Nine27 Apts. 76 Units
- The Cotton Mill 110 Units
- Eleven Hundred (Planned) 86 Units
- Lengsfield Lofts 29 Units
- Mills Row Condos 31 Units
- Federal Fiber Mills 132 Units
- The Bakery 66 Units
- 1300 Annunciation (Planned) 208 Uts.

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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 Downtown New Orleans, there are approximately:

DOWNTOWN ECONOMICS

- 17.7 million annual visitors to Downtown New Orleans spending \$8.7 billion
- 142,764 people are Downtown on a given week-day
- Heart of a regional population of 1.25 million
- Over \$7 billion in investments since 2005
- Largest employment center in Louisiana with 62,000+ jobs

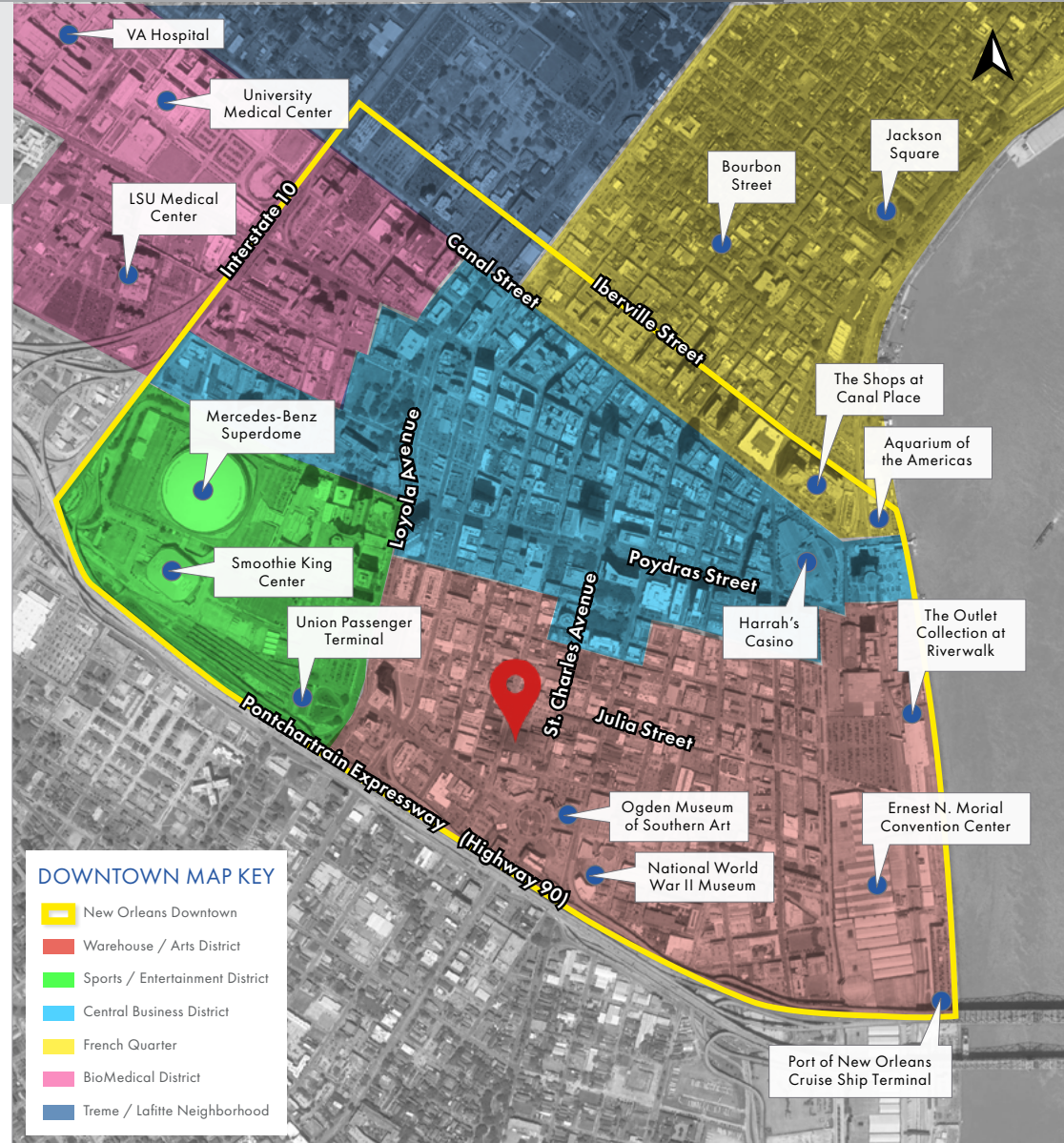
DOWNTOWN ENTERTAINMENT & TOURISM

- 71 hotels with 20,355 hotel rooms
- 130 festivals in New Orleans each year, which equates to roughly one festival every three days
- Sporting and cultural events attract 2.5 million visitors Downtown a year
- 234 restaurants and sidewalk cafés
- Warehouse/Arts District is home to 18 art galleries and 5 museums.

DOWNTOWN COMMERCIAL

- 8.8 million square feet of Class A office space
- 243 retail stores
- Downtown Residential
- Almost 40,000 residents
- 6,775 apartments and condos in Downtown with 1,700 more units on the way
- \$89,000 average household income of a Downtown resident
- 1.2 walkable square miles

Information from: University of New Orleans' Hospitality Research Center (May 2018), Downtown New Orleans Demographic Profile, Downtown Development District of New Orleans (April 2018), and Downtown By The Numbers, Downtown Development District of New Orleans (January 2018)



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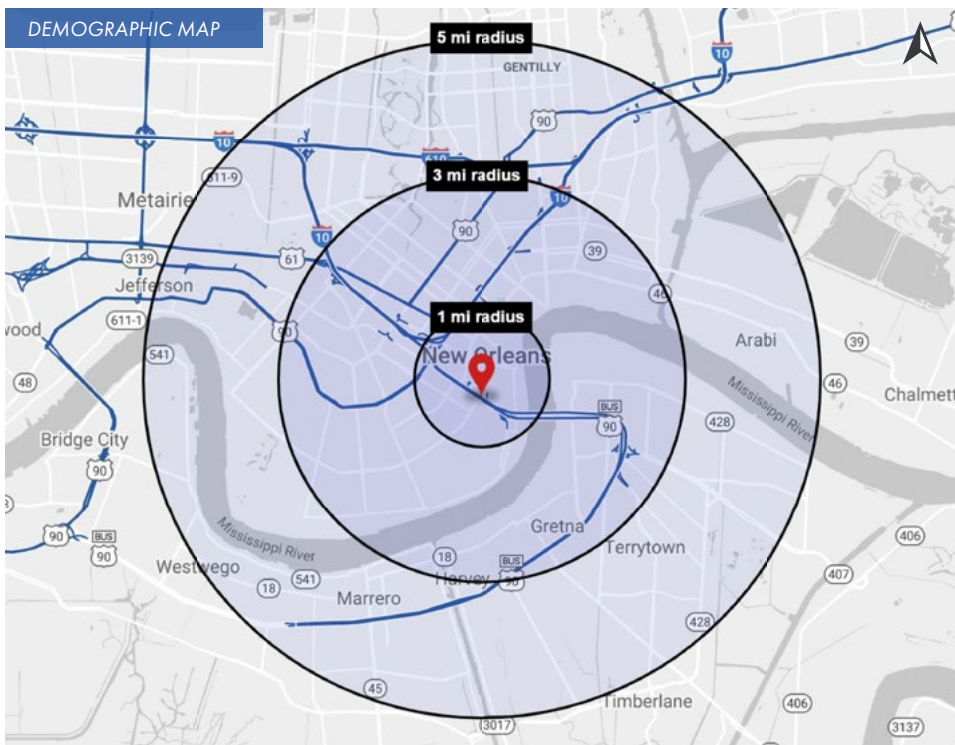
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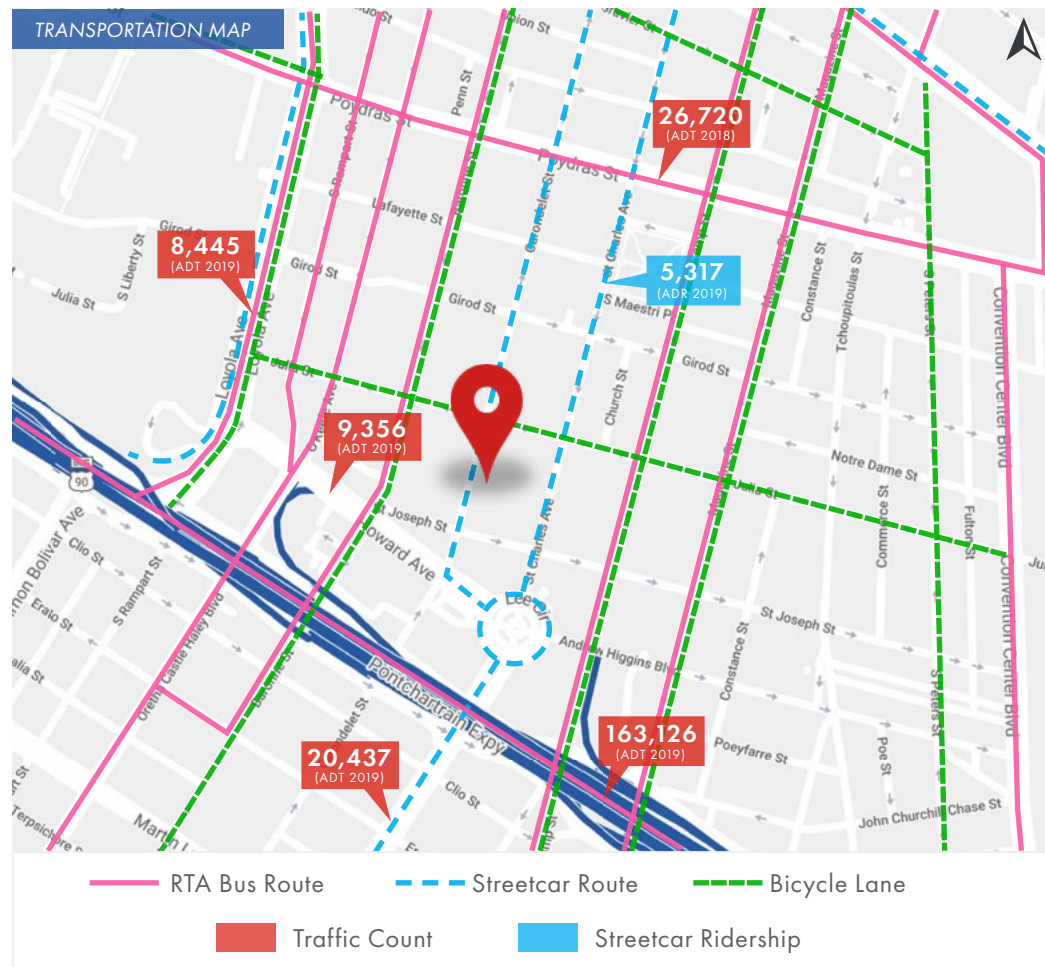
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2020 DEMOS

	1 MILE	3 MILE	5 MILE
Population	21,843	193,777	375,911
Daytime Population	105,112	246,972	389,210
Avg. HH Income	\$59,722	\$69,435	\$73,552



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