



3142 Calhoun Street

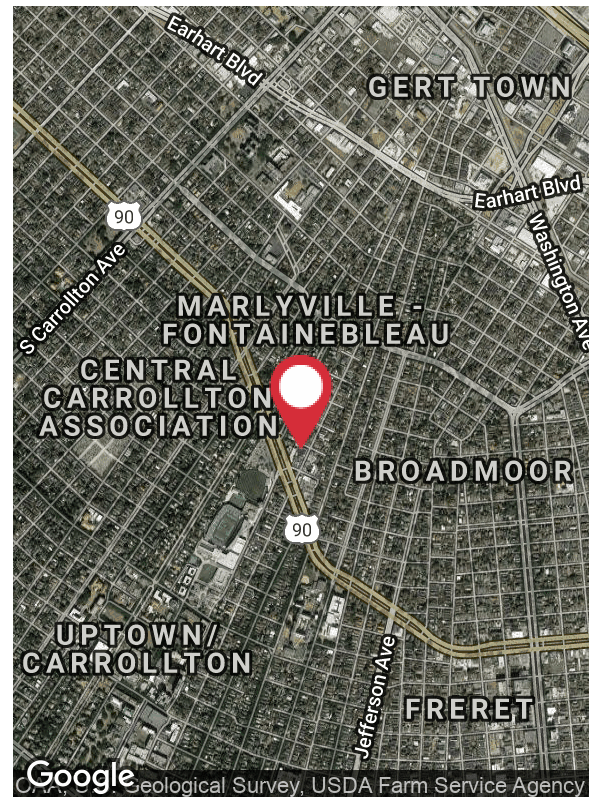
New Orleans, Louisiana 70125

Property Description

2,898 SF standalone retail located within a prominent commercial corridor. Property includes a residential unit, approx. 800 SF, currently leased for \$750/month and one commercial unit, approx 2,080 SF. Front entrance of the commercial space, approx. 720 Sq.Ft., was recently built out with two ADA Restrooms, drop ceiling, and dry wall. The balance of the space is raw and will require installation of HVAC, drop ceiling, insulation, dry wall, etc. Upon completion of renovation, space is expected to lease in the mid-twenties at NNN terms.

Location Description

The subject property is located within a neighborhood commercial corridor which services the Fontainebleau, Audubon, East Carrollton, Freret, and Broadmoor neighborhoods. Majority of retail users are restaurants which cater to the corridor's close proximity to Tulane and Loyola University. In addition, the corridor is accessible via S. Claiborne Avenue, providing quick access to the rest of the city and high visibility, average daily traffic volume of 38,000 vehicles per day.



CALL OR EMAIL FOR MORE INFORMATION

For more information

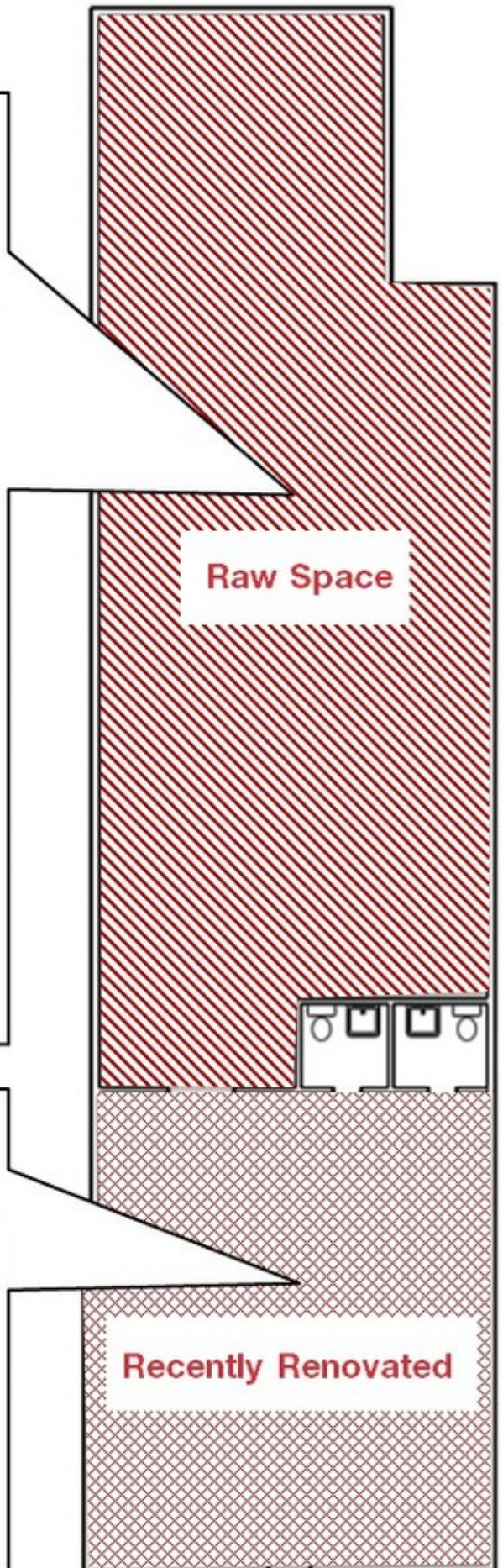
Daniel Marse

O: 504 569 9479 | C: 504 812 2388
dvmarse@latterblum.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

430 Notre Dame Street
New Orleans, LA 70130
504 525 1311 tel
latterblum.com

Floor Plan



Nearby Attractions Map





Daniel Marse

Commercial Sales & Leasing

504.569.9479 tel
504.812.2388 cell
dvmarse@latterblum.com

Professional Background

Daniel has crafted a niche of advanced financial analysis, site selection, and demographic research across several industry specialties.

He is a contributing partner in the creation of the AI Davis Industrial list which tracks the quarterly absorption of industrial properties with its origin dating back to 1987. The AI Davis Industrial report is the sole data source of industrial data used in the UNO Annual Economic Outlook & Real Estate Forecast for Metropolitan New Orleans.

In the Hospitality sector, he serves as a financial analyst, with the use of Argus Enterprise, to conduct feasibility studies, distribution ratio and cash flow analysis, underwriting, and investment analysis. With this technology, he provides institutional level financial analysis for clients ranging from local hoteliers to national REITS.

After the \$1 Billion-dollar collapse of a New Orleans-based community bank, Daniel provided advisory services to Regional and National Banks, Private Investors, and Underwriters across a plethora of asset types including: Downtown Office High Rises, Hotels, Leasehold Interest, Condo Developments, and Airbnb Investment Properties. Through the management of a research department, his team aggregated market data to reconstruct financial statements and researched market comps to provide an opinion of value. The determined values were used as guidance in the acquisition of collateralized debt obligations (CDOs) at FDIC auctions. In his free time, Daniel assists in the national education of fellow CRE professionals in the application of innovative tools. His repertoire of teaching events includes, but is not limited to, CCIM Facility Cadre Training in Chicago [2015], CCIM Annual Spring Conference in Atlanta [2016], CCIM 102 Market Analysis for Commercial Investment in Houston [2017], and as a guest speaker in CCIM 102 Market Analysis in New Orleans [2017]. In 2016, he consulted as a retail site selection expert to assist in the development of a course for CCIM. Recently, presented at the 2018 Esri User Conference (Esri UC) in San Diego, which is attended by over 15,000 attendees, and as a panel member for the University of New Orleans Economic Seminar.

Through his active participation in roles listed above, and others, Daniel remains up to date about the forces which shape today's turbulent commercial investment markets on both a Macro and Micro level.

Education

B.A., Financial Analysis with a minor in Economics, University of New Orleans

Memberships & Affiliations

University Of New Orleans Alumni Association
NOMAR Commercial Investment Division
Certified Commercial Investment Member (CCIM) Member
Asian American Hotel Owners Association (AAHOA)