

GROUND FLOOR RETAIL FOR LEASE

LAST SPACE AVAILABLE

- 794 SF Ground Floor Commercial along Carondelet Street

LEASE RATE

- \$40 PSF NNN

CO-TENANTS



PROPERTY OVERVIEW

- 17,000+ SF Total of Ground Floor Commercial Space
- 197 Residential Apartments
- Location – Infill location nestled between the Warehouse and South Market Districts, well over 600 apartments
- Located in the Warehouse District, bounded by famous St. Charles Avenue, Julia Street and Carondelet Street
- 2 Million streetcar riders and 7.5 Million vehicles pass by the property annually

NEARBY LANDMARKS

- South Market District
- National World War II Museum
- Art Galleries along Julia Street
- Rouses Market
- Barnett Hotel
- Riverwalk Outlets
- Ernest N. Morial Convention Center
- Contemporary Arts Center and Ogden Museum of Southern Art
- New Orleans Culinary and Hospitality Institute (NOCHI)
- New Orleans Advocate Newspaper Office



EXECUTIVE SUMMARY

An exciting, new mixed-use development in the heart of New Orleans' Warehouse District, The Julia features over 17,000 SF of ground floor retail space, 197 apartments, and generous indoor garage parking.

The development sits in a prime Warehouse District corridor, captures the ingress and egress of the downtown commuter, fronts two 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.

CONTACTS

CARLY PLOTKIN

Stirling
Office: 504-523-4481
Direct: 504-620-8120
cplotkin@stirlingprop.com

JOE GARDNER, CCIM

Stirling
Office: 504-523-4481
Direct: 504-620-8140
jgardner@stirlingprop.com

STUART ZALL

The Zall Company, LLC
Office: 303-804-5656
szall@zallcompany.com

OVERVIEW

SITE PLAN

AERIAL

RETAIL & FOOD
MAP

LIVE & WORK
MAP

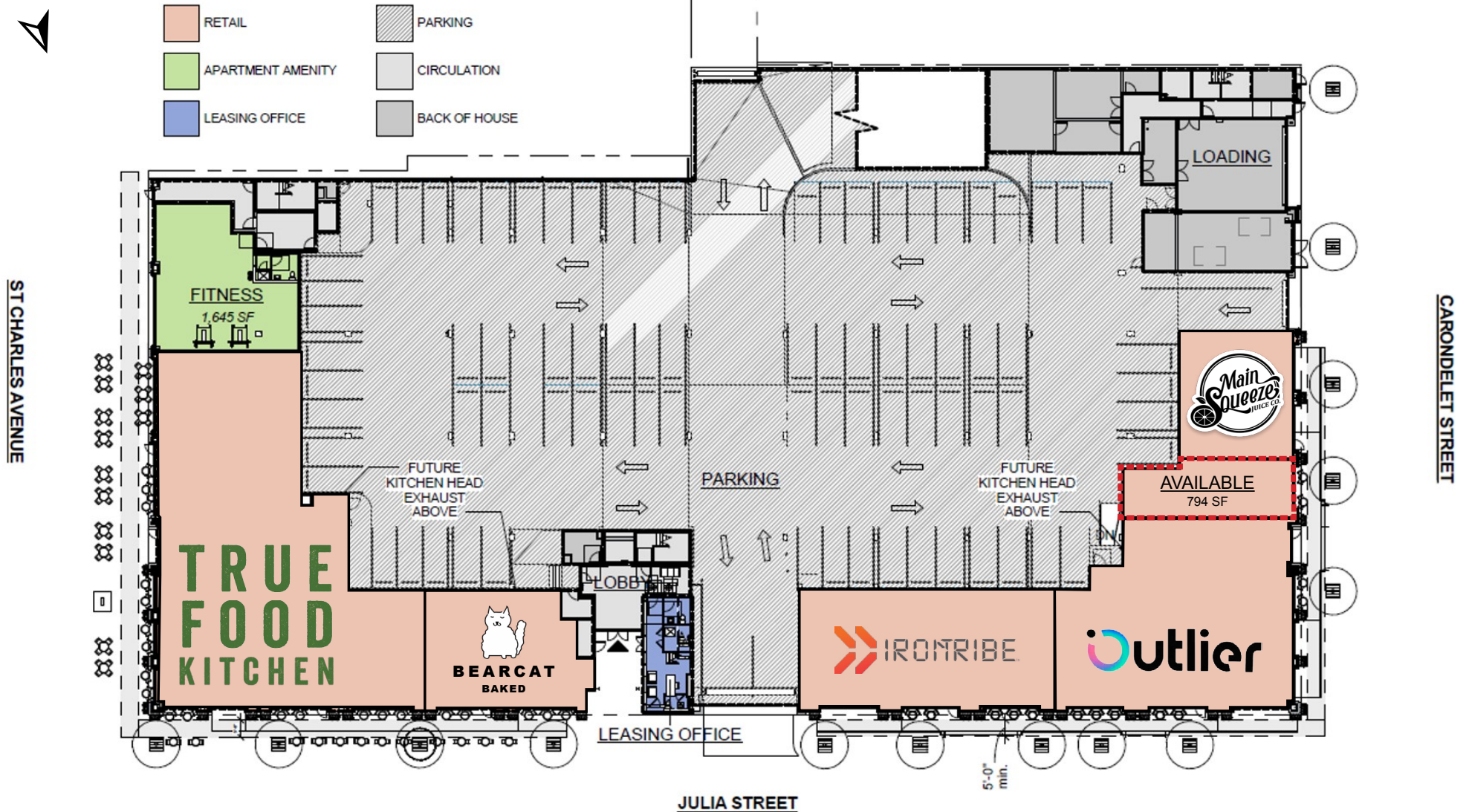
PHOTOS

DOWNTOWN
INFO

DEMOS

COMMERCIAL GROUND FLOOR SITE PLAN

Click image for larger view



OVERVIEW

SITE PLAN

AERIAL

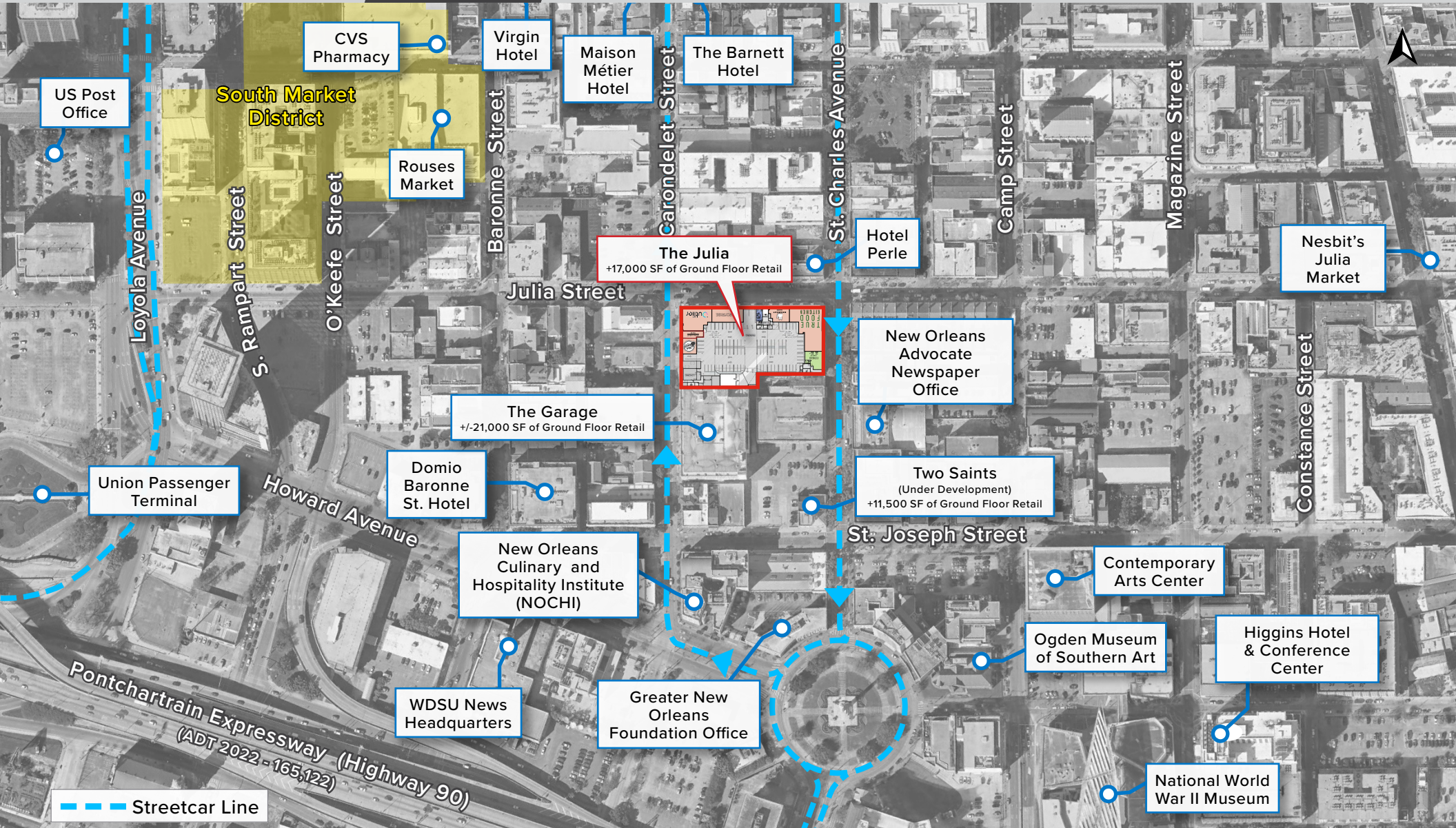
RETAIL & FOOD
MAP

LIVE & WORK
MAP

PHOTOS

DOWNTOWN
INFO

DEMOS



OVERVIEW

SITE PLAN

AERIAL

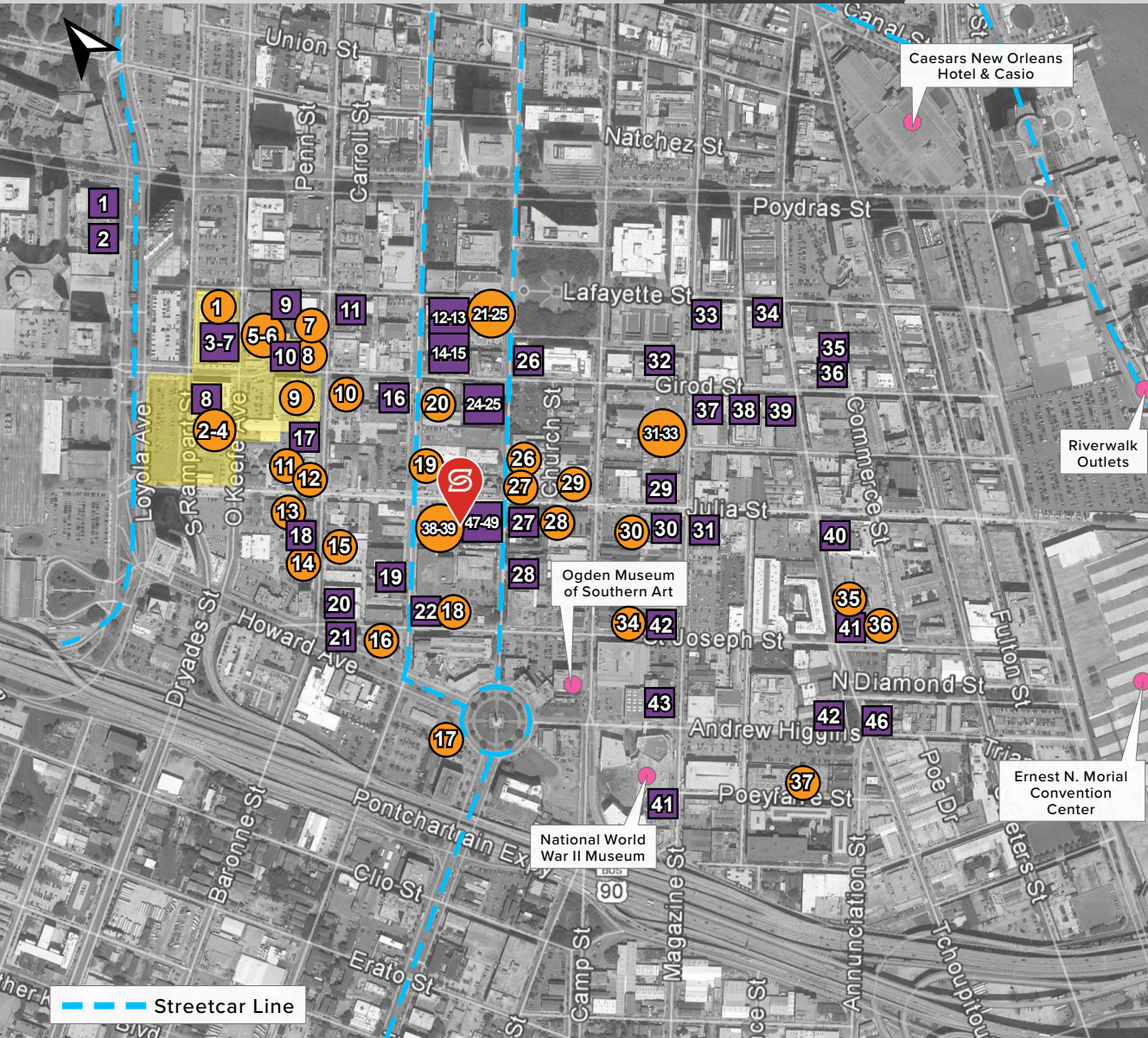
RETAIL & FOOD
MAP

LIVE & WORK
MAP

PHOTOS

DOWNTOWN
INFO

DEMOS



1 RETAIL / SERVICES

1. barre3
2. The NOW Massage
3. Hair Loft Studio
4. Fidelity Bank
5. Blanc Beauty Bar
6. Hype Haus Fitness
7. Bulls & Bears Barber Parlor
8. CVS Pharmacy
9. Rouses Market
10. Hancock Whitney Bank
11. Mia Bella Beauty Lounge
12. The Transportation Revolution - European Motorbikes Dealer
13. Professional Sport Shop
14. HourBlast
15. Duplantier Fine Custom Framing
16. Keife & Co. Wine
17. Exxon Gas Station
18. Iron Tribe Fitness
19. Crescent City Farmer's Market
20. Buff Beauty Bar
21. DNO Clothing
22. Friend Men's Clothing
23. FREDA Boutique
24. The Parker Barber
25. Aunt Sally's Pralines
26. FedEx/Kinko's
27. Salon du Beau Monde
28. Nail Bar NOLA
29. Firestone Complete Auto Care
30. Free To Be Power Yoga
31. Bittersweet Confections
32. New Orleans Glass Works
33. AVERY Perfume Gallery
34. Nesbit's Julia Market
35. New Orleans Auction Galleries
36. Nesbit's Poeyfarre Market
37. IronTribe Fitness
38. Outlier.bet

1 RESTAURANTS / BARS

1. Dave & Buster's
2. Chick-fil-A
3. Willa Jean
4. District All Day Delicious
5. Tacos del Cartel
6. Dahla
7. Maypop
8. The Daily Beet
9. Morrow Seafood & Steak
10. Poke Loa
11. Forbidden Pizza
12. Trattoria Barnett
13. Café at The Barnett
14. Seaworthy
15. Pour House @ District
16. Sushi Takumi
17. Leni's Cafe
18. Mammoth Espresso
19. BEARCAT CBD
20. Willie Mae's
21. G's Pizza
22. South Market Pub & Grill
23. Pluck Wine Bar & Restaurant
24. Herbsaint
25. Saint John
26. Desi Vega's Steakhouse
27. The Little Easy
28. PJ's Coffee
29. Café Carmo
30. Boulevard American Bistro
31. Pêche Seafood Grill
32. Espiritu
33. Gyu-Kaku Japanese BBQ
34. Mister Oso
35. Revelator Coffee
36. St. James Cheese Company
37. Gianna Restaurant
38. Meril
39. Lucy's Retired Surfers Bar
40. Emeril's
41. La Boca Steakhouse
42. Flamingo A-Go-Go
43. Jeri Nims Soda Shop
44. American Sector Restaurant
45. Ugly Dog Saloon & BBQ
46. Cochon / Cochon Butcher
47. True Food Kitchen
48. Bearcat Baked
49. Main Squeeze Juice Co.

OVERVIEW

SITE PLAN

AERIAL

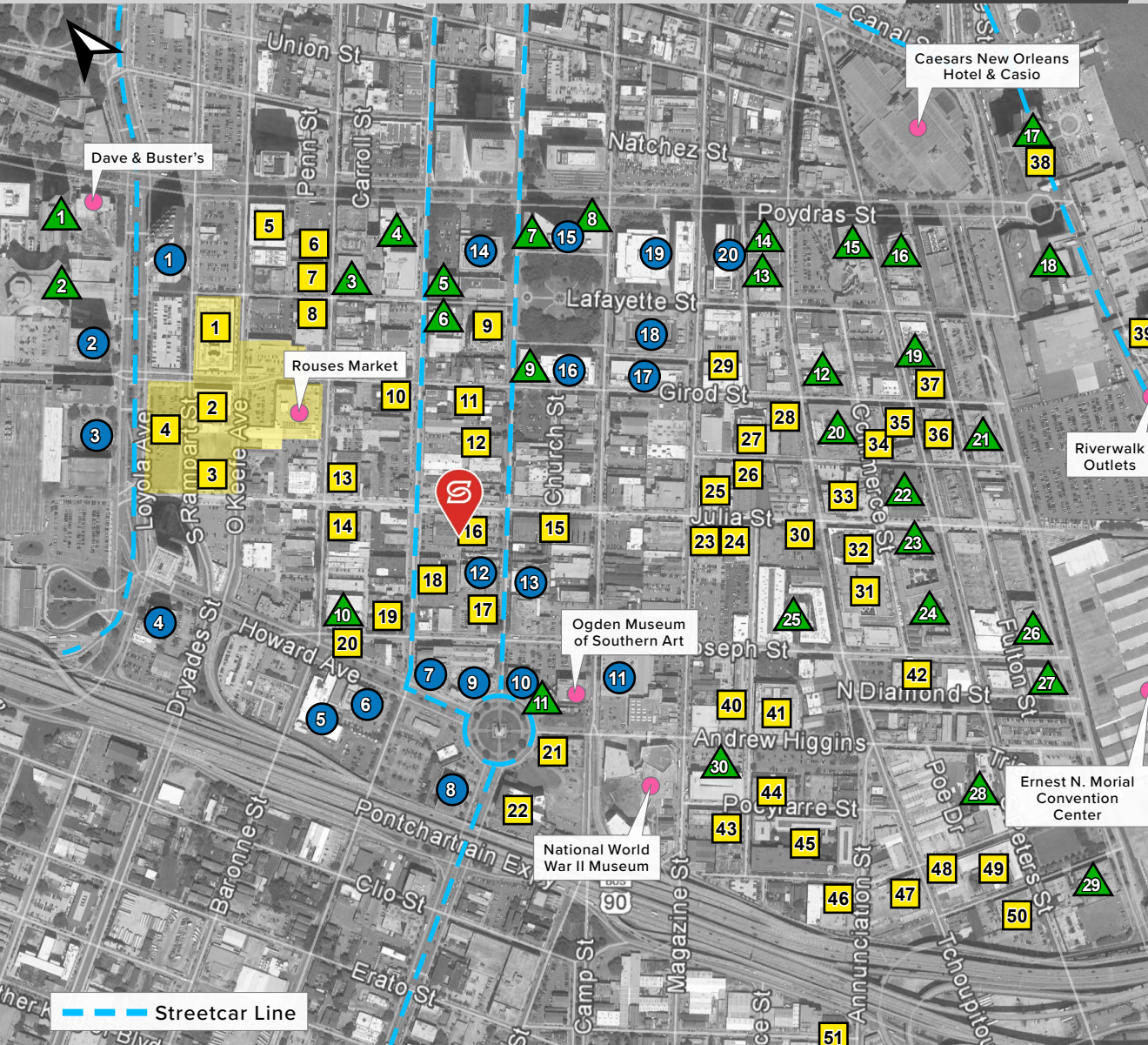
RETAIL & FOOD
MAP

LIVE & WORK
MAP

PHOTOS

DOWNTOWN
INFO

DEMOS



1 HOTELS - 8,303 ROOMS

1. Hyatt House Downtown 194 Rooms
2. Hyatt Regency 1,193 Rooms
3. Virgin Hotel 225 Rooms
4. Drury Inn & Suites 158 Rooms
5. Maison de la Luz 67 Rooms
6. The Barnett by Hyatt 234 Rooms
7. The Blake Hotel 122 Rooms
8. The Whitney Hotel 93 Rooms
9. Lafayette Hotel 44 Rooms
10. Domio Baronne St. 50 Rooms
11. Holiday Inn Express 135 Rooms
12. Cambria Hotel & Suites 162 Rooms
13. The Old No. 77 Hotel 165 Rooms
14. Staybridge Suites 182 Rooms
15. Loews New Orleans 285 Rooms
16. Harrah's New Orleans 450 Rooms
17. Four Seasons 385 Rooms
18. Hilton Riverside 1,622 Rooms
19. Plaza Suites Downtown 20 Rooms
20. Renaissance Hotel 217 Rooms
21. Omni Riverfront 202 Rooms
22. Embassy Suites 370 Rooms
23. Courtyard by Marriott 202 Rooms
24. SpringHill Suites 208 Rooms
25. Residence Inn 231 Rooms
26. New Orleans Marriott 331 Rooms
27. Hyatt Place 170 Rooms
28. Hilton Garden Inn 284 Rooms
29. Hampton Inn & Suites 228 Rooms
30. Higgins Hotel 234 Units

1 OFFICE BUILDINGS

1. Energy Center
2. Entergy Building
3. 701 Loyola Avenue
4. Archdiocese of New Orleans
5. WDSU News Headquarters
6. Lee Circle Plaza
7. NOCHI
8. K&B Plaza
9. Greater New Orleans Foundation
10. N.O. Sewerage & Water Board Office
11. The Shop at CAC
12. Emeril's Homebase Building
13. New Orleans Advocate Newspaper
14. Federal Reserve Bank Building
15. Poydras Center
16. F. Edward Hebert Federal Building
17. Federal Court House
18. 5th Circuit Court of Appeals
19. IP Building
20. 400 Poydras

1 APARTMENTS/LOFTS 3,832 HOUSING UNITS

1. The Paramount at South Market District 229 Units
2. The Beacon at S.M.D. 124 Units
3. The Standard at S.M.D. 89 Units
4. The Odeon at S.M.D. 259 Units
5. 930 Poydras Apts. 250 Units
6. Civic Lofts 72 Units
7. 909 Lafayette 12 Units
8. Caldwell Condos 12 Units
9. 625 St. Charles 39 Units
10. Moss-Bauer Apts. 20 Units
11. 703 Carondelet 28 Units
12. 731 St. Charles 67 Units
13. 835 Julia Condos 24 Units
14. 800 Baronne 16 Units
15. Faubourg Townhomes 13 Units
16. The Julia 197 Units
17. Two Saints 65 Units (Planned)
18. The Garage 62 Units
19. 801 St. Joseph Condos 23 Units
20. 833 Howard Apts. 16 Units
21. Trivoli Place 163 Units
22. Circle 1000 13 Units
23. 800 Magazine 9 Units
24. Gallery Row Condos 48 Units
25. Magazine Place Condos 57 Units
26. Whitney & Sloo Lofts 27 Units
27. 425 Notre Dame Condos 47 Units
28. 711 Tchoupitoulas Condos 20 Units
29. The Kalorama 90 Units
30. The Lofts 24 Units
31. Sugar Plantation Condos 43 Units
32. The Rotunda 68 Units
33. Julia Place 102 Units
34. Henderson Condos 61 Units
35. The Refinery 39 Units
36. 700 S. Peters Condos 88 Units
37. Waterbury Condos 11 Units
38. Four Seasons Residences 80 Units
39. One River Place 80 Units
40. St. Joe Lofts 61 Units
41. Woodward Loft Apts. 194 Units
42. Paragon Lofts 21 Units
43. Constance Lofts 50 Units
44. Nine27 Apts. 76 Units
45. The Cotton Mill 110 Units
46. Eleven Hundred (Planned) 86 Units
47. Lengsfeld Lofts 29 Units
48. Mills Row Condos 31 Units
49. Federal Fiber Mills 132 Units
50. The Bakery 66 Units
51. 1300 Annunciation (Planned) 208 Uts.

OVERVIEW

SITE PLAN

AERIAL

RETAIL & FOOD
MAP

LIVE & WORK
MAP

PHOTOS

DOWNTOWN
INFO

DEMOS



OVERVIEW

SITE PLAN

AERIAL

RETAIL & FOOD MAP

LIVE & WORK MAP

PHOTOS

DOWNTOWN INFO

DEMOS

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 this boundary, there are approximately:

DOWNTOWN ECONOMICS

- 17.53 million visitors who spent about \$9.1 billion in 2022 *New Orleans & Co*
- Heart of a regional population of 1.2 million
- \$892 million in Real Estate Investment Value in development
- Over \$7.6 Billion investments since 2005
- Largest employment center in Louisiana with 62,000+ jobs
- Top 3 Industries: Professional/Technical Services, Healthcare, and Hospitality/Food Service

DOWNTOWN ENTERTAINMENT & TOURISM

- 109 hotels with 22,332 hotel rooms with 1,500+ more rooms on the way
- 234 restaurants and sidewalk cafés
- Home to 9 museums, 21 art galleries and 11 entertainment venues

DOWNTOWN COMMERCIAL

- 9.2 million square feet of Class A office space
- 486 retail stores

DOWNTOWN RESIDENTIAL

- 7,055 residents
- 6,300 apartments and condos
- \$104,934 median household income of a Downtown resident
- 1.2 walkable square miles

Information from: Downtown Development District of New Orleans (2024)



OVERVIEW

SITE PLAN

AERIAL

RETAIL & FOOD
MAP

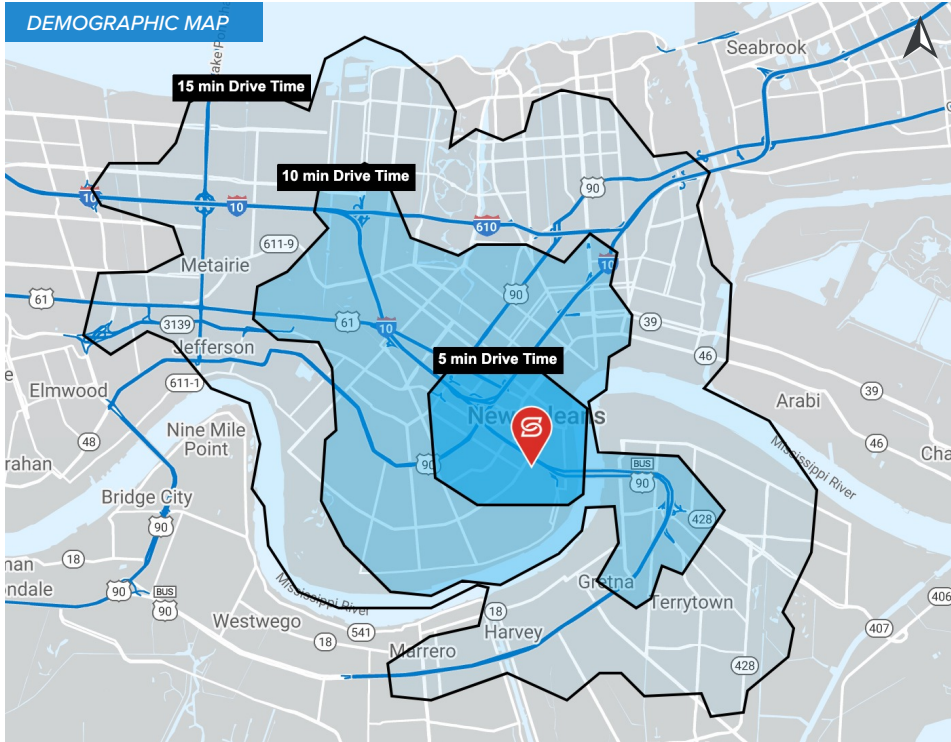
LIVE & WORK
MAP

PHOTOS

DOWNTOWN
INFO

DEMOS

DEMOGRAPHIC MAP



2024 DEMOS

	5 MIN	10 MIN	15 MIN
Population	17,970	88,720	254,575
Daytime Population	66,968	127,860	252,432
Avg. HH Income	\$97,323	\$85,465	\$91,256

TRANSPORTATION MAP



CONTACTS

CARLY PLOTKIN

Stirling
Office: 504-523-4481
Direct: 504-620-8120
cplotkin@stirlingprop.com

JOE GARDNER, CCIM

Stirling
Office: 504-523-4481
Direct: 504-620-8140
jgardner@stirlingprop.com

STUART ZALL

The Zall Company, LLC
Office: 303-804-5656
szall@zallcompany.com