

GROUND FLOOR RESTAURANT

AVAILABLE

- 4,600 SF - Ground floor restaurant connected to the Bonsai Hotel

LOCATION HIGHLIGHTS

- Infill location nestled between the Warehouse and South Market Districts, well over 600 apartments to be built on the same block by 2025
- World Famous St. Charles Avenue Streetcar – 1.7 Million people ride past the site every year toward the French Quarter
- Primary ingress to the heart of Downtown New Orleans

PROPERTY HIGHLIGHTS

- Historic Character – Midcentury Modern Design Features
- 13'-14' Ceiling Height
- Reduced CAM Charges – Restoration Tax Abatement
- Part of The Bonsai boutique hotel with ±42 rooms *(Under Pre-Development)*

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
- Ogden Museum of Southern Art
- New Orleans Culinary and Hospitality Institute (NOCHI)
- New Orleans Advocate Newspaper 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 4,600 SF of leasable ground-floor restaurant space. The Bonsai by Lark Hotels, currently under pre-development, will boast ±42 boutique hotel rooms on the ground floor. The upper floors of The Garage have 62 luxury residential units (51 apartments and 11 penthouse condos). The most unique feature of The Garage is the 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.

CONTACTS

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OVERVIEW

SITE PLAN

AERIAL

RETAIL & FOOD
MAP

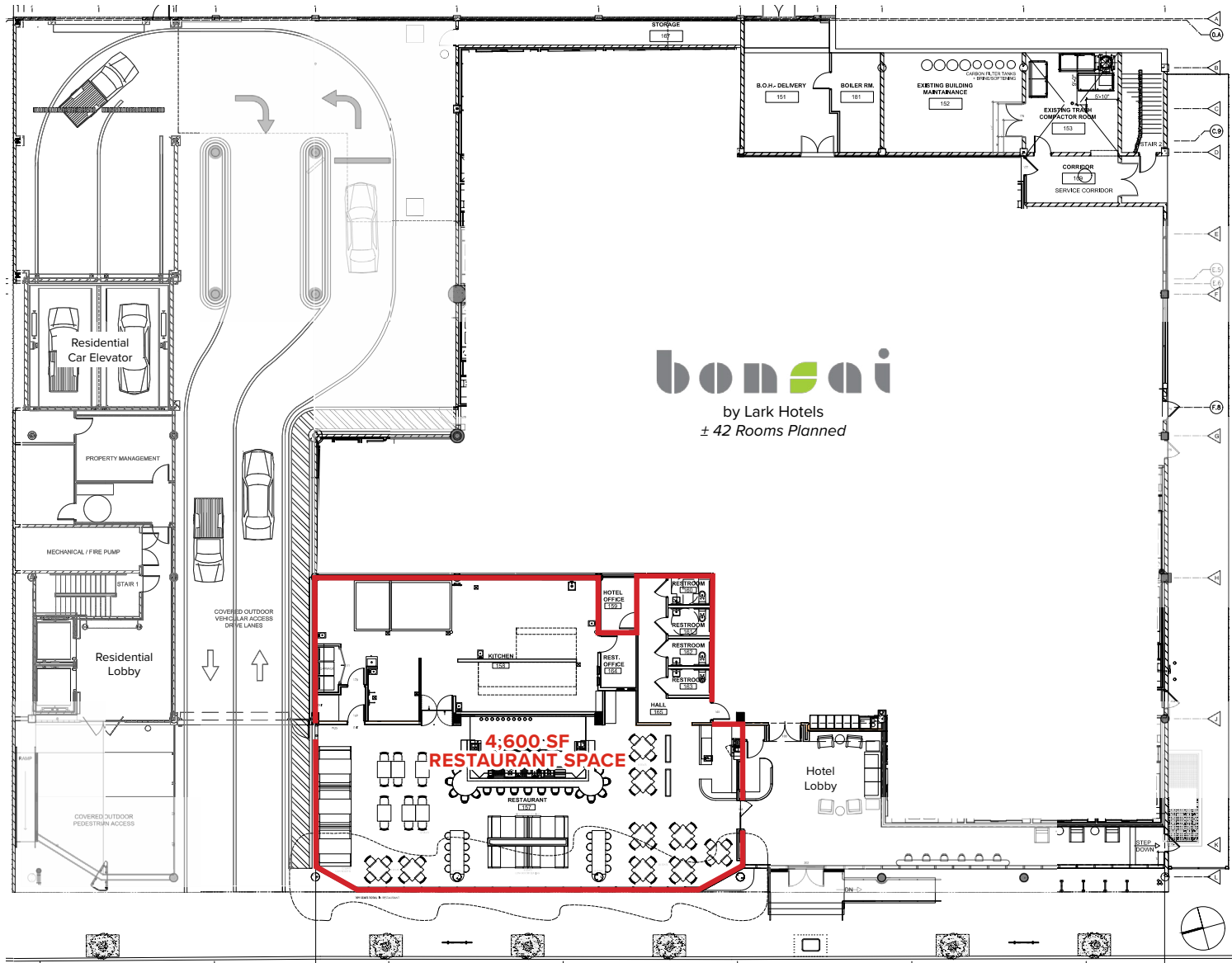
LIVE & WORK
MAP

PHOTOS

DOWNTOWN
INFO

DEMOS

GROUND FLOOR SITE PLAN



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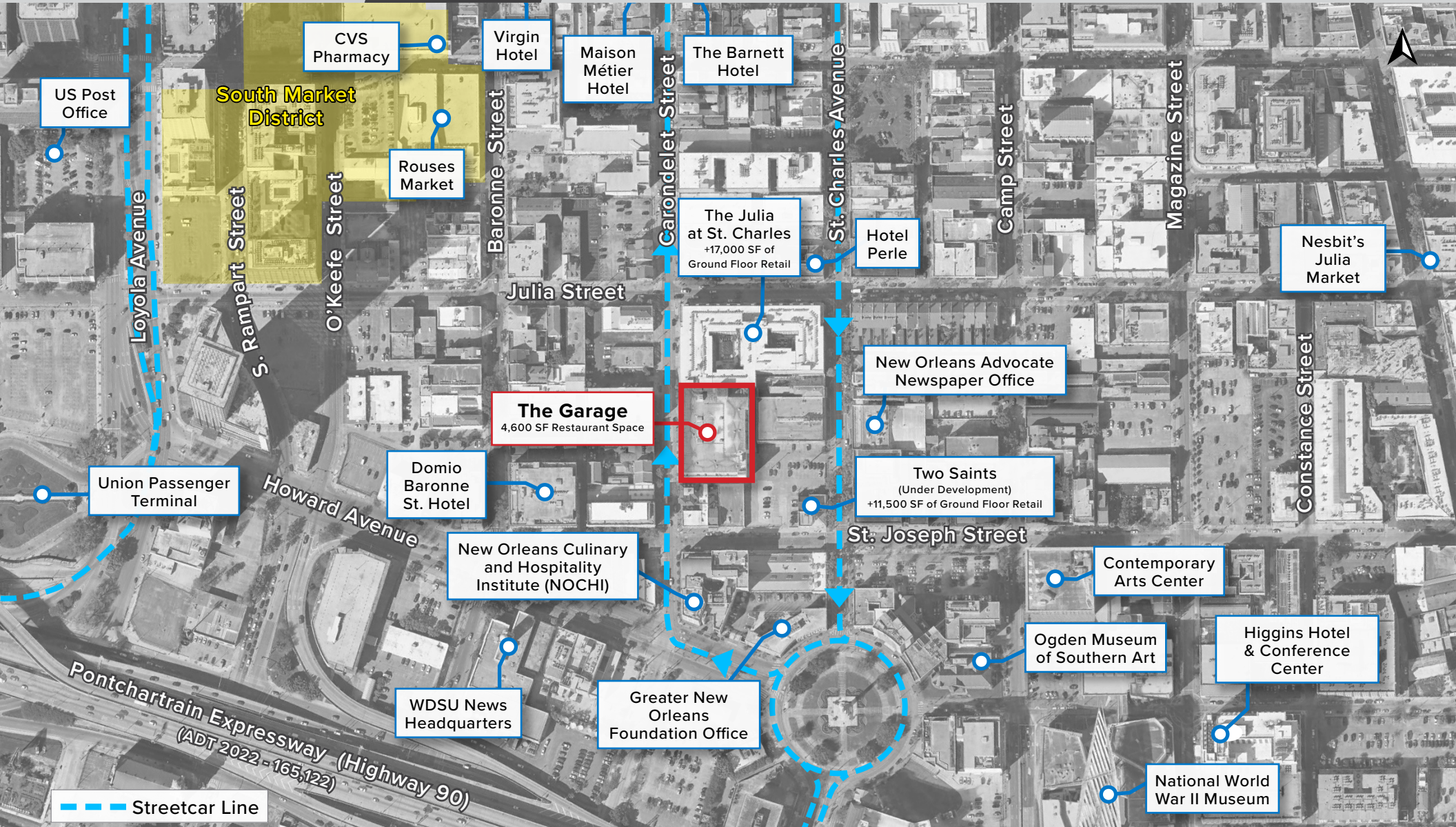
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MAP

LIVE & WORK
MAP

HISTORY

DOWNTOWN
INFO

DEMOS



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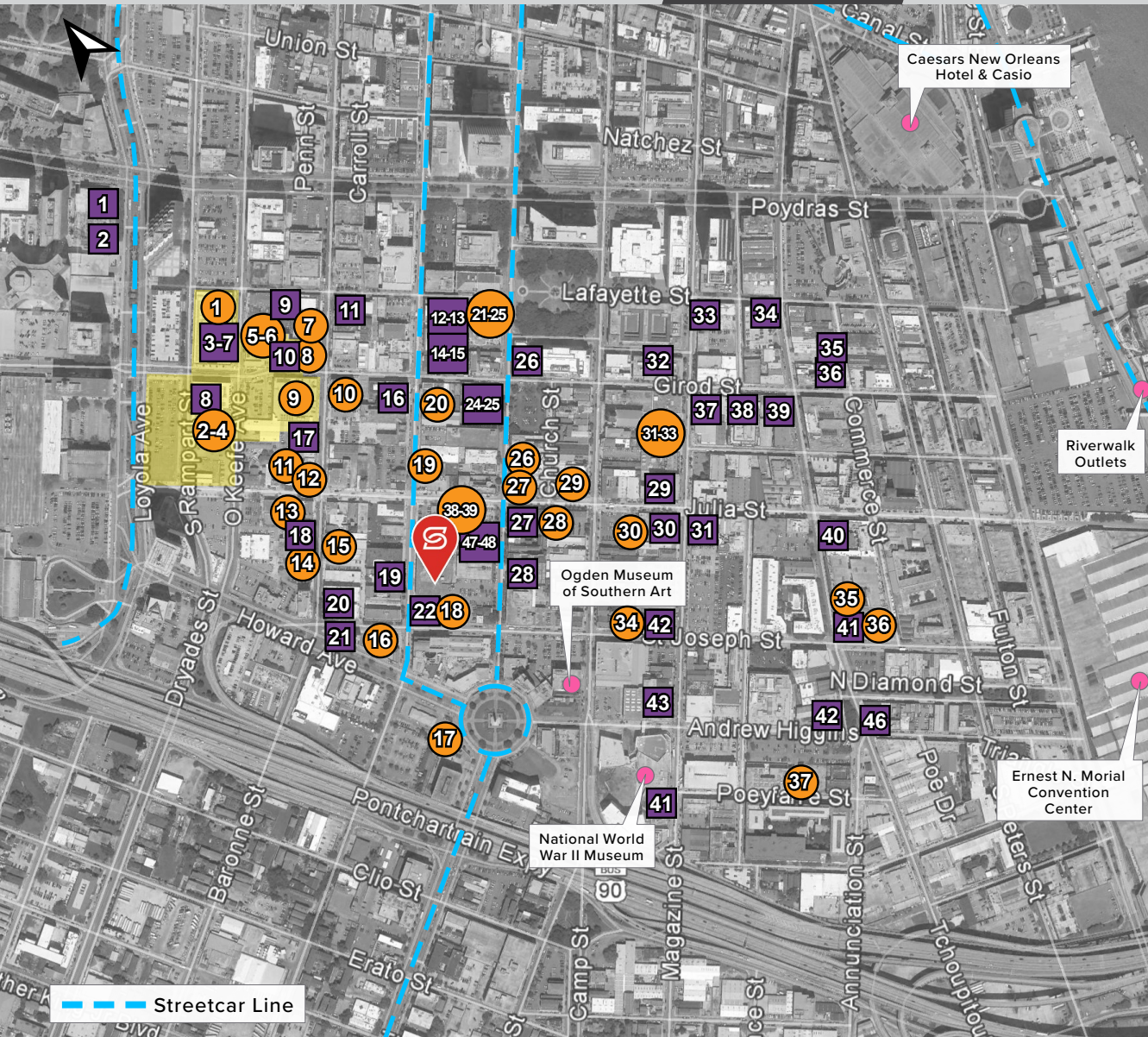
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DEMOS



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

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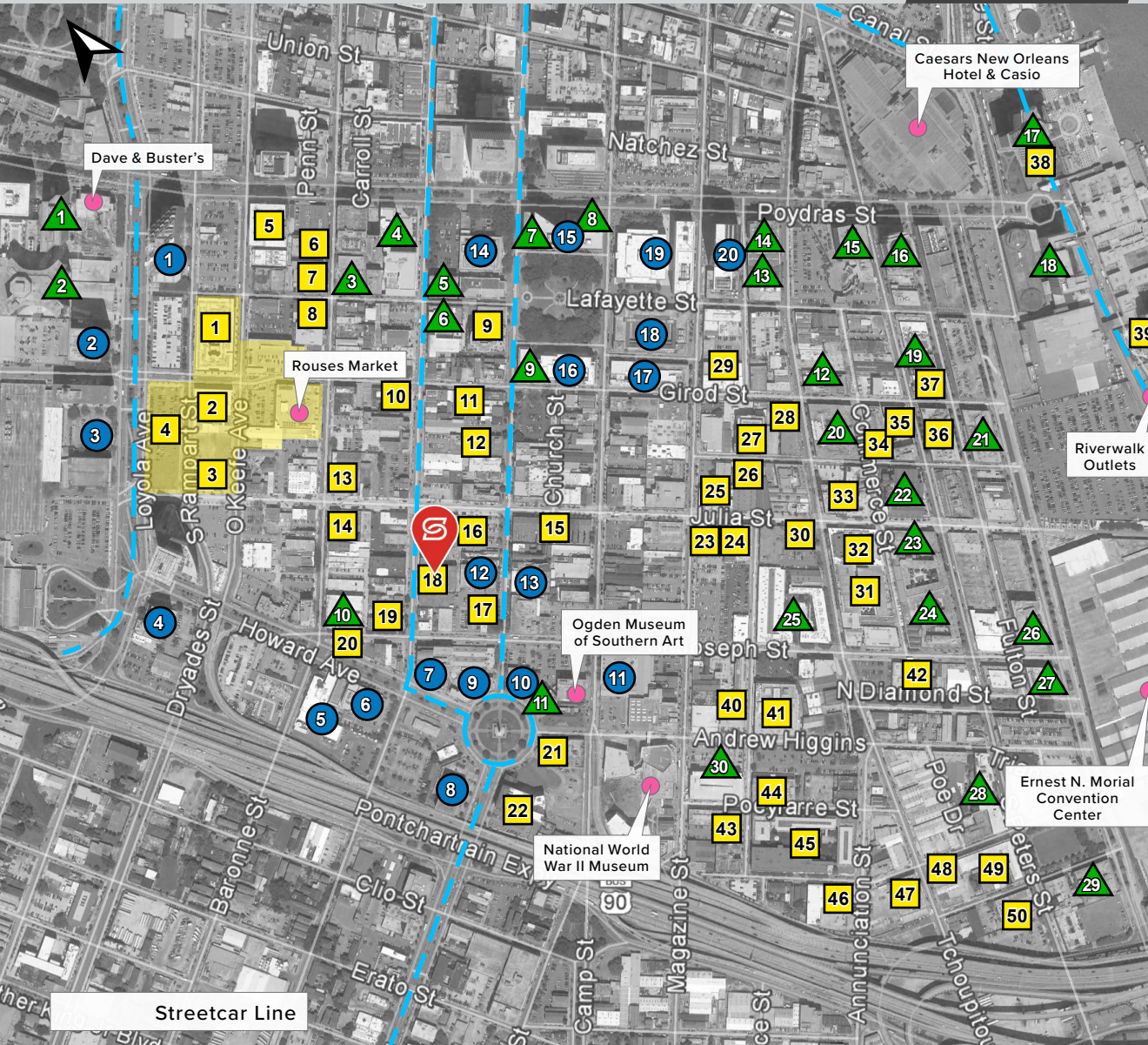
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1 HOTELS - 8,303 ROOMS

- Hyatt House Downtown 194 Rooms
- Hyatt Regency 1,193 Rooms
- Virgin Hotel 225 Rooms
- Drury Inn & Suites 158 Rooms
- Maison M tier Hotel 67 Rooms
- The Barnett by Hyatt 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
- Harrah's New Orleans 450 Rooms
- Four Seasons 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 Building
- 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 Units
- The Odeon at S.M.D. 259 Units
- 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 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
- Gallerly 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 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
- Lengsfeld 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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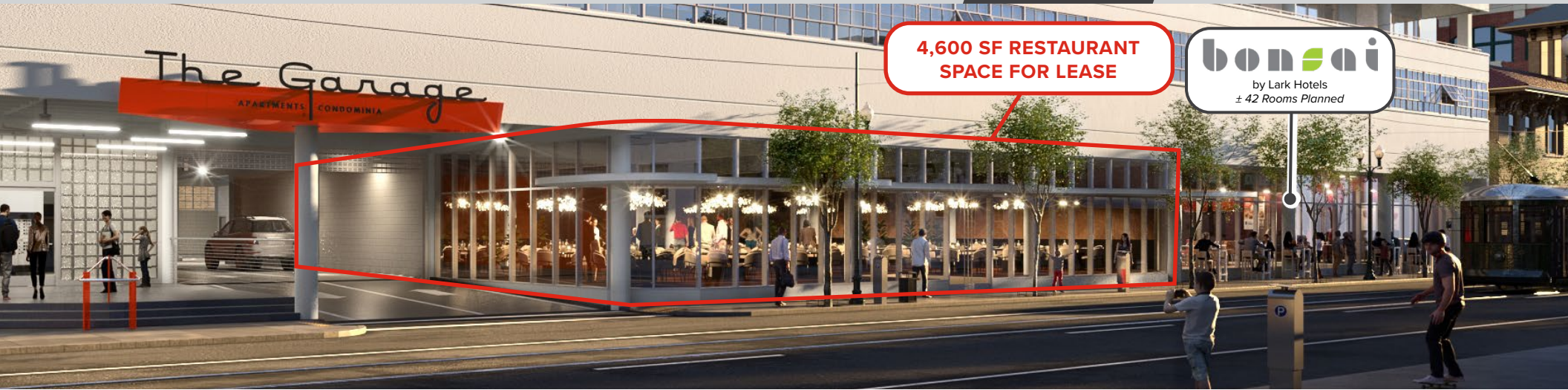
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**4,600 SF RESTAURANT
SPACE FOR LEASE**

bonai
by Lark Hotels
± 42 Rooms Planned

HISTORY OF THE GARAGE

"The Garage" was constructed in 1950 as Stephens Buick and later changed brands to become known in the New Orleans community as Stephens Chevrolet. As an urban automobile dealership with additional parking on upper floors and the roof deck, the location also served as a valet parking and shuttle service for the Central Business District and French Quarter.

The building was designed/constructed as a cast-in-place concrete structure in the international style. The vehicular circulation included a curved ramp system that was removed and infilled with steel and concrete decks creating more space for residential units. The original automobile showroom was preserved and will serve as the centerplace of the restaurant fronting this boutique hotel.



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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 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 room 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)



DOWNTOWN MAP KEY

- New Orleans Downtown
- Warehouse / Arts District
- Sports / Entertainment District
- Central Business District
- French Quarter
- BioMedical District
- Treme / Lafitte Neighborhood

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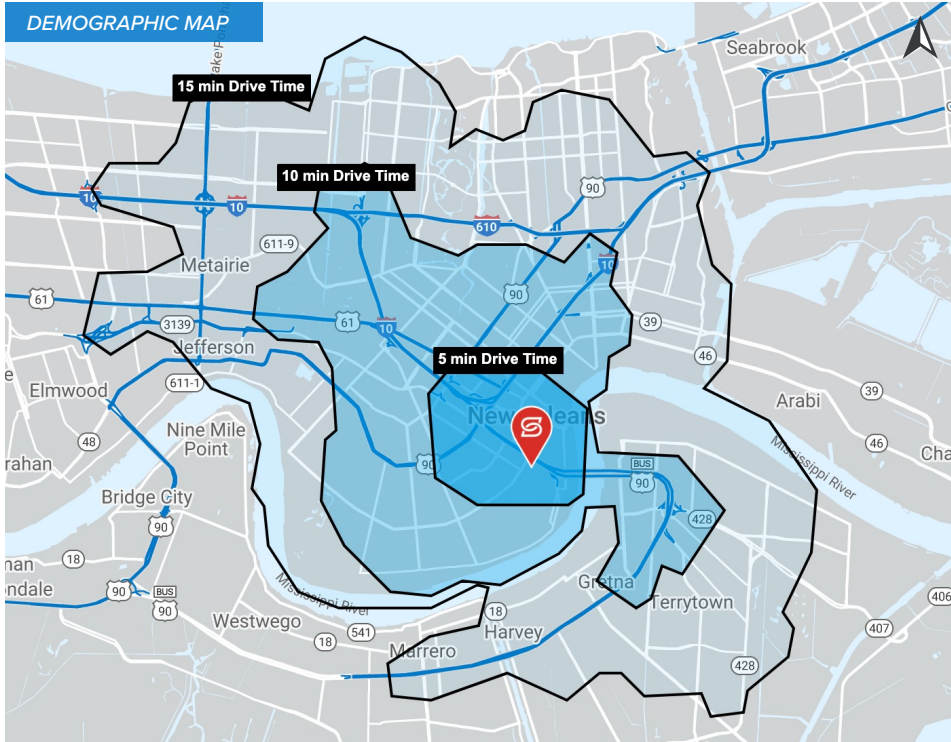
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DEMOGRAPHIC MAP



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



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