

DOWNTOWN NOLA RETAIL GEM

619-621 CARONDELET ST
NEW ORLEANS, LA

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COMMERCIAL PROPERTY FOR SALE

AVAILABLE

- 26,700 SF

PROPERTY OVERVIEW

619-621 Carondelet offers an exciting & rare opportunity to acquire an exceptional commercial property encompassing two interconnected buildings in the heart of New Orleans' Warehouse & Arts District. The property boasts a favorable 26,700 square feet spread across two floors. The main temple building features a large auditorium on the second floor and a small kitchen & dining hall on the first floor. The large footprint offers ample opportunity for a variety of commercial uses, ranging from retail and hospitality to office spaces and creative studios.

Nestled in the Warehouse District – a hub of cultural, entertainment, and commercial activity – this location benefits from heavy foot traffic & strategic positioning along the famed streetcar line, ensuring high visibility & ease of access in one of New Orleans' most dynamic neighborhoods. The Warehouse District is known for its blend of old-world charm and modern sophistication, making it an ideal backdrop for innovative commercial ventures, adding to the cultural & historical allure of the area. The property also sits directly across from The Barnett Hotel (formerly the Ace Hotel and Maison de la Luz), and it is two blocks from the bustling South Market District. The site is within easy walking distance of the French Quarter, major downtown hotels, museums, galleries, restaurants, and entertainment venues – including the Caesar's Superdome, Smoothie King Arena, Caesar's Hotel & Casino, and the Ernest N. Morial Convention Center.

The flexible lease arrangement with the current tenant offers immediate possibilities for negotiation or transition, allowing for a seamless pivot to new uses or enhancements. Given its prime location and current flexible leasing situation, the property presents a unique opportunity for a range of redevelopment options. Whether you're looking to maintain the existing use, transform the space into a new retail destination, or repurpose it for office or mixed-use development, the possibilities are vast. The property is currently leased on a month-to-month basis to an international experiential retail operator, making it a prime candidate for redevelopment or repositioning.





COVER

SUMMARY

AERIAL

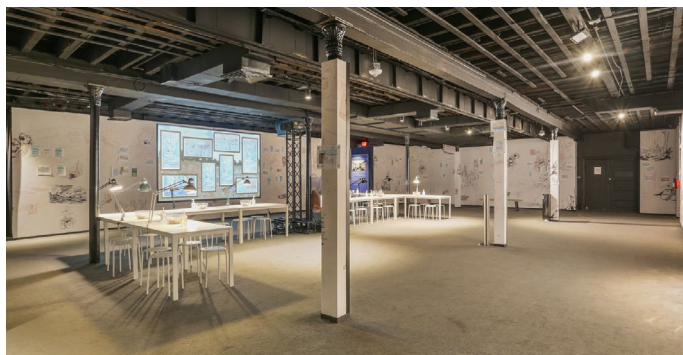
FLOOR
PLANS

PROPERTY
PHOTOS

DOWNTOWN
INFO

BUILDING
HISTORY

DEMOS



DOWNTOWN NEW ORLEANS

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)



HISTORY OF THE PROPERTY

The property is home to the Scottish Rite Temple, an historic theatre that has been a cultural icon for nearly 170 years. Originally built in 1853 as The First Methodist Church, it is once of New Orleans' most important Early Greek Revival buildings. In 1905, the building was purchased by the Grand Consistory of Louisiana and became home to the Freemasons of New Orleans. It was then renovated in 1910 by highly regarded local architect Sam Stone and used by the New Orleans Scottish Rite Consistory for over 100 years. In the 1970s, the annex building was added next door (621 Carondelet). Presently, the entire property is leased to an international experiential art exhibit, operated by Exhibition Hub.



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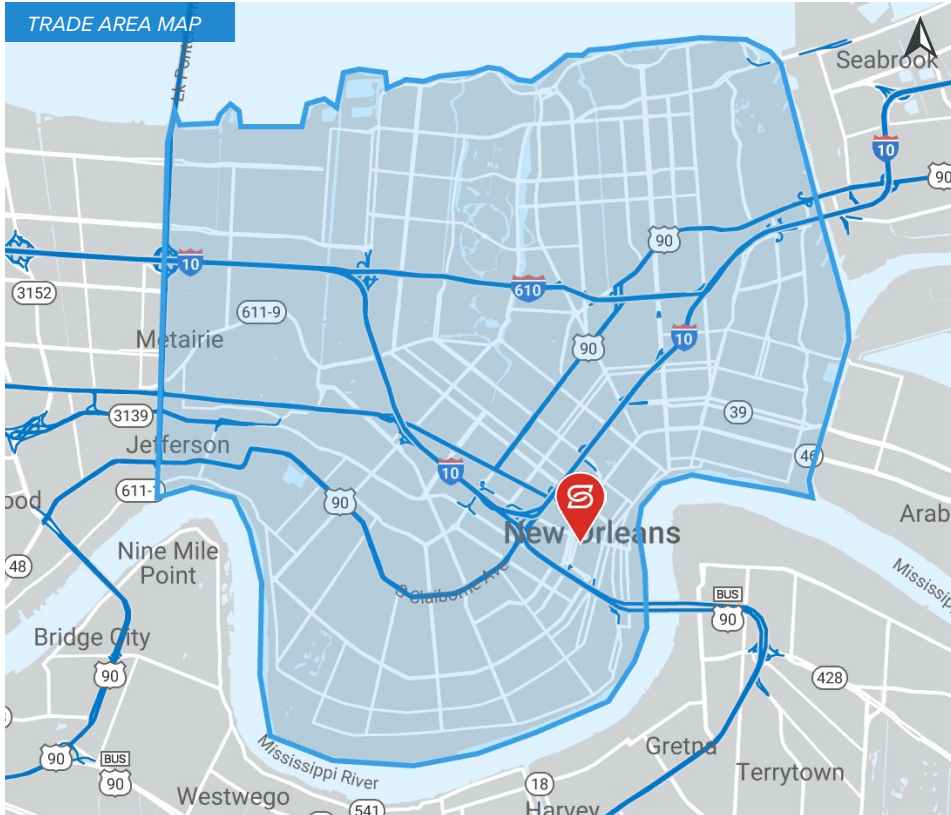
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2024 TRADE AREA DEMOGRAPHICS



POPULATION

280,176



AVG. HH
INCOME

\$99,531



HOUSEHOLDS

133,377



MEDIAN
ANGE

38.5