

The background of the entire image is a monochromatic blue-tinted photograph of a city street. On the left, a large, ornate church with multiple spires and a central clock face is visible. In the foreground on the right, there is a large equestrian statue of a man on a horse, mounted on a stone pedestal. A classic street lamp stands in front of the statue. The overall scene is captured in a wide-angle shot, creating a sense of depth and urban atmosphere.

# ben + burka

COMMERCIAL REAL ESTATE

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## **BYWATER RETAIL FOR LEASE**

3060 Dauphine Street, New Orleans, LA 70117





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### DESCRIPTION

Now available for leasing, 3060 Dauphine Street offers over 2,800 SF of ground floor anchor commercial space within the recently developed 58-unit Thirty60 Lofts, Bywater's latest historic warehouse multifamily conversion. Originally built in 1908 as a furniture warehouse and showroom, the commercial space offers soaring high ceilings, original ornate cast iron columns, heavy timber exposed beams, large wrap-around storefront glass, awning, and transom windows. The space also features a large historic mezzanine (not included in the SF). The space is delivered as a white box (primed walls, HVAC, stubbed plumbing, basic electrical, etc) without a slab.

The space is ideal for restaurant or retail use and ownership is willing to assist with buildout for qualified tenants. Location is at the Clouet and Dauphine Streets, just steps from Clouet Gardens, and in very close proximity to Petite Clouet, Montegut, Pizza Delicious, Markey's Bar, Bywater American Bistro, Galaxy Taco, Red's Chinese, Paladar 511, Bud Rips, and a host of other destination restaurants and bars.

**ZONING:** HM-MU **ASKING PRICE:** \$18-\$26sf/yr

**SIZE:** 2,842 SF **LEASE TYPE:** NNN

### DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	3,282	13,697	69,795
<b>AVERAGE HH INCOME</b>	\$75,646	\$73,436	\$56,857







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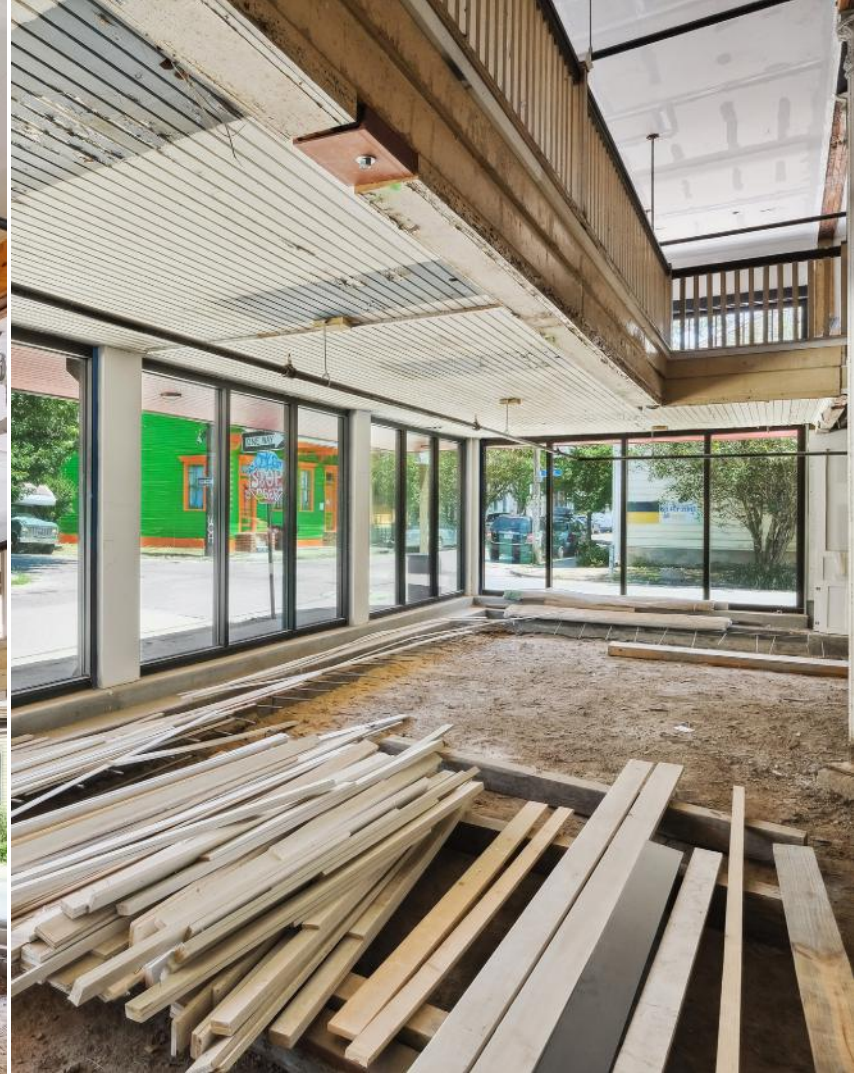


## POINTS OF INTEREST MAP

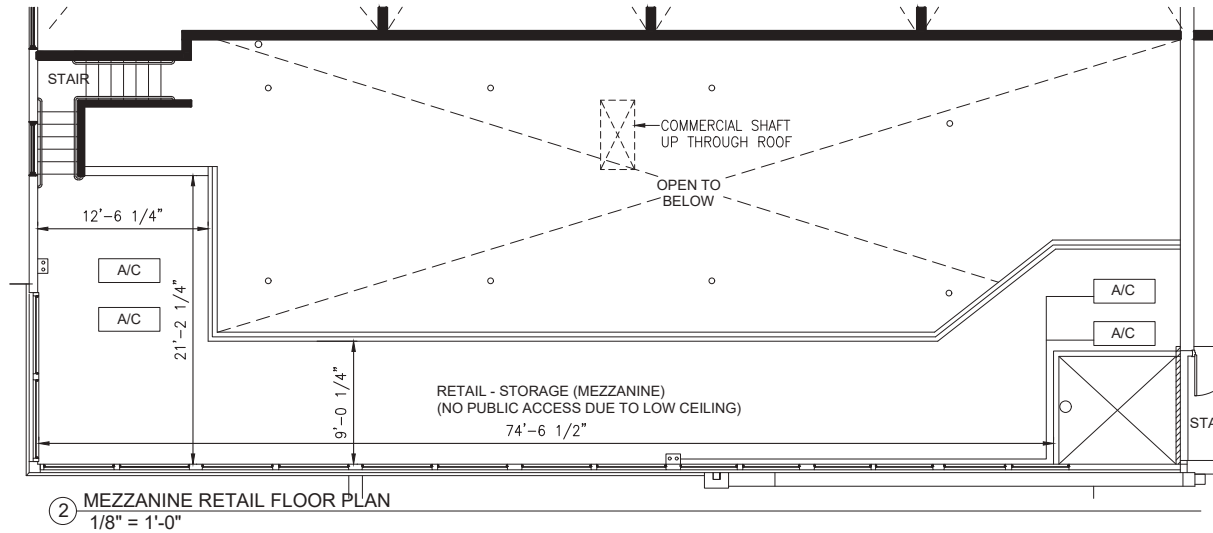
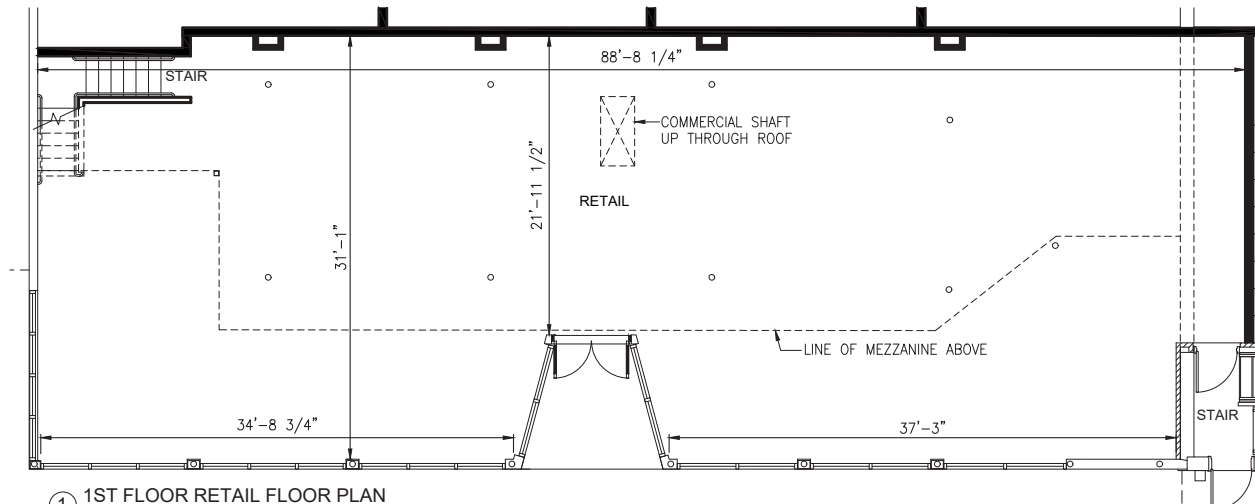


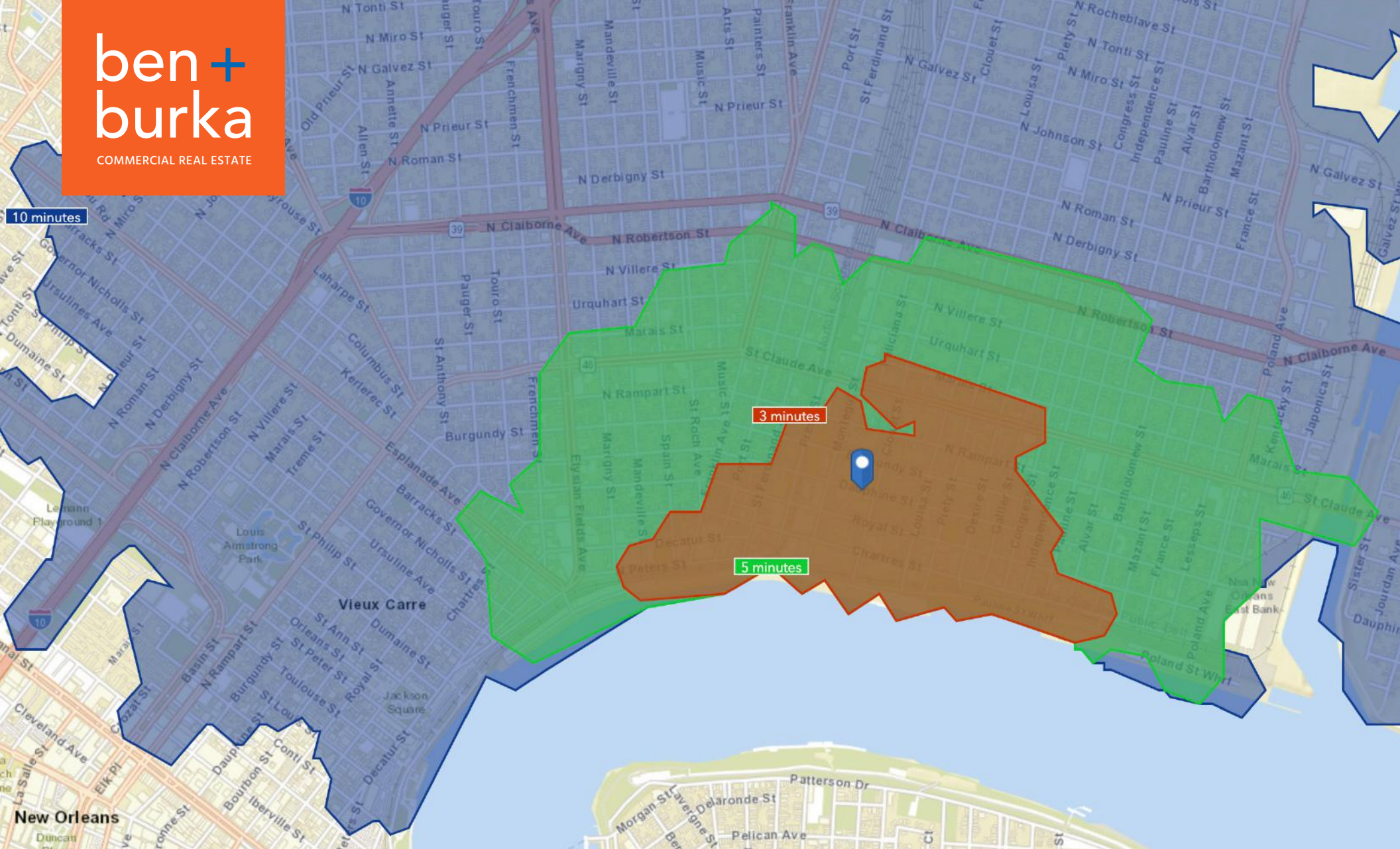
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3060 Dauphine Street, New Orleans, LA 70115

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For more information, please contact the Owner's exclusive representative:

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