

The background of the 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. To the right, a statue of a man on a horse is mounted on a stone pedestal. In the foreground, there are street lamps and the tops of buildings. The overall scene is captured in a wide-angle shot, providing a sense of the urban environment.

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COMMERCIAL REAL ESTATE

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## **PRIME MAGAZINE STREET RETAIL**

5757 Magazine Street, New Orleans, LA 70115



## PRIME MAGAZINE STREET RETAIL

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### DESCRIPTION

Available for lease November 1, 2025, 5757 Magazine Street presents a rare opportunity to join the heart of the vibrant Uptown Magazine Street commercial corridor.

This ±1,690 SF retail space is exceptionally built out with high ceilings, an open floor plan, modern finishes, ample storage, and rare off-street parking—making it ideal for a turn-key retail or service use. Positioned at the corner of Magazine Street and Nashville Avenue, the property shares the center with Saba, the acclaimed restaurant from a James Beard Award-winning chef.

Surrounded by a dynamic mix of national and local retailers—including Saba, Whole Foods, Studs, Jean Therapy, Walgreens, Paris Parker, PJ's Coffee, and many more —this stretch of Magazine Street is one of New Orleans' most coveted retail destinations.

An ideal opportunity for businesses seeking prominent visibility, strong co-tenancy, and a polished, move-in-ready space in one of the city's most active retail corridors.

**BLDG SIZE:** ±1,690 SF

**RENT:** \$50/SF

**ZONING:** HU-B1

**LEASE TYPE:** NNN

### DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	8,448	18,295	76,944
<b>AVERAGE HH INCOME</b>	\$221,851	\$201,306	\$144,903

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## AERIAL VIEW

📍 5757 Magazine Street, New Orleans, LA 70115

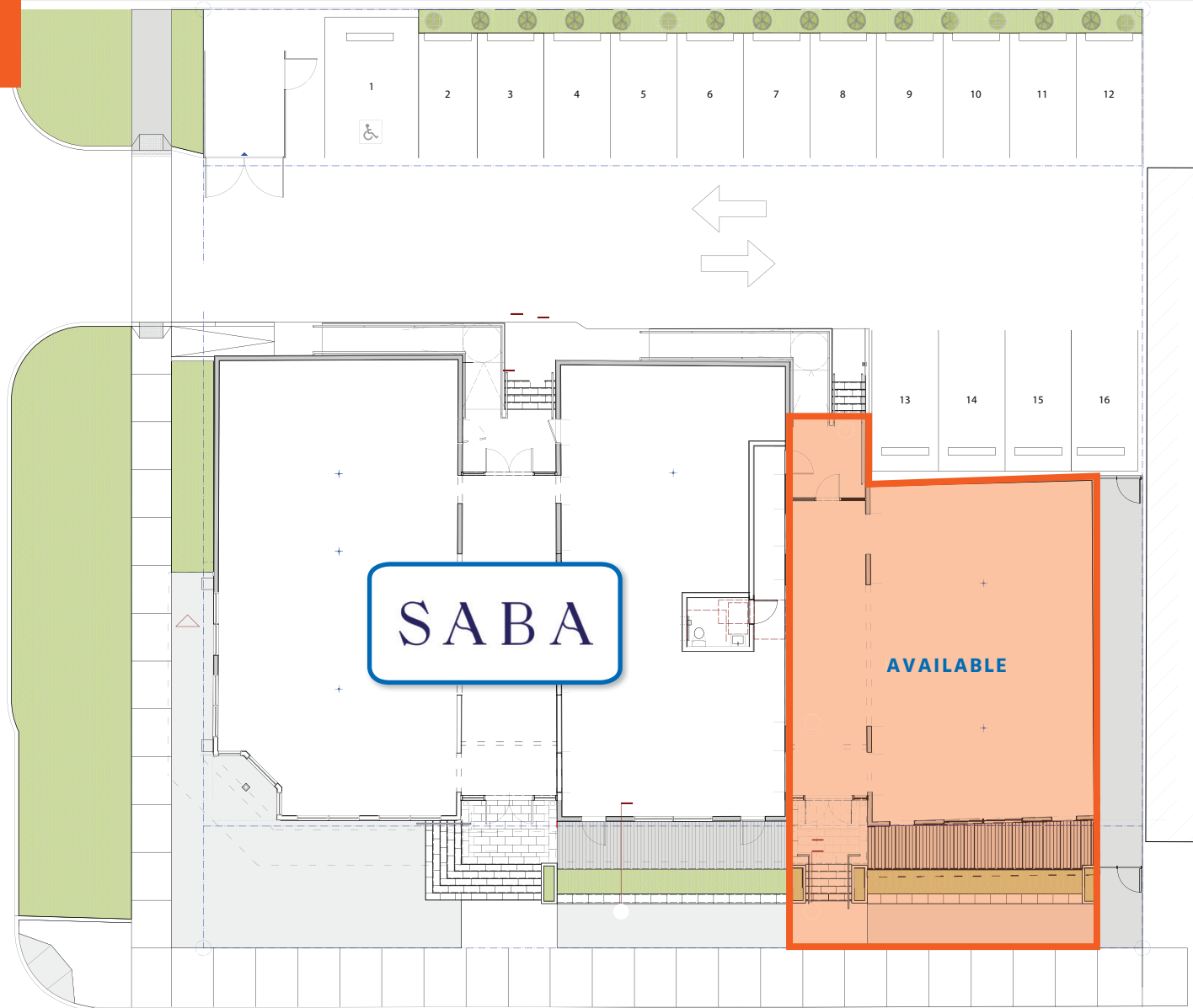
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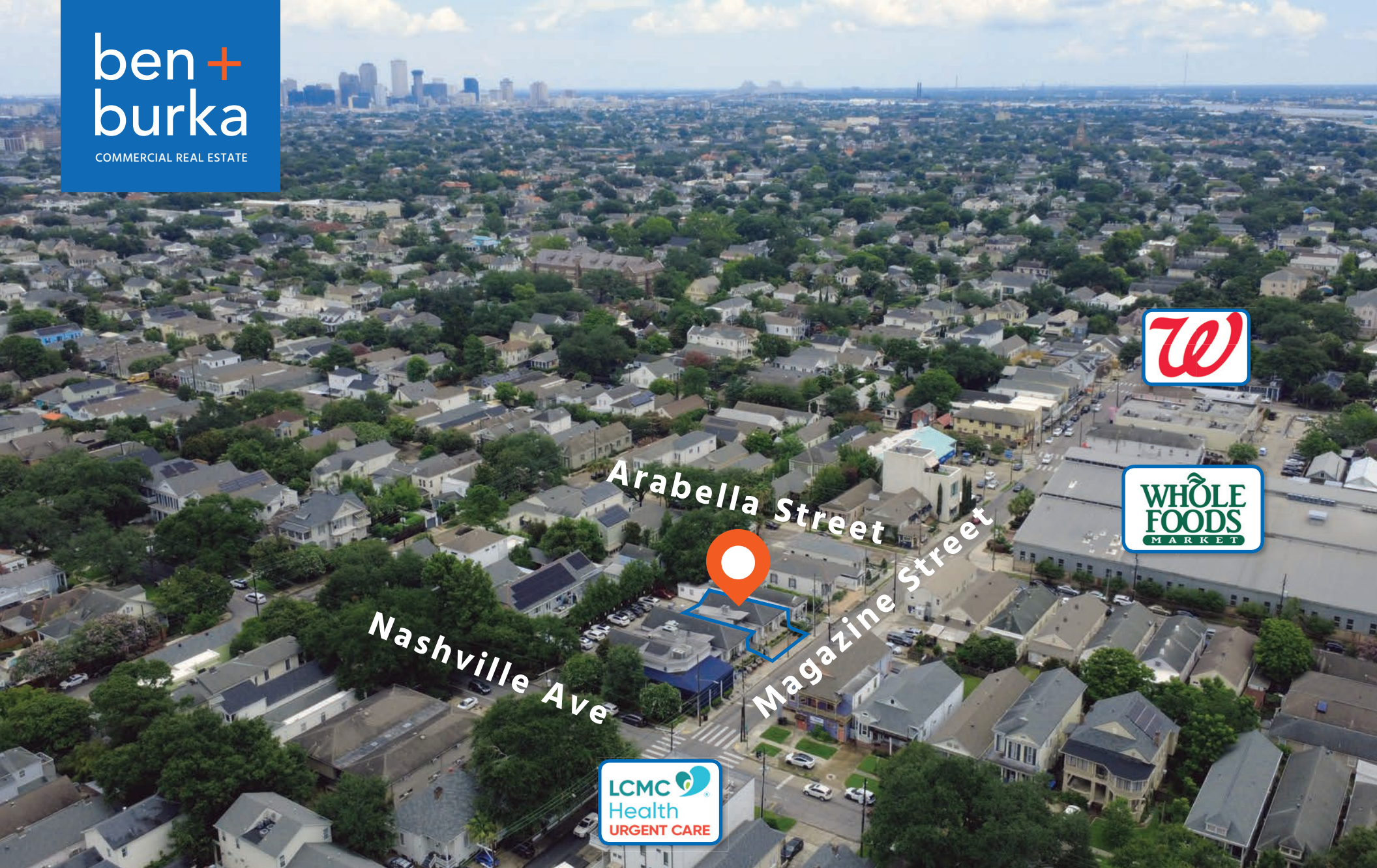
Nashville Ave

Magazine Street

\*This site and space plan is informational in nature and may not be relied upon for making decisions related to measurements, square footage, and space configuration while conducting due diligence for leasing space or other contractual commitments.

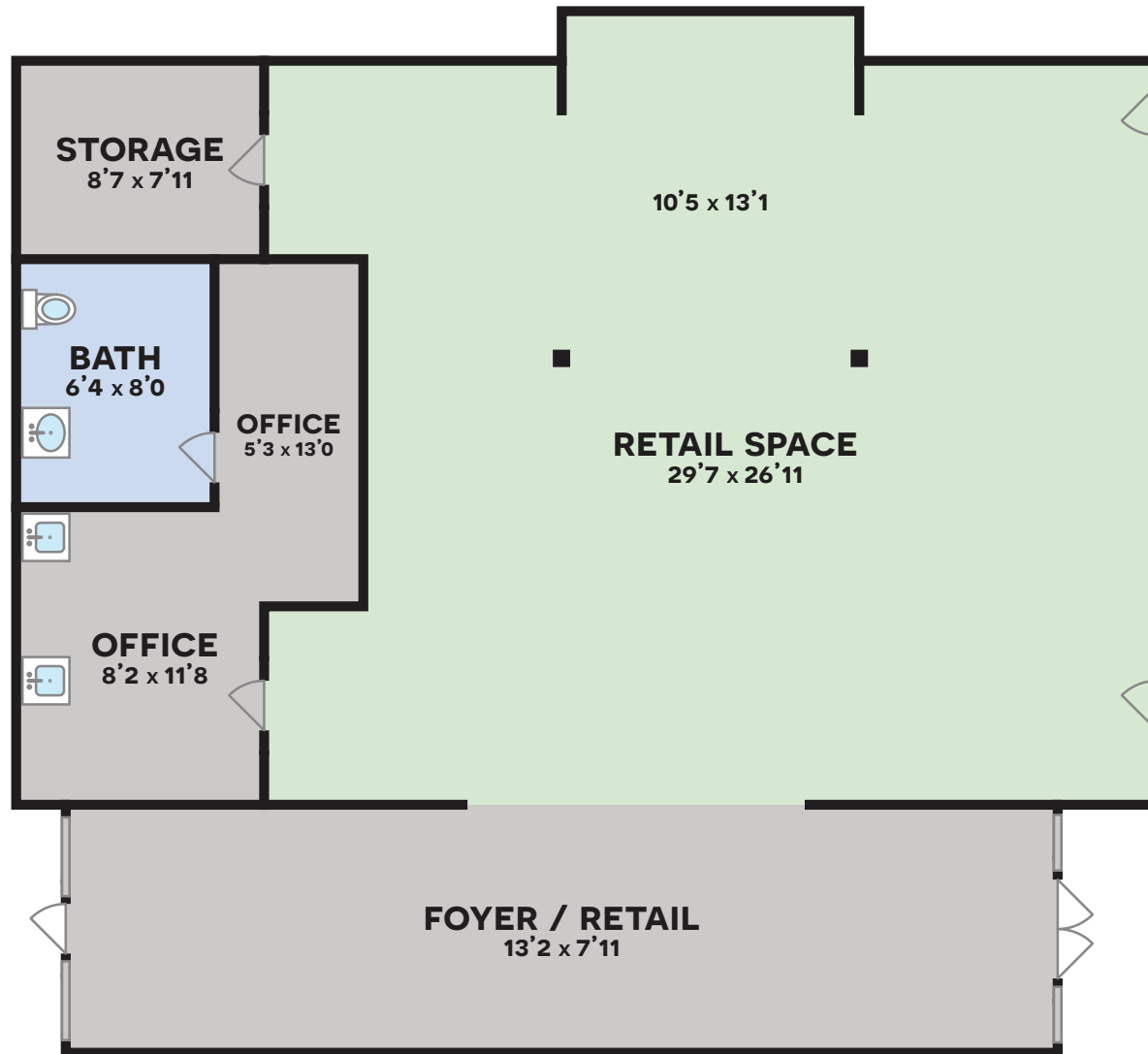


## SITE PLAN



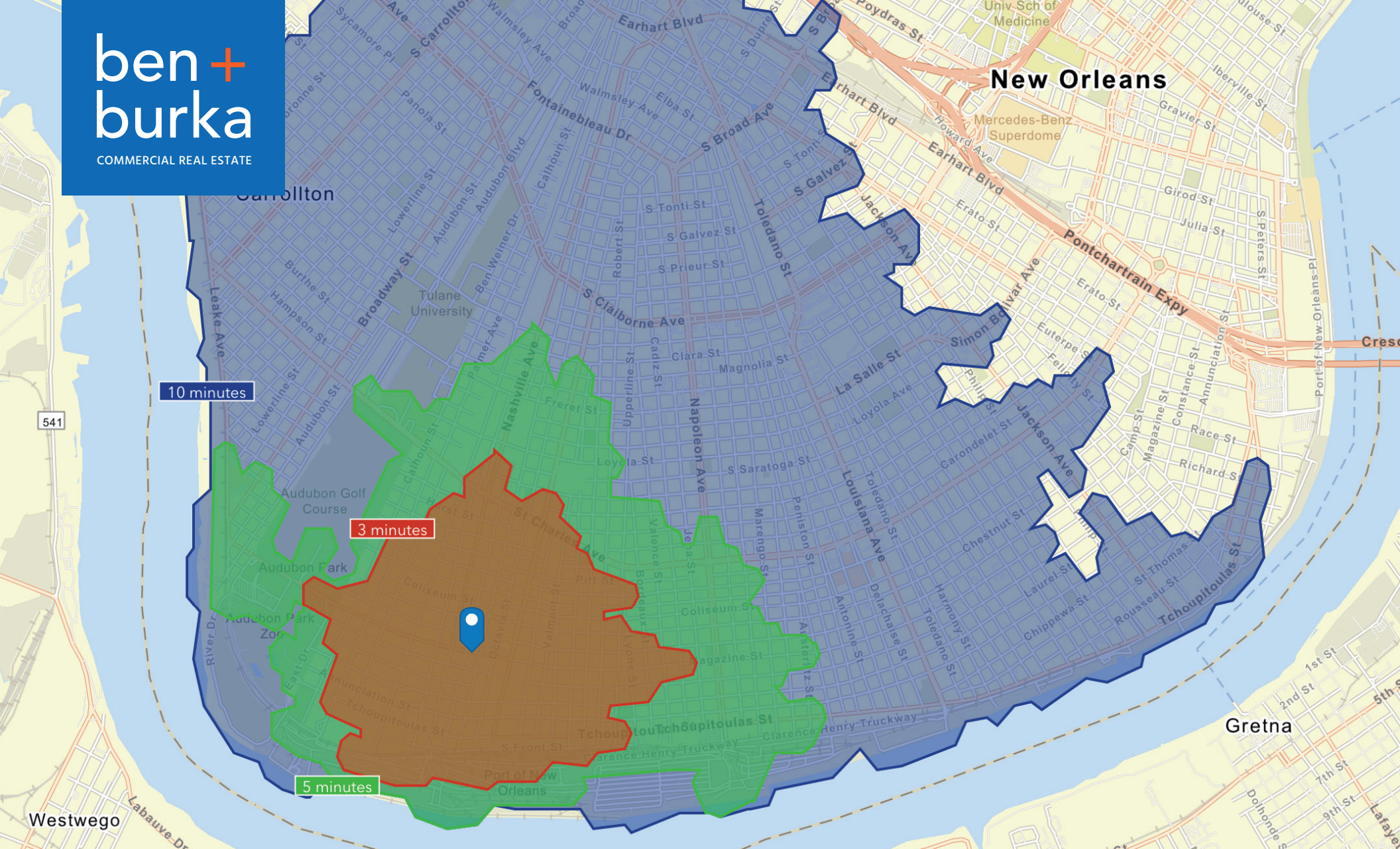
## AERIAL VIEW

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Floor Plan is Approximate

## FLOOR PLAN



## DRIVE TIME MAP



5757 Magazine Street, New Orleans, LA 70115

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

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# Customer Information Form

## What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

