



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002





## MAGAZINE STREET INVESTMENT / OFFICE

5631 Magazine Street, New Orleans, LA 70115





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## DESCRIPTION

Available for sale, 5631 Magazine Street presents a rare opportunity to acquire a well-located, multi-tenant property in the heart of Up-town New Orleans. Positioned directly across from Whole Foods, the property benefits from exceptional visibility, consistent foot traffic, and proximity to some of the city's most popular retail, dining, and lifestyle destinations. The building is currently configured as three commercial units:

- **District Donuts**, a popular local favorite, occupies the ±300 SF corner suite under an absolute NNN lease at \$2,250/month, with five years remaining on their initial term (lease negotiations in progress).
- **Love Weld**, a national jewelry retailer, recently renewed their lease for an additional 1.5-year term and is currently paying \$4,500/month NNN.
- The **rear office suite**—a former residential unit converted into a boutique office space—includes three private offices, a full kitchen, conference area, off-street parking, and reception. It is currently leased on a month-to-month basis at \$4,000/month NNN but is available to an owner/occupant.

With in-place income and high-quality tenants, 5631 Magazine offers flexibility for investors seeking steady returns or owner-occupants looking to establish a presence on one of the city's premier commercial corridors.

**BLDG SIZE:** ±3,300 SF

**SALE PRICE:** \$1,650,000

**LAND SIZE:** 3,900 SF

**ACTUAL NOI:** \$129,000 (~7.8% cap)

## DEMOGRAPHICS

| 2024 DEMOGRAPHICS    | 3 minute  | 5 minutes | 10 minutes |
|----------------------|-----------|-----------|------------|
| ESTIMATED POPULATION | 9,900     | 19,741    | 79,216     |
| AVERAGE HH INCOME    | \$213,178 | \$195,078 | \$143,077  |







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STUDS



HAZELNUT  
NEW ORLEANS



SABA



bluemercury



Home **HB** Bank

Magazine

Jefferson

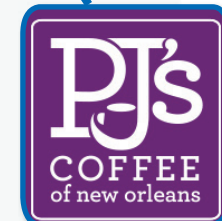
Magazine

LCMC  
Health  
URGENT CARE

WHOLE  
FOODS  
MARKET



PARIS  
PARKER



the  
elizabeth  
chronicles

Nashville

## AERIAL VIEW



5631 Magazine Street, New Orleans, LA 70115





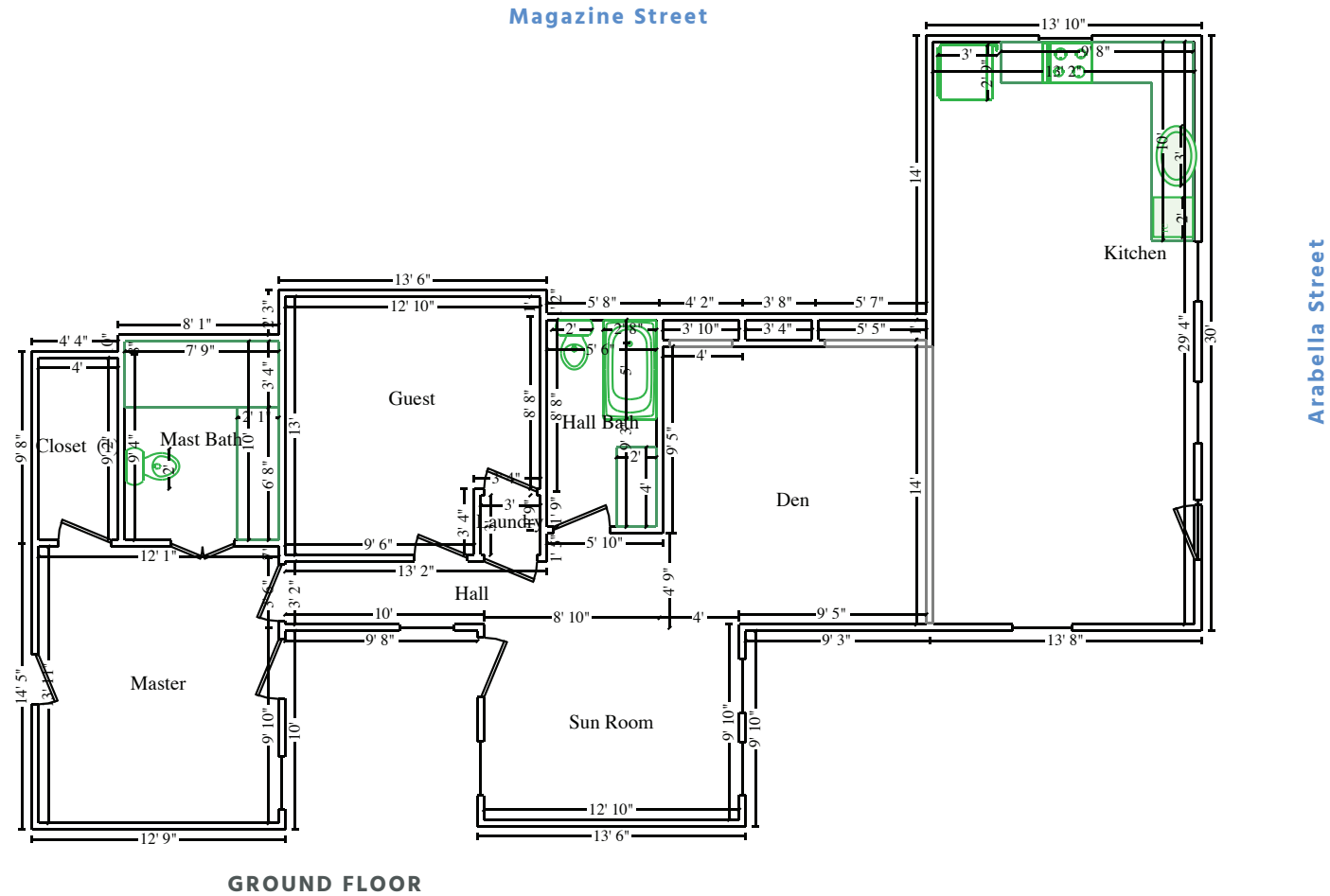




## AERIAL VIEW

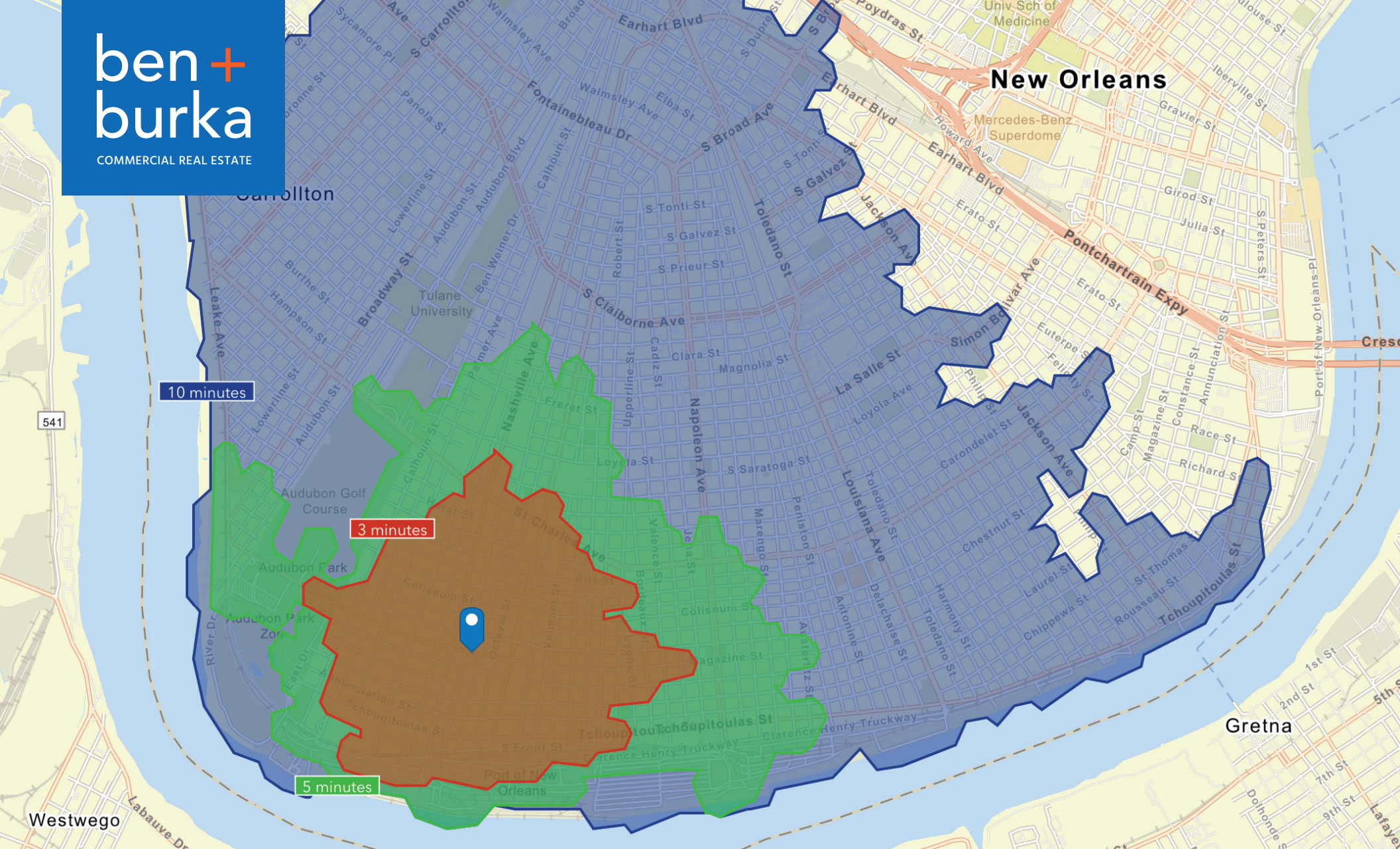
 5631 Magazine Street, New Orleans, LA 70115





\*FLOOR PLAN DOES NOT INCLUDE DISTRICT DONUTS OR VACANT SPACE





## DRIVE TIME MAP



5631 Magazine Street, New Orleans, LA 70115



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

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**AGENT**

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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: \_\_\_\_\_

