

The background of the image is a photograph of a city street scene, overlaid with a solid blue color. On the left, there is a large, ornate church with multiple spires and a central clock face. To the right, there is a statue of a man on horseback, mounted on a stone pedestal. A street lamp is visible in the foreground between the church and the statue.

# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002





## BYWATER RESTAURANT/BAR/RETAIL

3000 St. Claude Avenue, New Orleans, LA 70117





## BYWATER RESTAURANT/BAR/RETAIL

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### DESCRIPTION

Now available for lease, 3000 St. Claude offers approximately 2,300 SF of fully built-out restaurant/bar space on an oversized corner lot with exceptional outdoor potential. Currently operating as an arcade bar/restaurant, the property is designed for food and beverage operators seeking a turnkey opportunity.

The space features a built-out bar, spacious dining area, and a complete commercial kitchen with hood, three-compartment sink, grease trap, and related infrastructure. An upstairs office/private dining/storage area provides additional flexibility. The expansive lot allows for parking or outdoor dining, creating unique possibilities for an operator to activate both indoor and outdoor experiences.

Situated at the corner of St. Claude Avenue and Montegut Street in the Bywater, the property is surrounded by a vibrant mix of destination restaurants, bars, and retailers. The site is within walking distance of the Marigny and French Quarter, and just minutes from Downtown New Orleans.

**BUILDING SIZE:** 2,292 SF

**ZONING:** HMC-2

**LAND SIZE:** 9,180

**LEASE PRICE:** \$4,000/mo + NNN

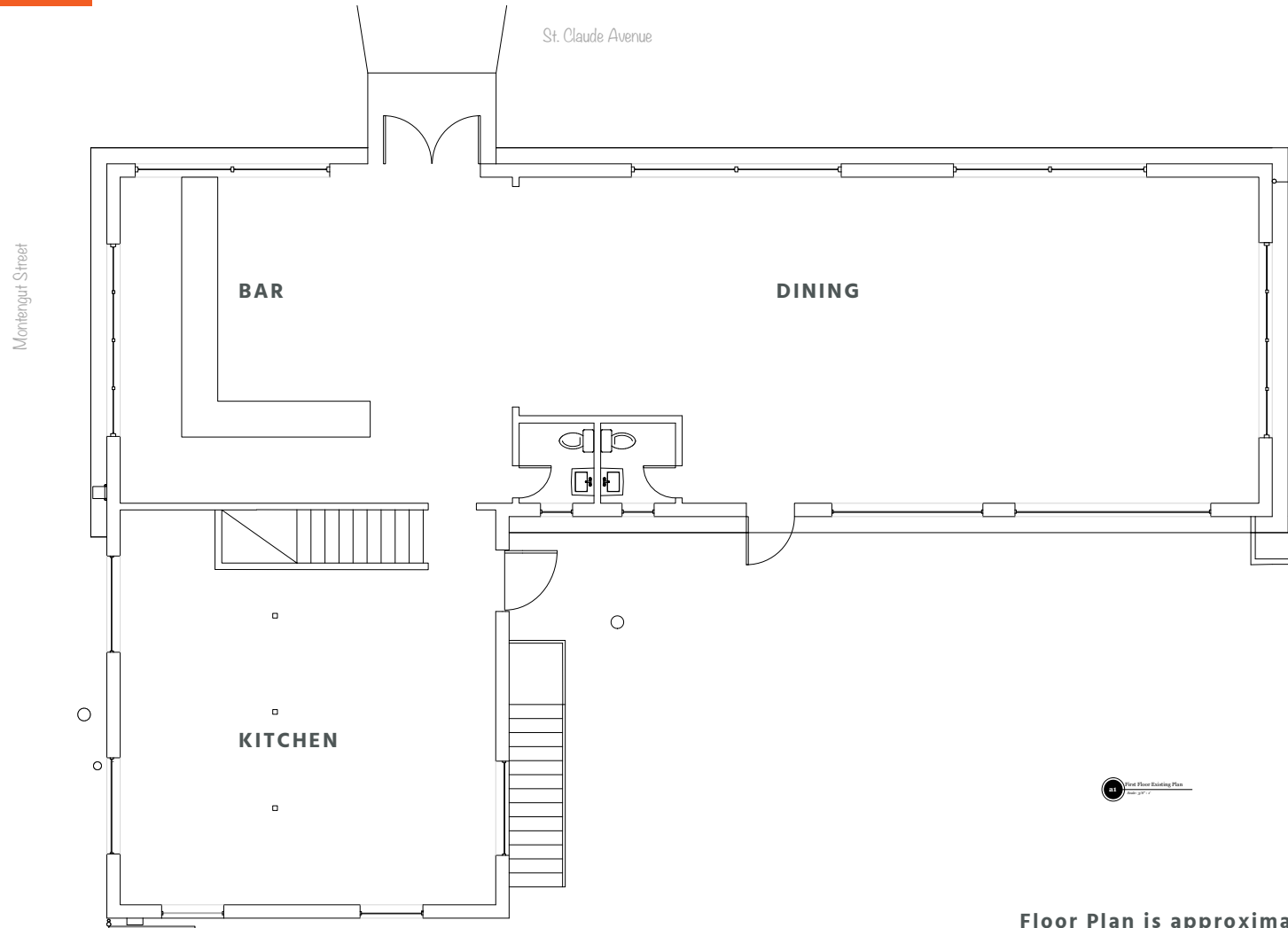
### DEMOGRAPHICS

2025 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	12,655	30,023	109,411
<b>AVERAGE HH INCOME</b>	\$96,740	\$84,144	\$76,766





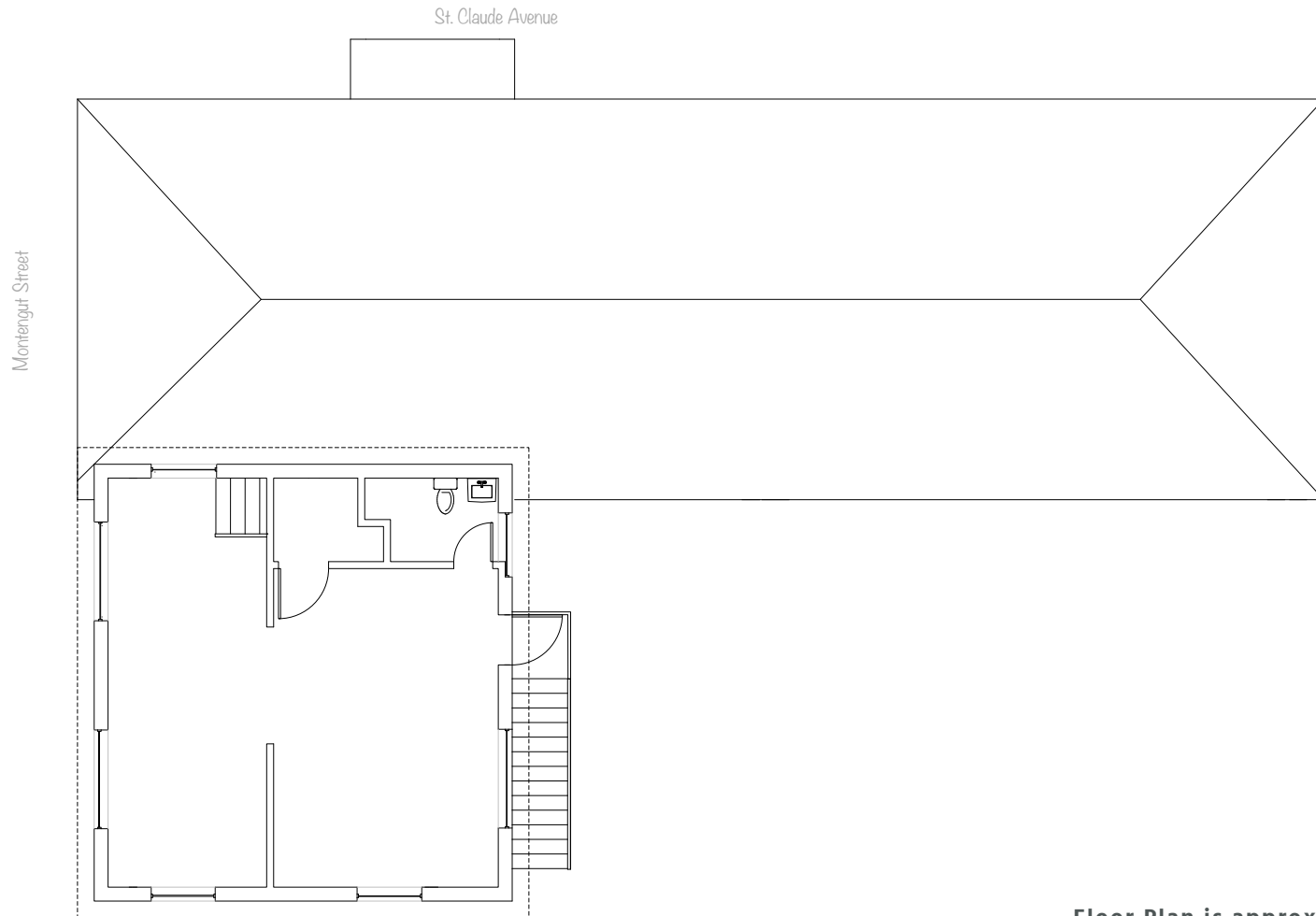




Floor Plan is approximate

## GROUND FLOOR PLAN





Floor Plan is approximate

## GROUND FLOOR PLAN









St. Claude Avenue

## AERIAL VIEW

3000 St. Claude Avenue, New Orleans, LA 70117

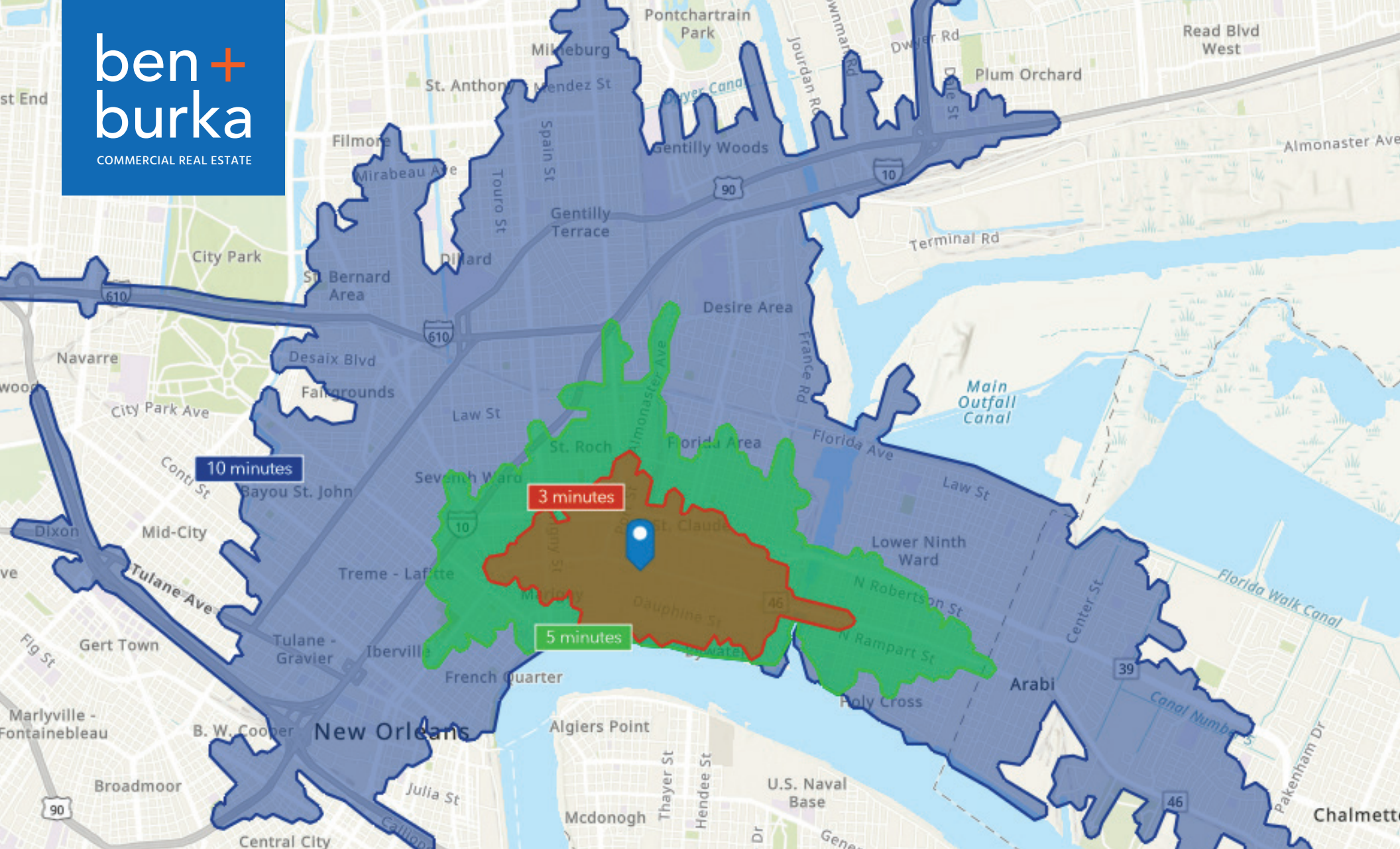




## AERIAL VIEW

3000 St. Claude Avenue, New Orleans, LA 70117





## DRIVE TIME MAP

📍 3000 St. Claude Avenue, New Orleans, LA 70117



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

# ben + burka

COMMERCIAL REAL ESTATE

**AARON KAZANOFF**  
**AGENT**

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aaron@benburka.com

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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: \_\_\_\_\_

