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COMMERCIAL REAL ESTATE

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## **GOLDEN RECTANGLE MIXED USE/NEIGHBORHOOD COMMERCIAL**

1300 Arabella Street, New Orleans, LA 70115

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# GOLDEN RECTANGLE MIXED USE/ NEIGHBORHOOD COMMERCIAL

1300 Arabella Street, New Orleans, LA 70115

## DESCRIPTION

1300 Arabella Street offers a rare mixed-use neighborhood asset consisting of a longstanding ground-floor retail store and two well-maintained apartments on the second floor. The  $\pm 4,500$  SF ground floor is currently home to a decades-long, legally non-conforming retail operation that has become a true neighborhood staple for residents and shoppers alike. The ground floor space will be available within  $\pm 90$  days.

The  $\pm 2,575$  SF second floor features two 2BR/1BA apartments in good condition. One unit is leased on a MTM basis, while the other is vacant and available for immediate occupancy or repositioning.

Ideally situated directly adjacent to the new Robert's Fresh Market, the property sits in the heart of the coveted Golden Rectangle—one of New Orleans' strongest and most established demographic areas. Positioned on the hard corner of Prytania and Arabella Streets, the site is just blocks from the bustling Prytania Street commercial corridor, St. Charles Avenue, and Magazine Street shops and dining.

The property benefits from its legal non-conforming status, allowing the continued operation of a full-service retail use, or any less intense use to include office. Buyer to verify all zoning regulations and permitted uses.

**SALE PRICE:** \$1,650,000.00

**BUILDING SIZE:**  $\pm 7,117$  SF

**ZONING:** HU-RD2

**LAND SIZE:** 6,000 SF

## DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	9,857	24,887	91,139
AVERAGE HH INCOME	\$221,585	\$187,350	\$134,404

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RETAIL SPACE PHOTOS

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Prytania Street

Arabella Street

Nashville Avenue

AERIAL VIEW



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APARTMENT PHOTOS

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Audubon Park

GOLDEN RECTANGLE

Robert fresh market

New Orleans JCC

DE LA SALLE

Prytania MARKET

Felicity

STARBUCKS COFFEE

PERLIS

SABA

WHOLE FOODS MARKET

BO  
ST. JAMES CHEESE COMPANY  
CHASE  
THE SUGAR CREAMERY  
YOGURTLAND  
FIRST HORIZON  
CVS  
NOTHING BUTT GAKES  
COSTERA

## POINTS OF INTEREST MAP

📍 1300 Arabella Street, New Orleans, LA 70115

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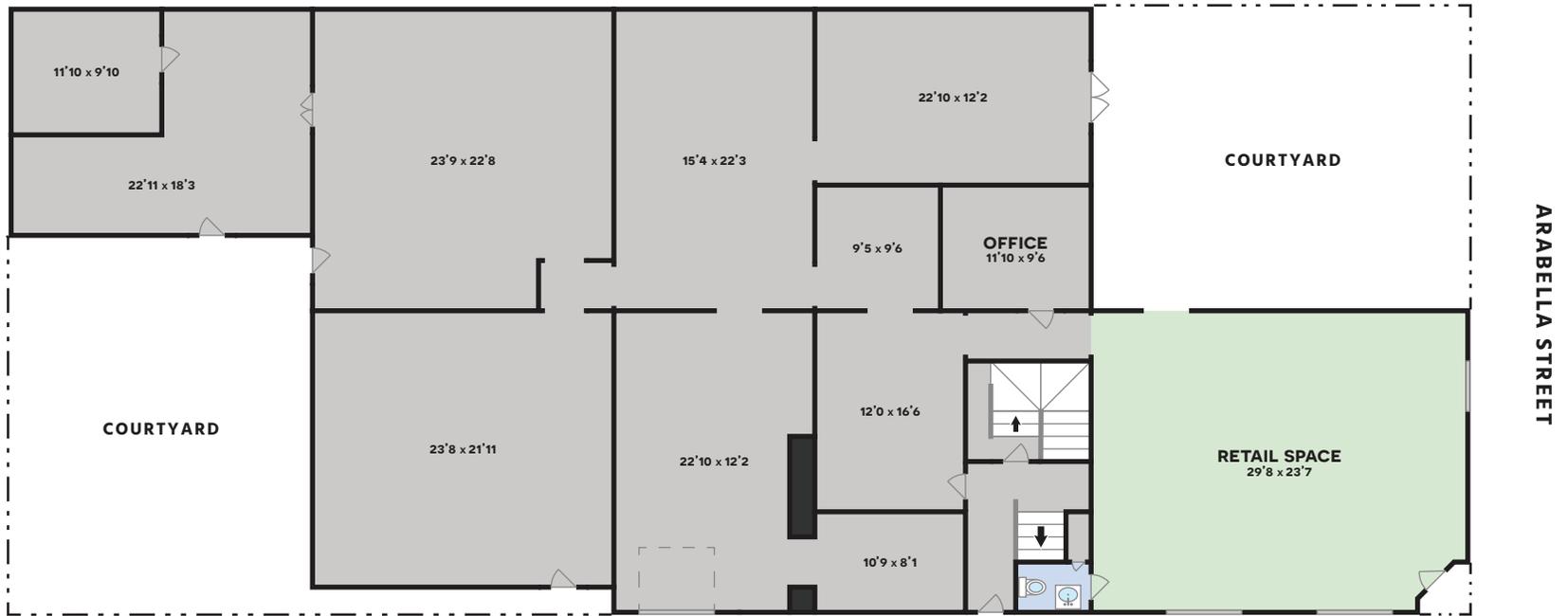
Prytania Street

Arabella Street

**AERIAL VIEW**

# 1300 ARABELLA STREET

NEW ORLEANS, LA 70115



1ST FLOOR

ESTIMATE ONLY

PRYTANIA STREET

## GROUND FLOOR PLAN

**1300 ARABELLA STREET**  
NEW ORLEANS, LA 70115



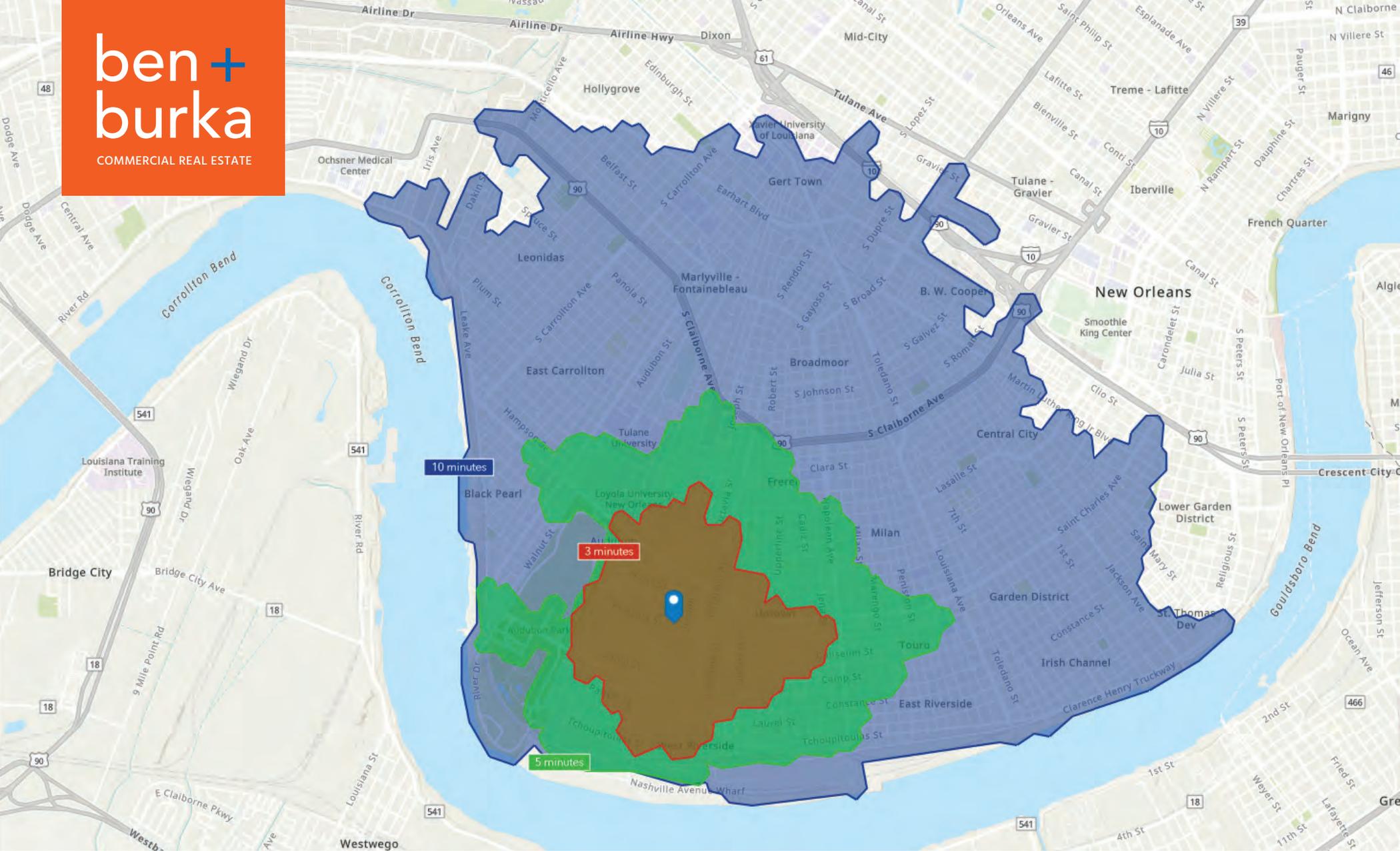
**2ND FLOOR**  
ESTIMATE ONLY  
PRYTANIA STREET

ARABELLA STREET

**2nd FLOOR PLAN**



EXTERIOR PHOTOS



## DRIVE TIME MAP

 1300 Arabella Street, New Orleans, LA 70115

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

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