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COMMERCIAL REAL ESTATE

+ 504.301.1002



GOLDEN RECTANGLE MIXED USE/NEIGHBORHOOD COMMERCIAL

1300 Arabella Street, New Orleans, LA 70115

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DESCRIPTION

1300 Arabella Street offers a rare mixed-use neighborhood asset consisting of a longstanding ground-floor retail store with full liquor sales and two well-maintained apartments on the second floor. The $\pm 4,500$ SF ground floor is currently home to Prytania Wine & Spirits, a decades-long, legally non-conforming operation that has become a true neighborhood staple for residents and shoppers alike. The ground floor space will be available within ± 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 with liquor sales. Buyer to verify all zoning regulations and permitted uses.

SALE PRICE: \$1,575,000.00

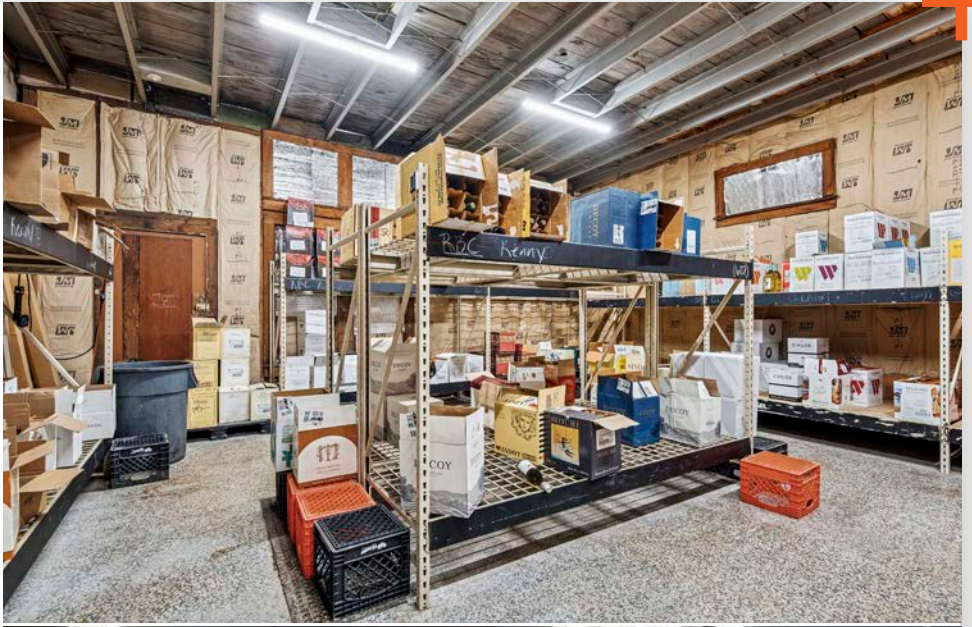
BUILDING SIZE: $\pm 7,117$ SF

ZONING: HU-RD2

LAND SIZE: 6,000 SF

DEMOGRAPHICS

2025 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	9,857	24,887	91,139
AVERAGE HH INCOME	\$221,585	\$187,350	\$134,404



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



POINTS OF INTEREST MAP

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AERIAL VIEW

1300 ARABELLA STREET

NEW ORLEANS, LA 70115



1ST FLOOR

ESTIMATE ONLY

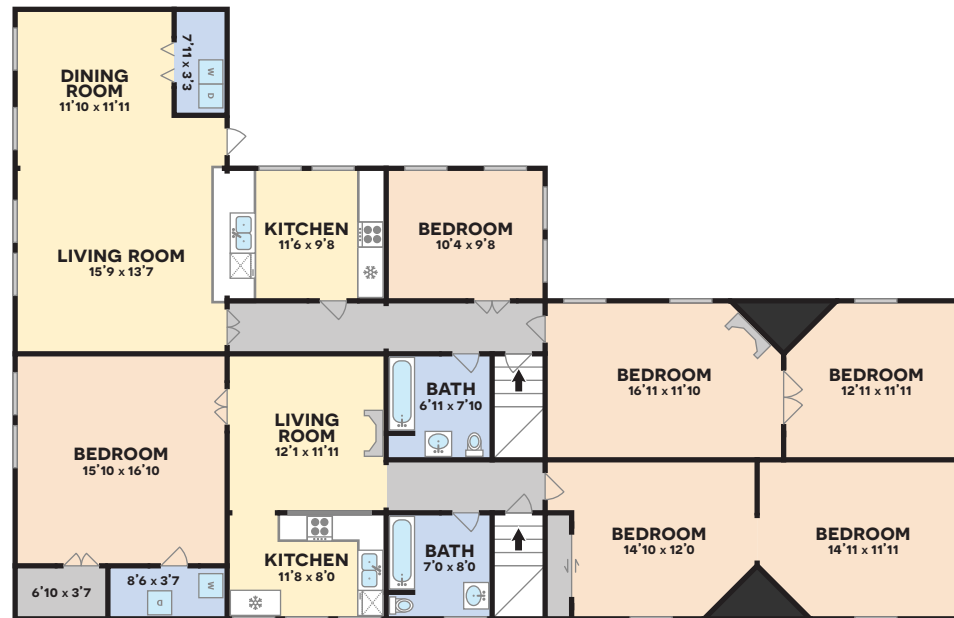
PRYTANIA STREET

ARABELLA STREET

GROUND FLOOR PLAN

1300 ARABELLA STREET

NEW ORLEANS, LA 70115



2ND FLOOR
ESTIMATE ONLY
PRYTANIA STREET

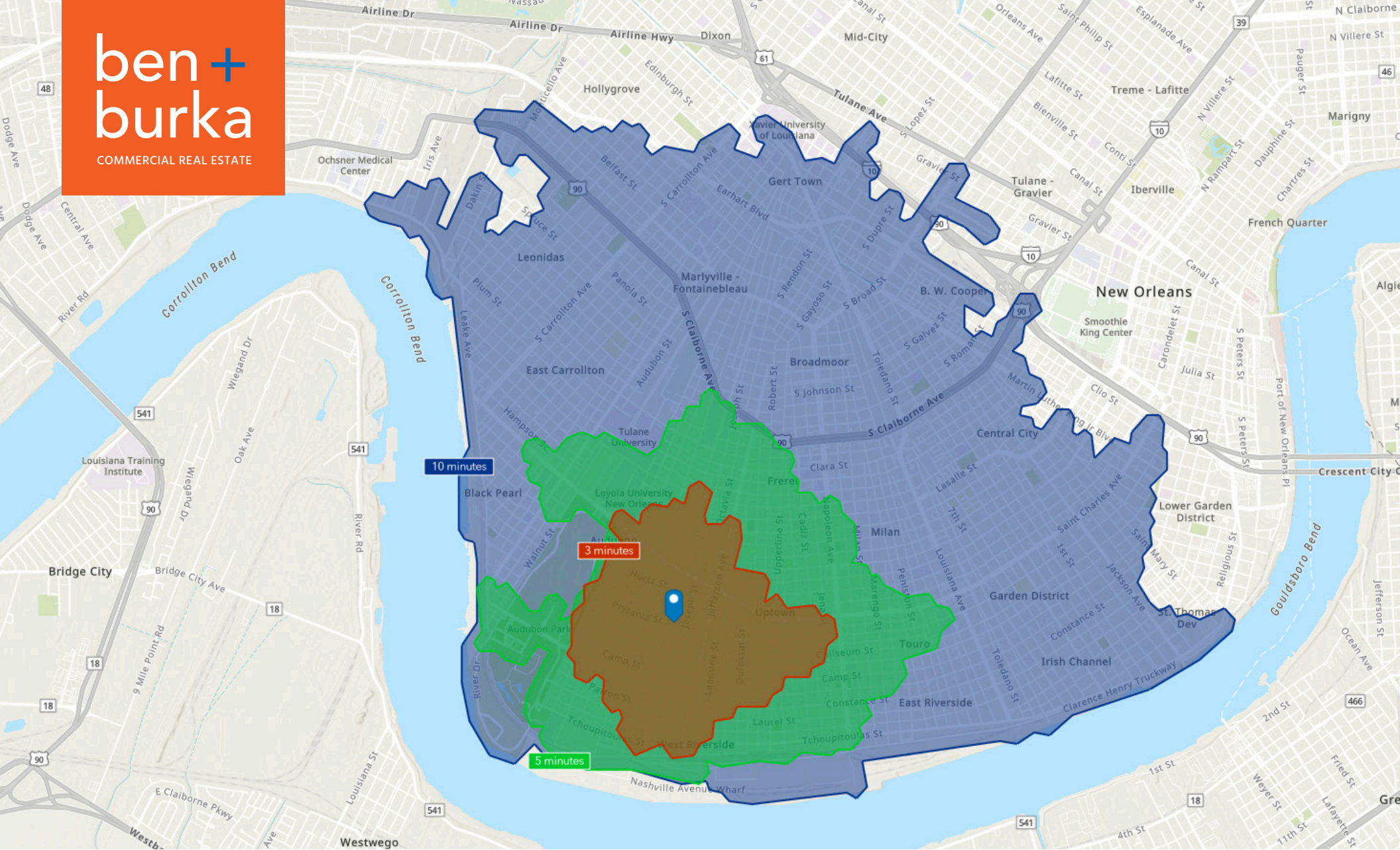
2nd FLOOR PLAN

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EXTERIOR PHOTOS



DRIVE TIME MAP

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

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— LICENSED IN THE STATE OF LOUISIANA —

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