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COMMERCIAL REAL ESTATE

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## TROPHY MAGAZINE RETAIL/OFFICE FOR SALE

3801 Magazine Street New Orleans, LA 70115



## TROPHY MAGAZINE RETAIL/ OFFICE FOR SALE

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### DESCRIPTION

Available for sale, 3801 Magazine Street presents a rare corner mixed-use opportunity at the gateway to the most sought-after stretch of Magazine Street. The property includes approximately ±2,800 SF of prime ground-floor retail and ±2,500 SF of well-appointed second-floor office space. The retail space is currently occupied by Mignon Faget, a longstanding regional jeweler with deep ties to the location, on a month-to-month basis, while the upstairs is leased to two office tenants on short-term arrangements—offering income in place and near-term flexibility for an investor, owner-user, or developer.

Positioned at the corner of Magazine and Peniston Streets, the building features soaring ceilings, expansive storefront windows, a rear storage area, off-street parking for three vehicles, a historic corner awning, prominent signage, and a stately architectural presence that commands attention. The property sits among some of the corridor's strongest national retailers, including Reformation, Tasc, Billy Reid, Marine Layer, UNTUCKit, Gorjana, Free People, and many others, placing it squarely within the highest-performing retail node of Uptown New Orleans.

**PRICE:** \$2,450,000

**BUILDING SIZE:** 5,490 SF

**ZONING:** HU-B1

**LAND SIZE:** 4,440 SF

### DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	10,371	29,007	79,601
<b>AVERAGE HH INCOME</b>	\$166,198	\$148,979	\$138,728

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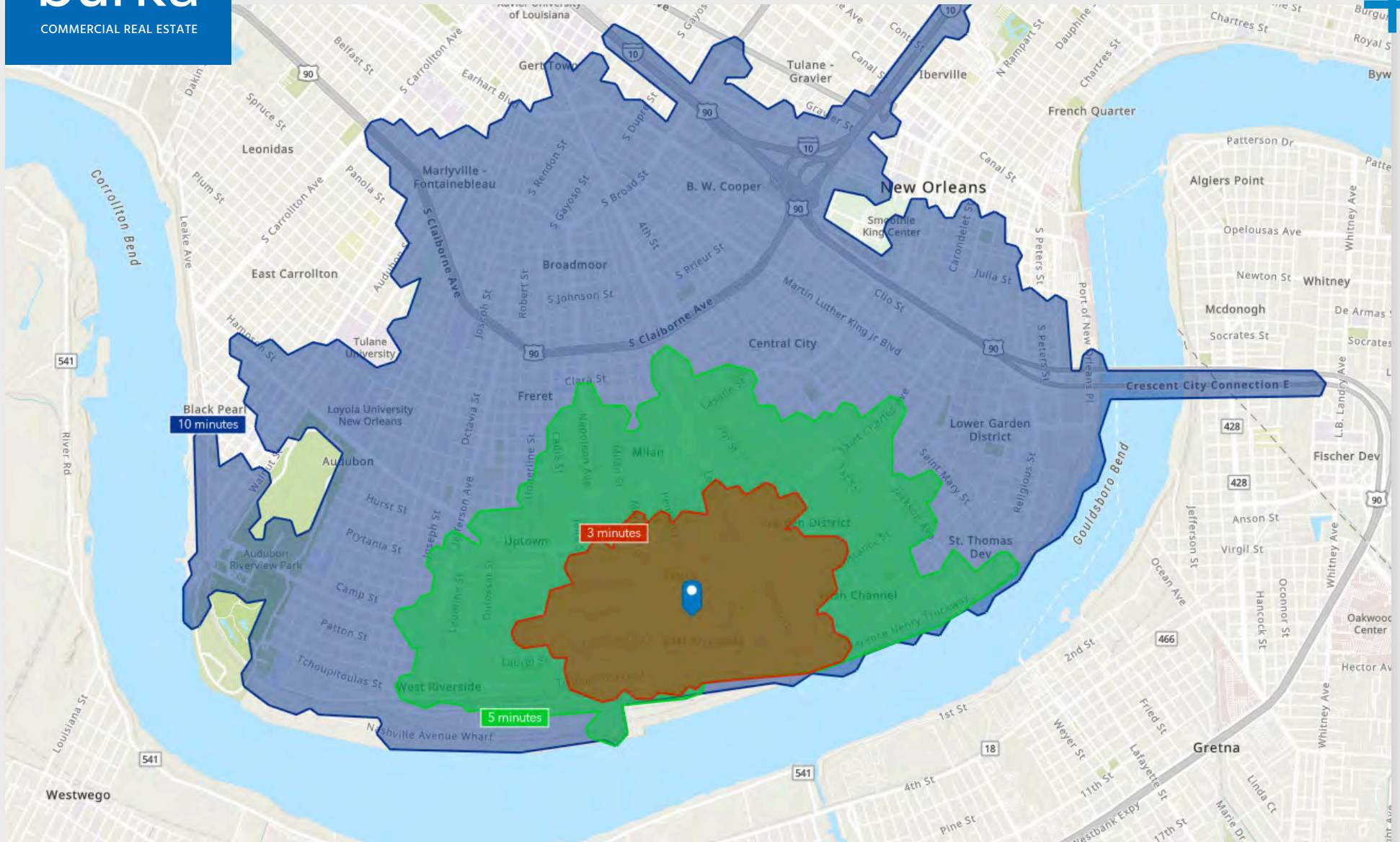


2nd Floor



Ground Floor

FLOOR PLAN



DRIVE TIME MAP



## RETAIL MAP

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## AERIAL VIEW



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

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