

GROUND FLOOR RETAIL FOR LEASE

LAST SPACE AVAILABLE

- 794 SF Ground Floor Commercial Space along Carondelet Street

CO-TENANTS

- True Food Kitchen
- Strayer University
- Main Squeeze Juice Co.
- F45 Training
- Paulie Gee's Slice Shop

PROPERTY OVERVIEW

- 17,000+ SF Total of Ground Floor Commercial Space
- 197 Residential Apartments
- Location – Infill location nestled between the Warehouse and South Market Districts, well over 600 apartments to be built on the same block by 2022
- Located in the Warehouse District, bounded by famous St. Charles Avenue, Julia Street and Carondelet Street
- 2 Million streetcar riders and 7.5 Million vehicles pass by the property annually

NEARBY LANDMARKS

- South Market District
- Ernest N. Morial Convention Center
- National World War II Museum
- Contemporary Arts Center and Ogden Museum of Southern Art
- Art Galleries along Julia Street
- New Orleans Culinary and Hospitality Institute (NOCHI)
- Rouses Market
- New Orleans Advocate Newspaper Office
- Ace Hotel
- The Outlet Collection at Riverwalk



EXECUTIVE SUMMARY

An exciting, new mixed-use development in the heart of New Orleans' Warehouse District, The Julia features over 17,000 SF of ground floor retail space, 197 apartments, and generous indoor garage parking.

The development sits in a prime Warehouse District corridor, captures the ingress and egress of the downtown commuter, fronts two of the major streetcar lines, and is centrally located within the city, so as to provide easy access to the primary submarkets of the city of New Orleans. Additionally, tenants will enjoy the seasonal benefits of Mardi Gras parade activity.

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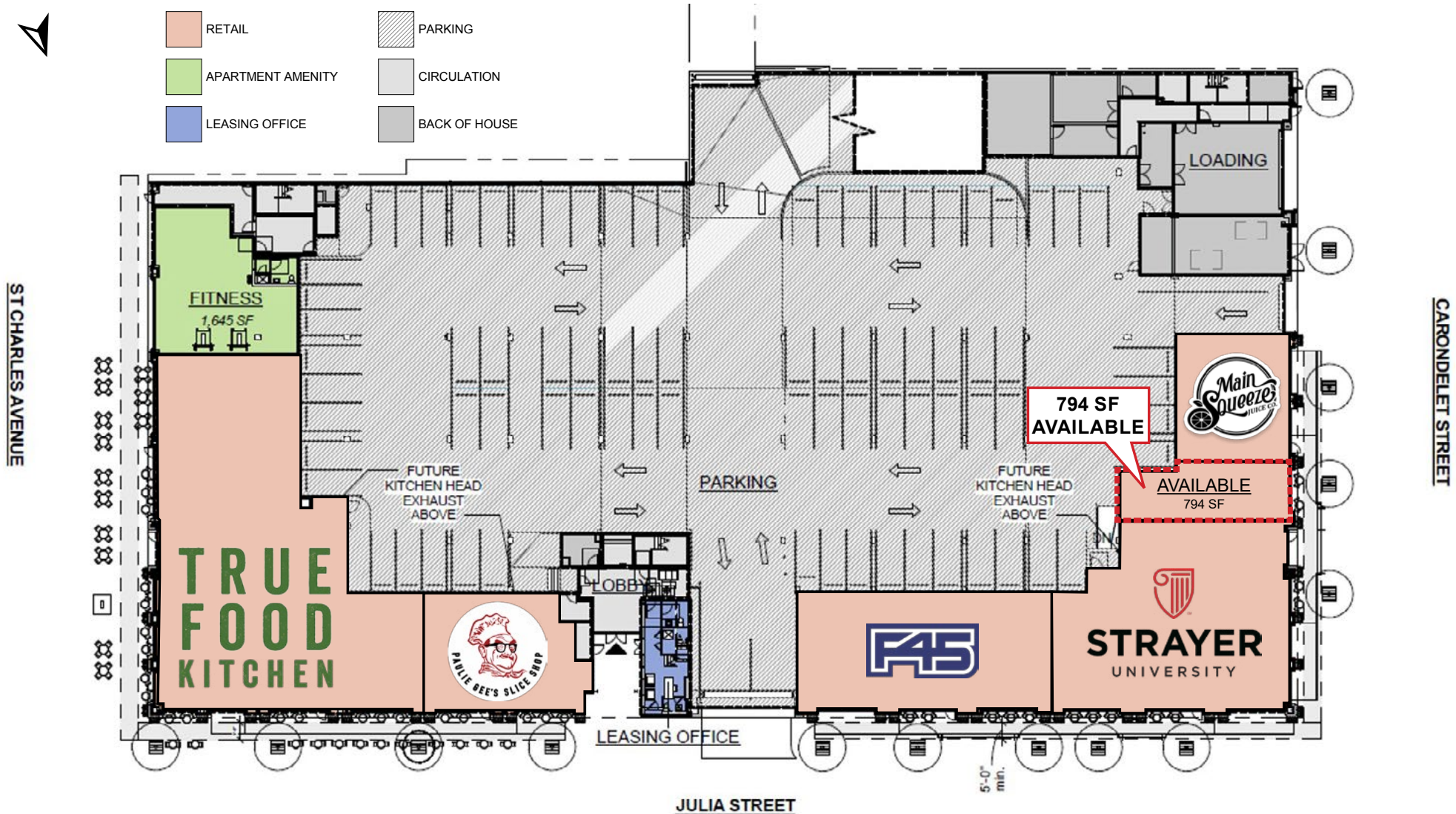
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COMMERCIAL GROUND FLOOR SITE PLAN

Click image for larger view



- RETAIL
- APARTMENT AMENITY
- LEASING OFFICE
- PARKING
- CIRCULATION
- BACK OF HOUSE



OVERVIEW

SITE PLAN

AERIAL

RETAIL & FOOD
MAP

LIVE & WORK
MAP

NOLA
DISTRICTS

DOWNTOWN
INFO

DEMOS



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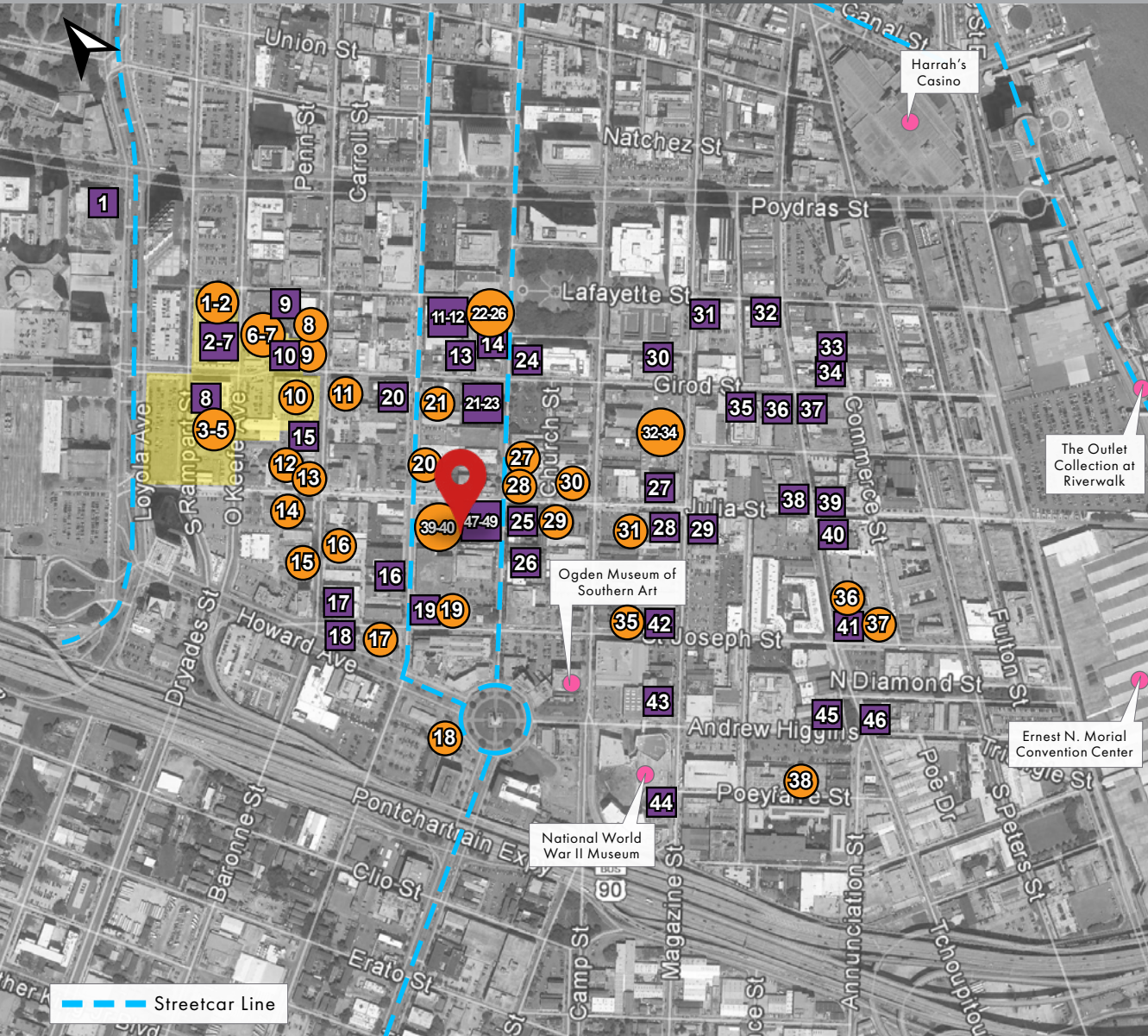
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1 RETAIL / SERVICES

1. barre3
2. Stonefree
3. Simplee Gourmet
4. Hair Loft Studio
5. Fidelity Bank
6. Arhaus
7. Blanc Beauty Bar + Body B Fit
8. Bulls & Bears Barber Parlor
9. CVS Pharmacy
10. Rouses Market
11. Hancock Whitney Bank
12. Mia Bella Beauty Lounge
13. The Transportation Revolution - European Motorbikes Dealer
14. Professional Sport Shop
15. HourBlast
16. Duplantier Fine Custom Framing
17. Keife & Co. Wine
18. Exxon Gas Station
19. Iron Tribe Fitness
20. Crescent City Farmer's Market
21. Buff Beauty Bar
22. DNO Clothing
23. Friend Men's Clothing
24. FREDA Boutique
25. The Parker Barber
26. Aunt Sally's Pralines
27. FedEx/Kinko's
28. Salon du Beau Monde
29. Nail Bar NOLA
30. Firestone Complete Auto Care
31. To Be Power Yoga
32. Bittersweet Confections
33. New Orleans Glass Works
34. AVERY Perfume Gallery
35. Nesbit's Julia Market
36. New Orleans Auction Galleries
37. Nesbit's Poeyfarre Market
38. F45
39. Strayer University

1 RESTAURANTS / BARS

1. Dave & Buster's
2. Willa Jean
3. Magasin Kitchen
4. Blaze Pizza
5. Aqua S Creamery
6. The Company Burger
7. Maypop
8. The Daily Beest
9. Cellar Door
10. Poke Loa
11. Josephine Estelle
12. Lovage at Ace Coffee
13. Seaworthy
14. Between the Bread
15. Mammoth Espresso
16. BEARCAT CBD
17. NOLA Caye
18. G's Pizza
19. South Market Pub & Grill
20. Drip Affogato
21. Pluck Wine Bar & Restaurant
22. Herbsaint
23. CBD Social
24. Desi Vega's Steakhouse
25. The Little Easy
26. PJ's Coffee
27. Café Carmo
28. Auction House Market
29. Pêche Seafood Grill
30. Espiritu
31. Gyu-Kaku Japanese BBQ
32. Barcadia
33. Revelator Coffee
34. St. James Cheese Company
35. Meril
36. Lucy's Retired Surfers Bar
37. Legacy Kitchen Craft Tavern
38. NOSH
39. Tommy's Cuisine
40. Emeril's
41. La Boca Steakhouse
42. Flamingo A-Go-Go
43. Jeri Nims Soda Shop
44. American Sector Restaurant
45. Ugly Dog Saloon & BBQ
46. Cochon / Cochon Butcher
47. True Food Kitchen
48. Main Squeeze Juice Co.
49. Paulie Gee's Slice Shop

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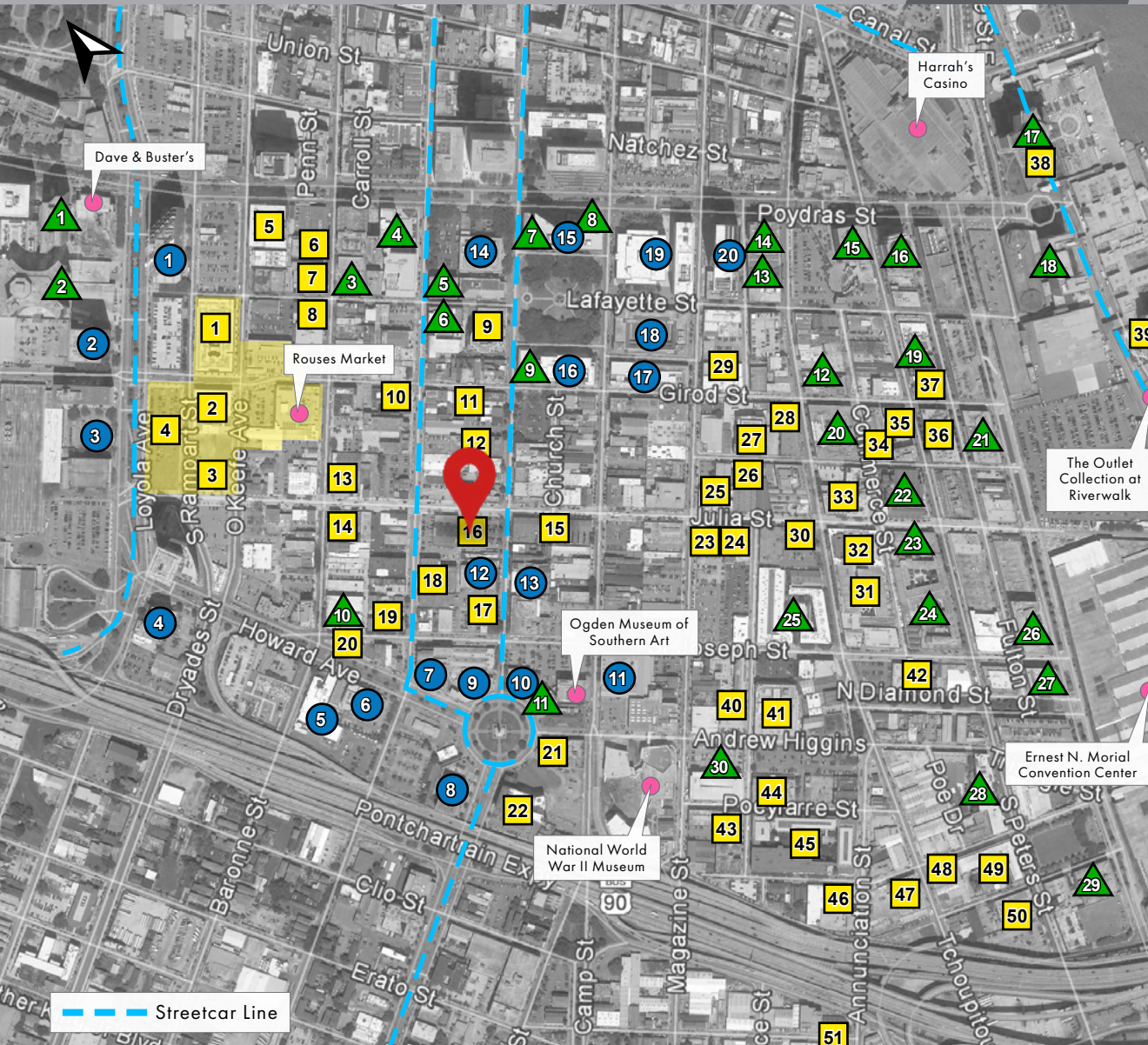
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1 HOTELS - 8,303 ROOMS

- Hyatt House Downtown 194 Rooms
- Hyatt Regency 1,193 Rooms
- Virgin Hotel 225 Rooms
- Drury Inn & Suites 158 Rooms
- Maison de la Luz 67 Rooms
- Ace Hotel New Orleans 234 Rooms
- The Blake Hotel 122 Rooms
- The Whitney Hotel 93 Rooms
- Lafayette Hotel 44 Rooms
- Domio Baronne St. 50 Rooms
- Holiday Inn Express 135 Rooms
- Cambria Hotel & Suites 162 Rooms
- The Old No. 77 Hotel 165 Rooms
- Staybridge Suites 182 Rooms
- Loews New Orleans 285 Rooms
- Harrah's New Orleans 450 Rooms
- Four Seasons (U.C.) 385 Rooms
- Hilton Riverside 1,622 Rooms
- Plaza Suites Downtown 20 Rooms
- Renaissance Hotel 217 Rooms
- Omni Riverfront 202 Rooms
- Embassy Suites 370 Rooms
- Courtyard by Marriott 202 Rooms
- SpringHill Suites 208 Rooms
- Residence Inn 231 Rooms
- New Orleans Marriott 331 Rooms
- Hyatt Place 170 Rooms
- Hilton Garden Inn 284 Rooms
- Hampton Inn & Suites 228 Rooms
- Higgins Hotel 234 Units

1 OFFICE BUILDINGS

- Energy Center
- Entergy Building
- 701 Loyola Avenue
- Archdiocese of New Orleans
- WDSU News Headquarters
- Lee Circle Plaza
- NOCHI
- K&B Plaza
- Greater New Orleans Foundation
- N.O. Sewerage & Water Board Office
- The Shop at CAC
- Emeril's Homebase Building
- New Orleans Advocate Newspaper
- Federal Reserve Bank Building
- Poydras Center
- F. Edward Hebert Federal Building
- Federal Court House
- 5th Circuit Court of Appeals
- IP Buiding
- 400 Poydras

1 APARTMENTS/LOFTS 3,832 HOUSING UNITS

- The Paramount at South Market District 229 Units
- The Beacon at S.M.D. 124 Units
- The Standard at S.M.D. 89 Units
- The Odeon at S.M.D. 259 Units
- 930 Poydras Apts. 250 Units
- Civic Lofts 72 Units
- 909 Lafayette 12 Units
- Caldwell Condos 12 Units
- 625 St. Charles 39 Units
- Moss-Bauer Apts. 20 Units
- 703 Carondelet 28 Units
- 731 St. Charles (U.C.) 67 Units
- 835 Julia Condos 24 Units
- 800 Baronne 16 Units
- Faubourg Townhomes 13 Units
- The Julia 197 Units
- Two Saints 65 Units (Planned)
- The Garage 62 Units
- 801 St. Joseph Condos 23 Units
- 833 Howard Apts. 16 Units
- Trivoli Place 163 Units
- Circle 1000 13 Units
- 800 Magazine 9 Units
- Gallery Row Condos 48 Units
- Magazine Place Condos 57 Units
- Whitney & Sloo Lofts 27 Units
- 425 Notre Dame Condos 47 Units
- 711 Tchoupitoulas Condos 20 Units
- The Kalorama 90 Units
- The Lofts 24 Units
- Sugar Plantation Condos 43 Units
- The Rotunda 68 Units
- Julia Place 102 Units
- Henderson Condos 61 Units
- The Refinery 39 Units
- 700 S. Peters Condos 88 Units
- Waterbury Condos 11 Units
- Four Seasons Residences (U.C.) 80 Units
- One River Place 80 Units
- St. Joe Lofts 61 Units
- Woodward Loft Apts. 194 Units
- Paragon Lofts 21 Units
- Constance Lofts 50 Units
- Nine27 Apts. 76 Units
- The Cotton Mill 110 Units
- Eleven Hundred (Planned) 86 Units
- Lengsfeld Lofts 29 Units
- Mills Row Condos 31 Units
- Federal Fiber Mills 132 Units
- The Bakery 66 Units
- 1300 Annunciation (Planned) 208 Uts.

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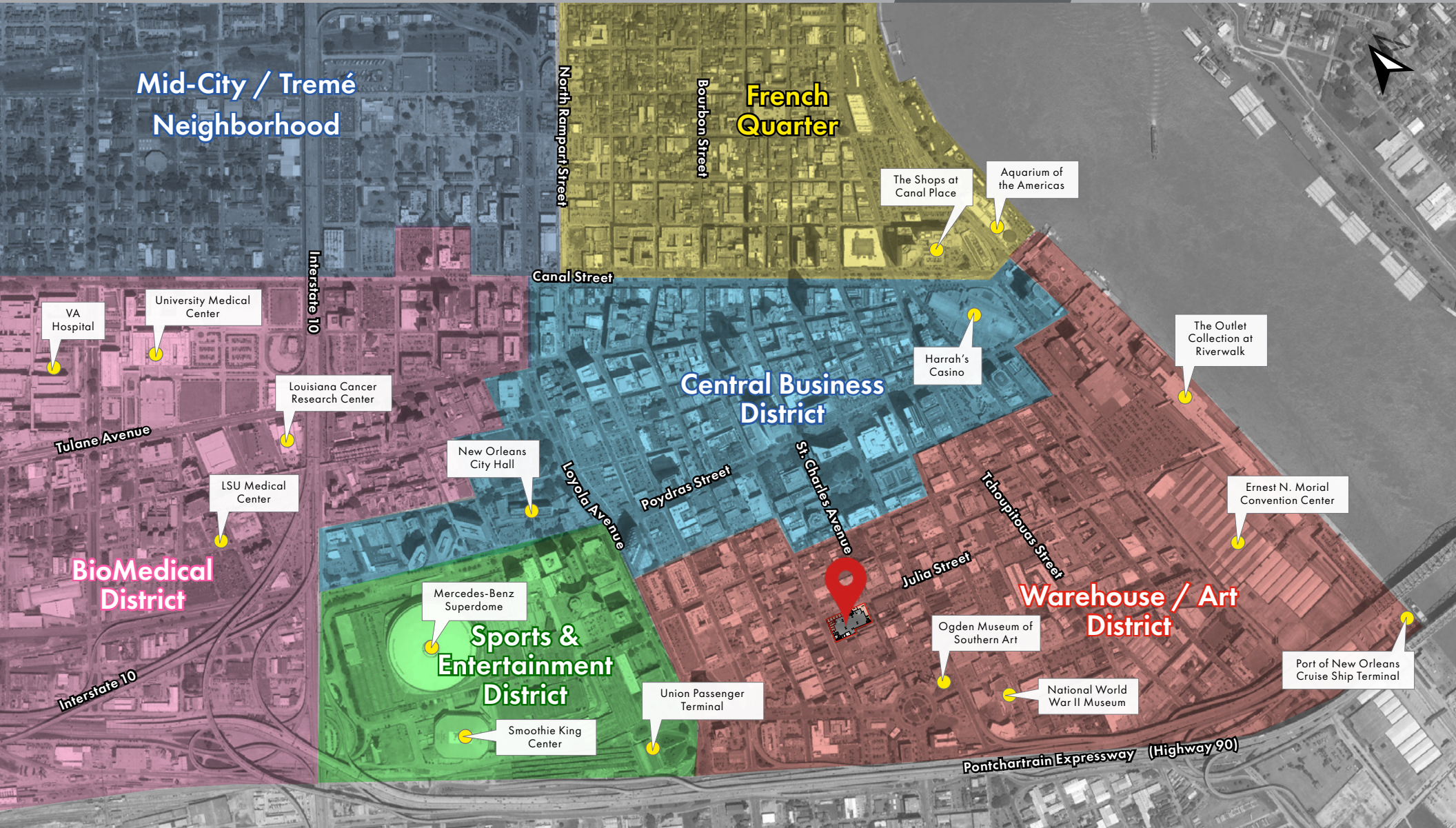
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DOWNTOWN NEW ORLEANS is defined by the Downtown Development District of New Orleans (DDD) as the area bounded by Iberville Street, the Mississippi River, Pontchartrain Expressway, and Interstate 10. It includes the Central Business District and the Warehouse/Arts District. Within Downtown New Orleans, there are approximately:

DOWNTOWN ECONOMICS

- 19.75 million annual visitors to Downtown New Orleans spending \$10.05 billion
- 142,764 people are Downtown on a given week-day
- Heart of a regional population of 1.25 million
- Over \$7 billion in investments since 2005
- Largest employment center in Louisiana with 67,000+ jobs

DOWNTOWN ENTERTAINMENT & TOURISM

- 71 hotels with 20,355 hotel rooms
- 130 festivals in New Orleans each year, which equates to roughly one festival every three days
- Sporting and cultural events attract 2.5 million visitors Downtown a year
- 234 restaurants and sidewalk cafés
- Warehouse/Arts District is home to 18 art galleries and 5 museums.

DOWNTOWN COMMERCIAL

- 8.8 million square feet of Class A office space
- 243 retail stores

DOWNTOWN RESIDENTIAL

- Almost 40,000 residents
- 6,775 apartments and condos in Downtown with 1,700 more units on the way
- \$89,000 average household income of a Downtown resident
- 1.2 walkable square miles

Information from: Downtown New Orleans Demographic Profile, Downtown Development District of New Orleans (May 2019); "New Orleans Tourism Visitation & Visitor Spending Breaks Records in 2019" Press Release, New Orleans & Co. on NewOrleans.com (May 2020)



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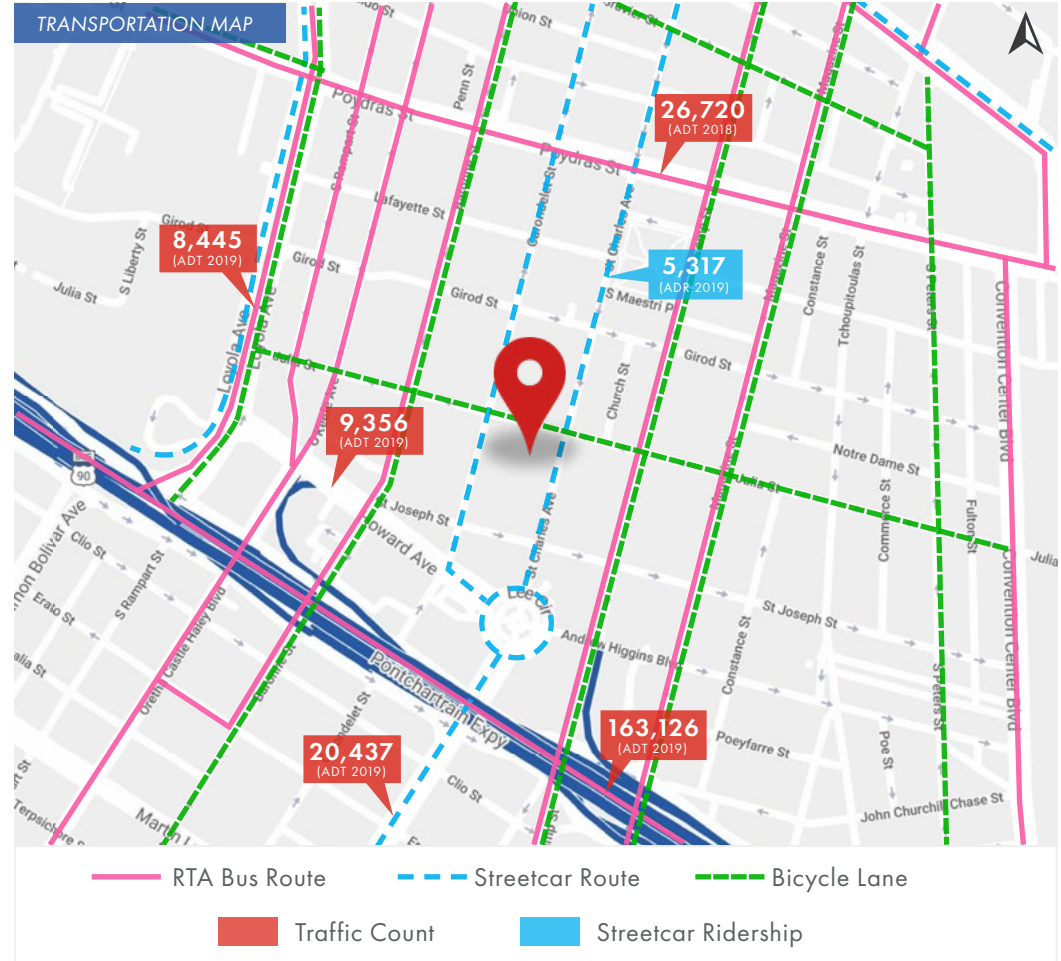
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2020 DEMOS	1 MILE	3 MILE	5 MILE
Population	21,843	193,777	375,911
Daytime Population	105,112	246,972	389,210
Avg. HH Income	\$59,722	\$69,435	\$73,552



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