

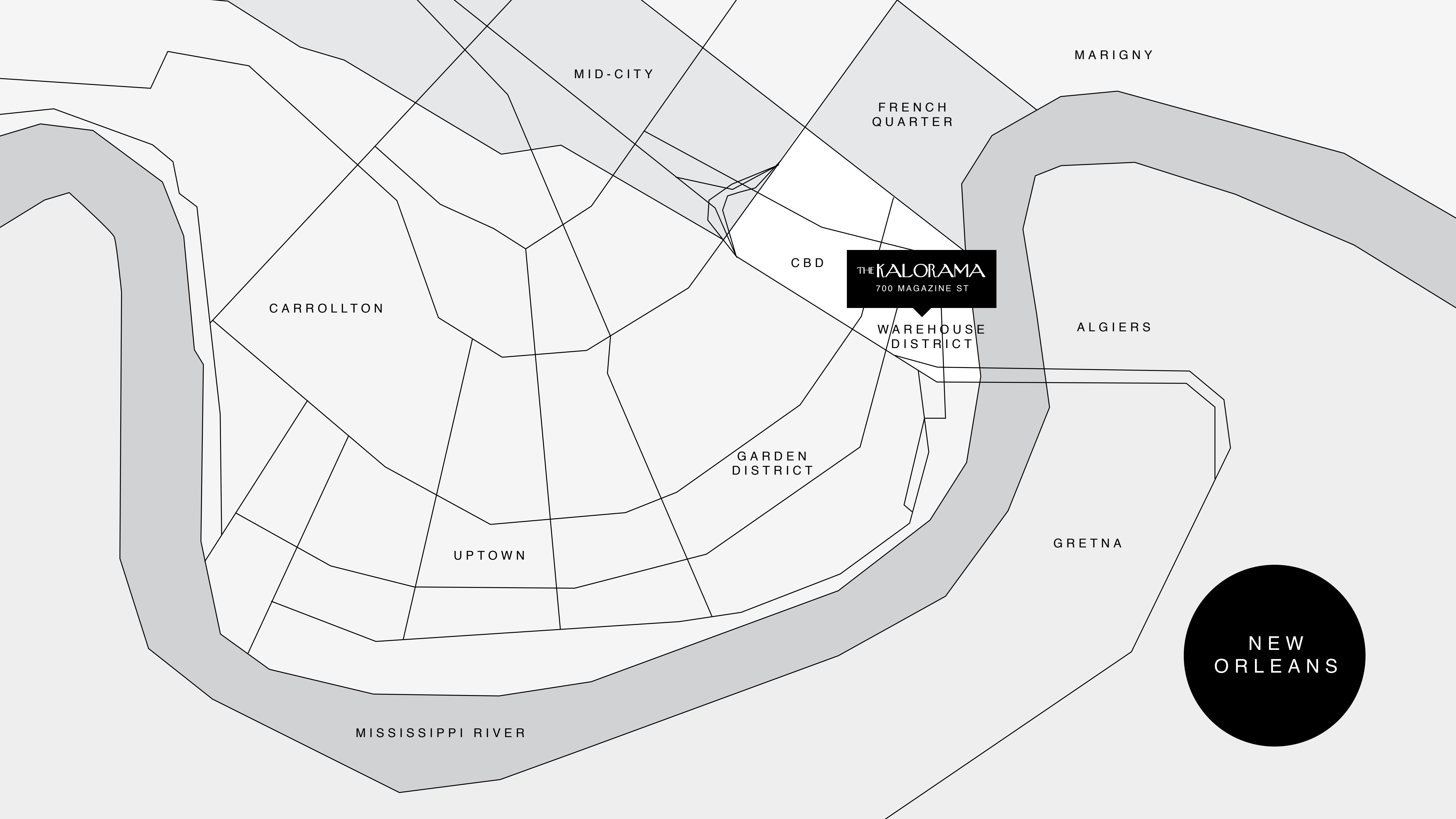
THE KALORAMA

700 MAGAZINE ST

RETAIL SPACE

FELICITY
PROPERTY CO





MID-CITY

MARIGNY

FRENCH
QUARTER

CBD

THE **KALORAMA**
700 MAGAZINE ST

CARROLLTON

WAREHOUSE
DISTRICT

ALGIERS

GARDEN
DISTRICT

UPTOWN

GREYNA

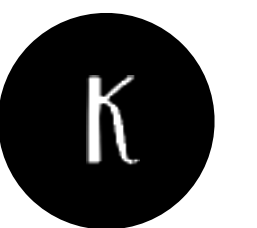
MISSISSIPPI RIVER

NEW
ORLEANS



THE BUILDING

- 44 luxury condominiums, fitness room, landscaped rooftop courtyard with outdoor kitchen and dog run and bike room
- 3 ground-level retail spaces, all fronting Magazine St
- 1/2 block to new 282-space parking garage



RETAIL SPACE AVAILABLE

UNIT 101

5,818 SQFT

40' OF FRONTAGE ON MAGAZINE ST

92' OF FRONTAGE ON GIROD ST

UNIT 102

2,172 SQFT

60' OF FRONTAGE ON MAGAZINE ST

UNIT 103

3,185 SQFT

100' OF FRONTAGE ON MAGAZINE ST

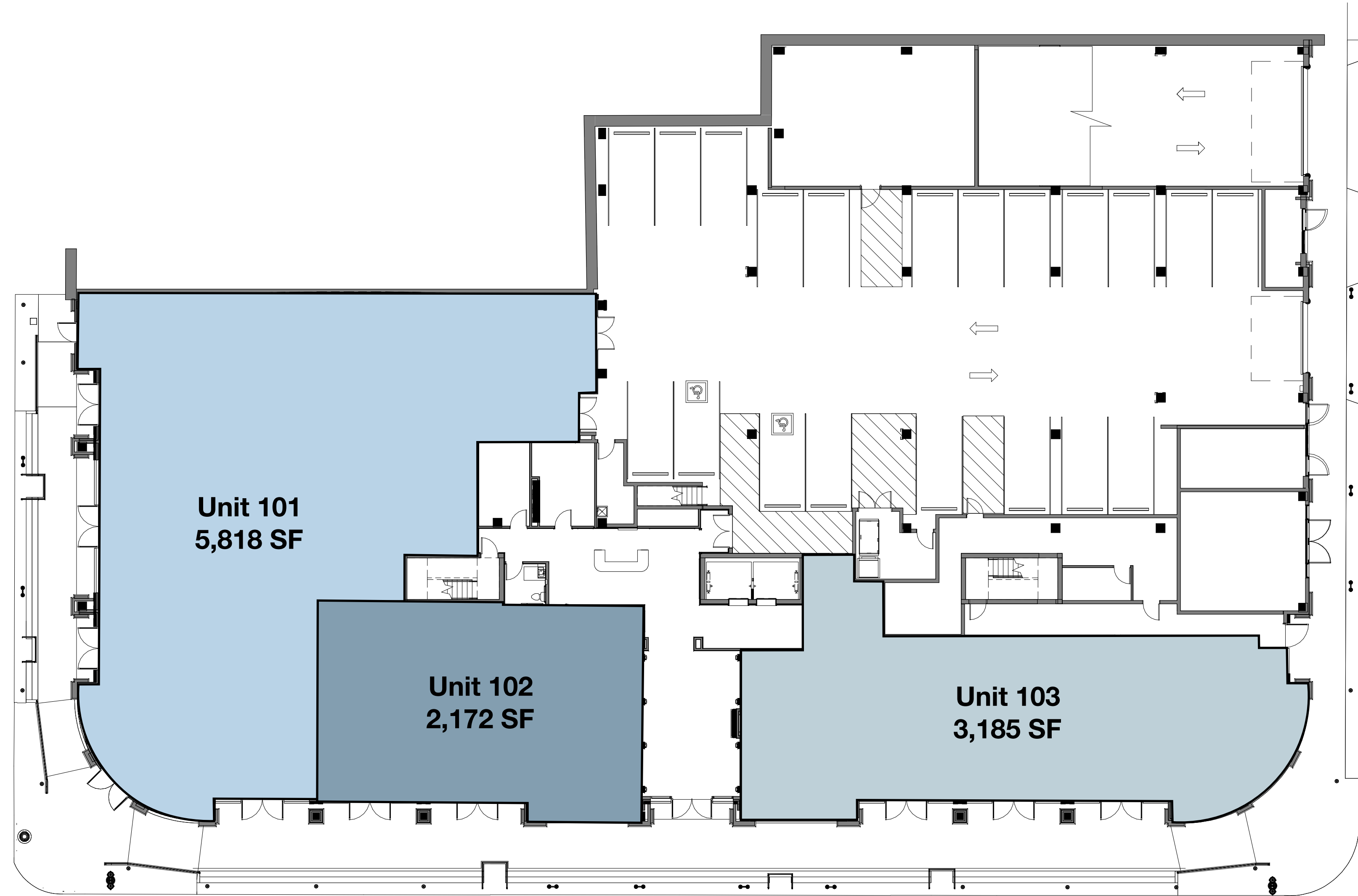
33' OF FRONTAGE ON NOTRE DAME ST

- Prime retail location on in the heart of Downtown/Warehouse District
- New construction, 15' ceiling height, storefront glass, covered exterior space for exclusive tenant use
- Parking available for retail tenants in building



RETAIL
FLOORPLAN

GIROD ST



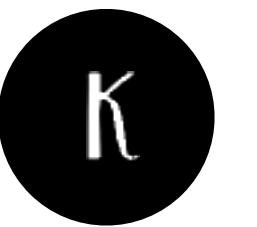
Unit 101
5,818 SF

Unit 102
2,172 SF

Unit 103
3,185 SF

NOTRE DAME ST

MAGAZINE ST

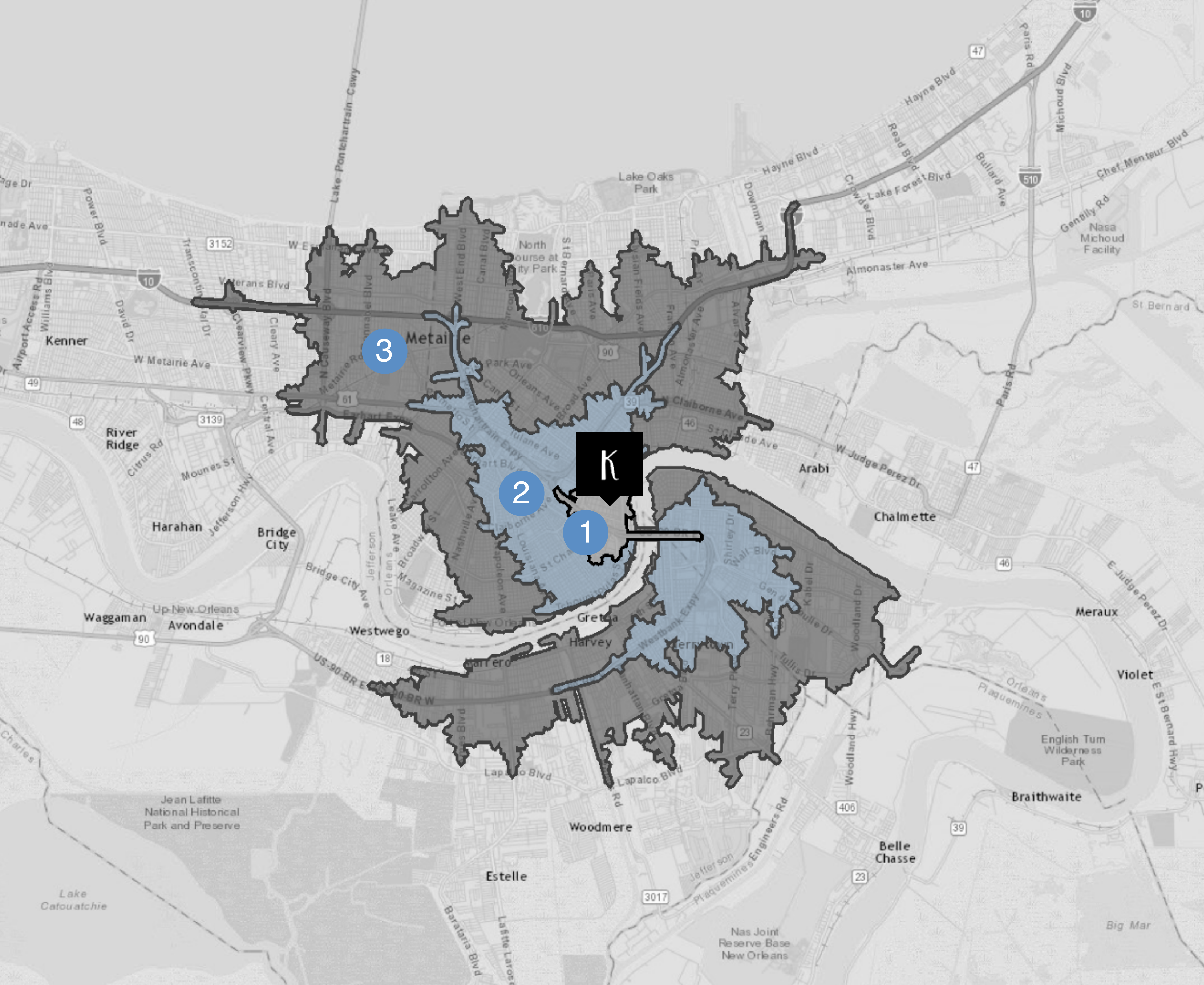




WALKABILITY SCORE
99

THE KALORAMA
700 MAGAZINE ST

*Source: walkscore.com



DRIVE TIME

- 1** 5 MIN
Est. Population: 17,117
- 2** 10 MIN
Est. Population: 186,517
- 3** 15 MIN
Est. Population: 422,552

DEMOGRAPHICS

	1/2 Mile	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	5,255	19,065	192,730	378,872
Projected Population (2022)	5,489	20,233	207,511	403,409
Total Daytime Employees	48,893	87,371	167,141	255,860
Avg HH Income (2017)	\$89,626	\$78,733	\$64,566	\$67,531
Projected Avg HH Income (2022)	\$127,813	\$102,957	\$79,173	\$82,555
Total HH Expenditure (2017)	\$228M	\$652M	\$4.32B	\$8.38B
Total Retail Expenditure (2017)	\$104M	\$300M	\$1.99B	\$3.85B

11.2M SQFT

Office Space, Downtown New Orleans

143K

Estimated Daytime Population - Downtown New Orleans (2017)

\$90K

Estimated Average Household Income
within 1/2 Mile (2017)

\$8.83B

Total Household Expenditure within 5 Miles (2017)

10.5M

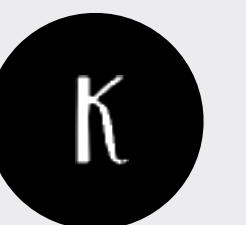
Visitors to New Orleans in 2016

24K

Hotel Rooms, Downtown New Orleans

\$7.41B

Total spent by tourists in 2016



GET IN TOUCH

Jack Eglé

(504) 343-8423

jack@felicitypropertyco.com

Matt Pittman

(985) 630-7717

mpittman@beaubox.com

Felicity Property Co.

(504) 586-8305

felicitypropertyco.com

Beau Box Commercial Real Estate

(504) 525-1410

beaubox.com

FELICITY+Y
PROPERTY CO



KALORAMA

700 MAGAZINE ST

RETAIL SPACE

700 Magazine Street New Orleans, LA 70130

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, measurements, renderings, drawings, etc. are approximate. Tenant must verify the information and bears all risk for any inaccuracies.