



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

HARD CORNER GROUND FLOOR RETAIL SPACE AT SONESTA HOTEL FOR LEASE IN CBD

**212 Loyola Avenue
New Orleans, LA 70112**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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212 LOYOLA AVE., NEW ORLEANS, LA 70112

FOR LEASE

\$27 PSF

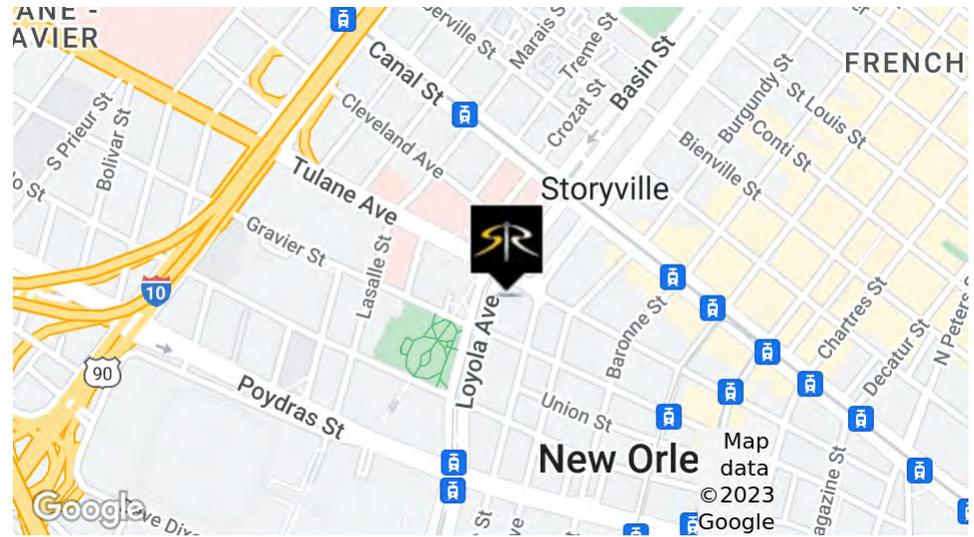


OFFERING SUMMARY

LEASE RATE:	\$27.00 SF/yr (NNN)	
SUITE 1:	Vanilla Box / Build to Suit	+/- 2,000 SF
SUITE 101:	Former Bar Space /As-Is	1,400 SF
FLOOR:	Ground Floor	
BUILDING RENOVATED:	2020	
ZONING:	CBD-1 (CORE CENTRAL BUSINESS DISTRICT)	
TRAFFIC COUNT:	11,454/Cars per Day	

LOCATION OVERVIEW

Located on the signalized, hard corner of Loyola Ave. and Tulane Ave. in the core Central Business District of New Orleans, LA.



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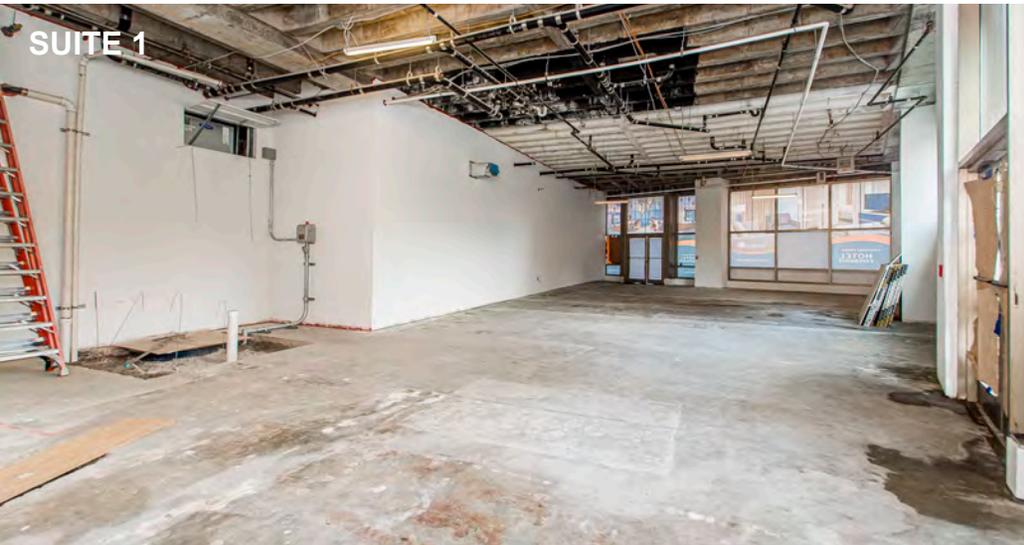
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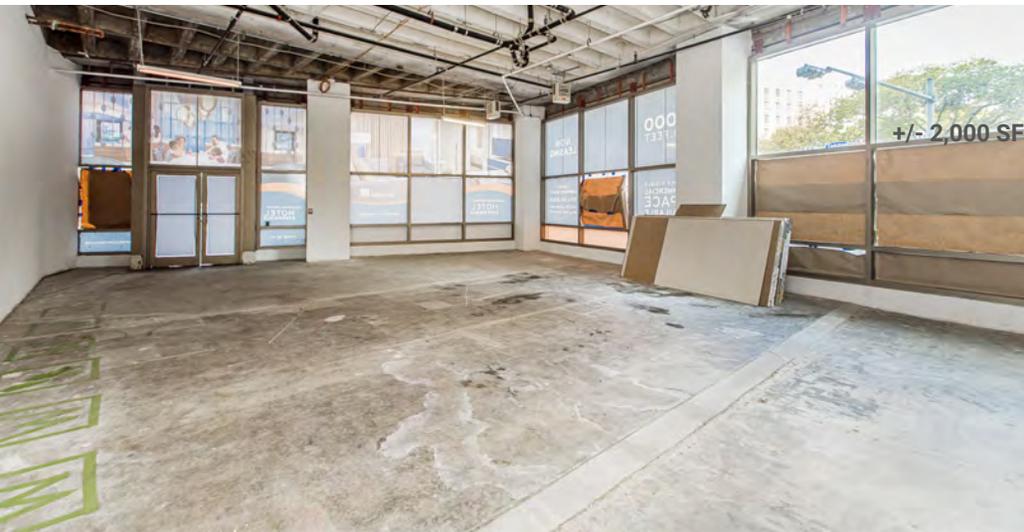
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SUITE 1



+/- 2,000 SF

PROPERTY DESCRIPTION

Ideally Situated in the Historic Saratoga Building on the Bustling Hard Corner, this Ground Floor High-end Store-Front Downtown Retail Space is Located in the Walkable CBD near the Medical School and Super Dome and Poydras. This newly redeveloped Saratoga ES Suites is located in the heart of Downtown surrounded by burgeoning new growth and development with access to hospitality, penthouses, newly developed condos and high rises, thrilling bars and restaurants, as well as, sporting events, concerts and activities.

This +/- 2,000 SF retail space is located at the ground floor access of this new all-suite hotel, consisting of a mix of leisurely extended stay guest suites ranging from studio suites to penthouses. Surrounded by new development and strong day-time traffic and foot traffic, walking distance to Bourbon St., this newly rebranded hotel opened recently in 2020 and caters to the ever-changing vibrant mix of tourism, working travelers, and students and medical services.

Also Available, 1,400 SF Former bar space. As is.

This "vanilla box" space is surrounded by glass, high open ceilings, exposed brick and concrete floors and can be "built-to-suit" to provide the latest envisioning for the new entrepreneur offering a small bites restaurant, a craft beer and wine bar, a gourmet bakery, relaxing and curated bites and boards, bubbles, boutiques, and/or custom small batch crafted and brewed coffees offerings and/or many types of creative uses, this building caters to the student, the traveler, the explorer, or the eclectic serving both the needs of the neighborhood, short or long-term stay for both business or pleasure and/or medical needs. And in addition to the space described above, there's capability of a large, open-air, roof top bar. Contact Agent for more information.

This corner is on the high-traffic busy intersection of Tulane and Loyola Avenues serving the key arteries for downtown New Orleans. It provides the boundary for both the Central Business and Medical Districts and is walking distance to the CBD, Super Dome, and the French Quarter and Bourbon St.. It is ideally located within walking distance of medical care, universities, the new proposed Charity Hospital and Warwick Hotel mixed-use developments, Class A office space, city government and services, the Superdome, Smoothie King Center, theaters, restaurants, bars, shopping and more. Walking distance from medical, universities, office buildings, shopping and the French Quarter, with easy access to public transportation, bus lines, and famed streetcars.

This is the perfect location to access and provide service and commerce to the eclectic energy and many walks of life that New Orleans has to offer.

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SUITE 101



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SONESTA HOTEL LOBBY

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FLOOR PLAN

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212 LOYOLA AVENUE FLOOR PLAN



ZONING

CBD-1 CORE CENTRAL BUSINESS DISTRICT

Permitted Uses: Ideal for mixed-use development that accommodates a wide range of uses, including large office, financial, and commercial services for the local, regional, and national markets, retail, entertainment, and institutional uses. Include but are not limited to child and adult day care centers, grocery store, medical/dental clinic, personal service establishment, restaurant, and many others.

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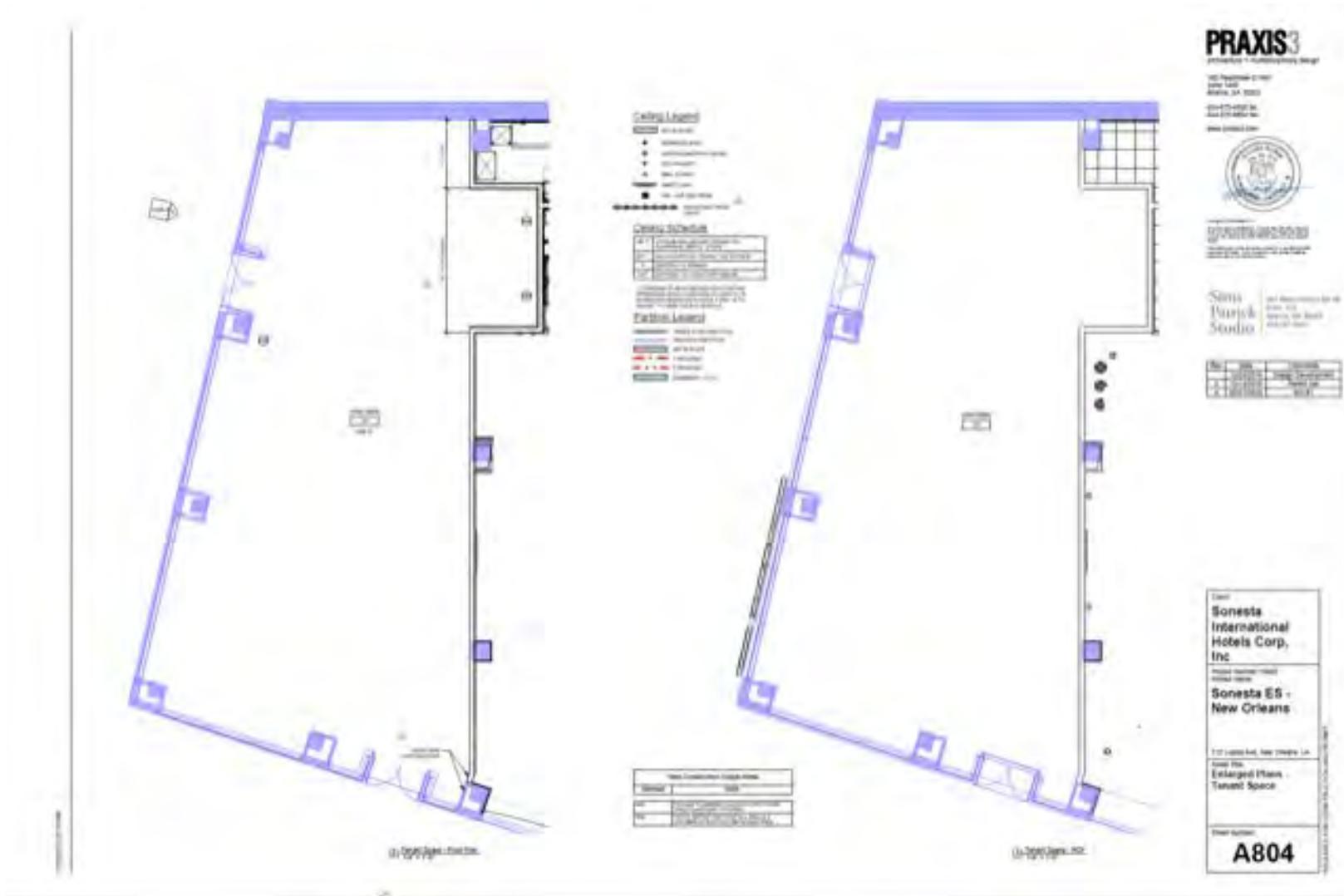
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FLOOR PLAN

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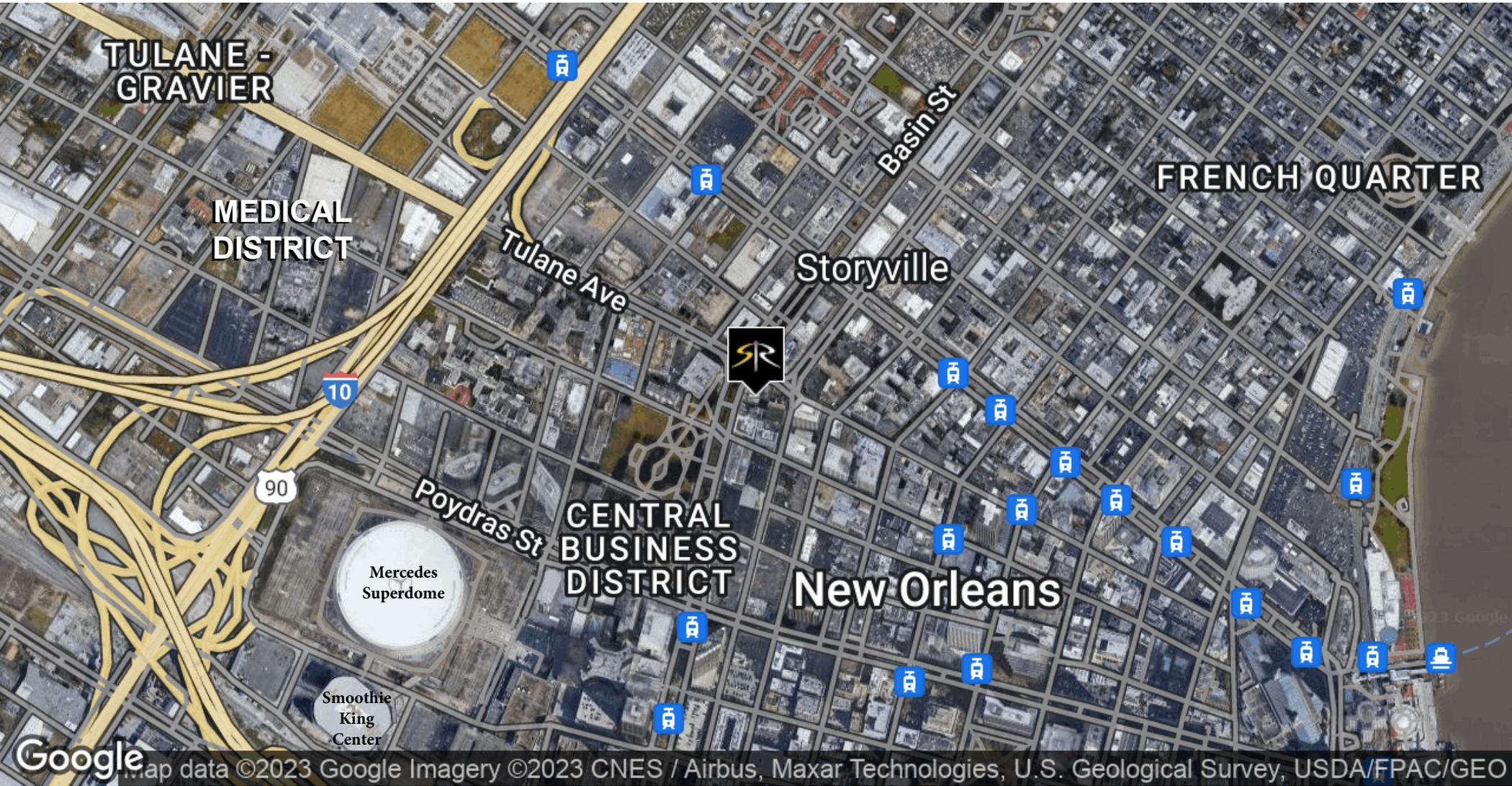
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AERIAL OVERVIEW

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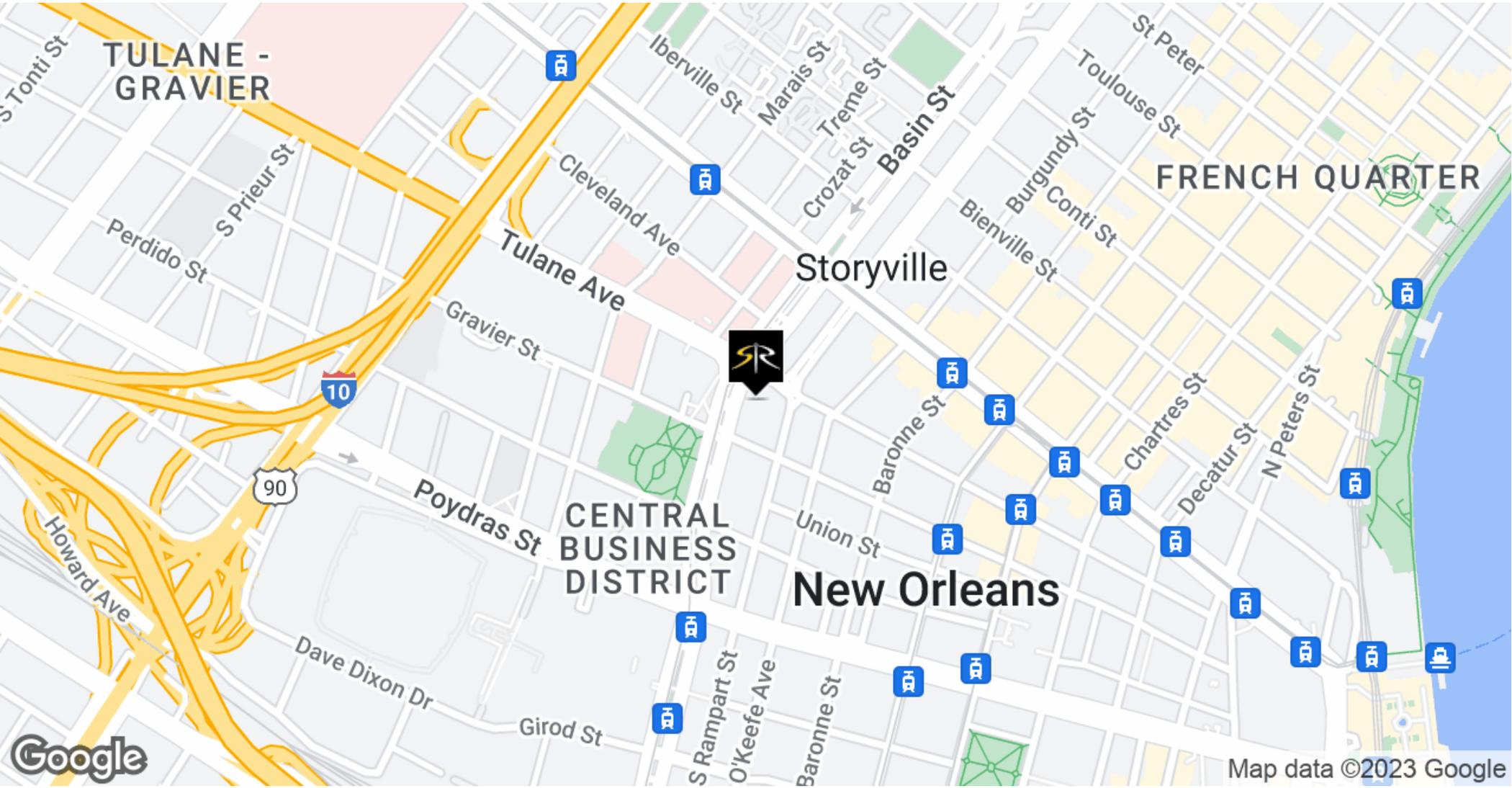
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LOCATION MAP

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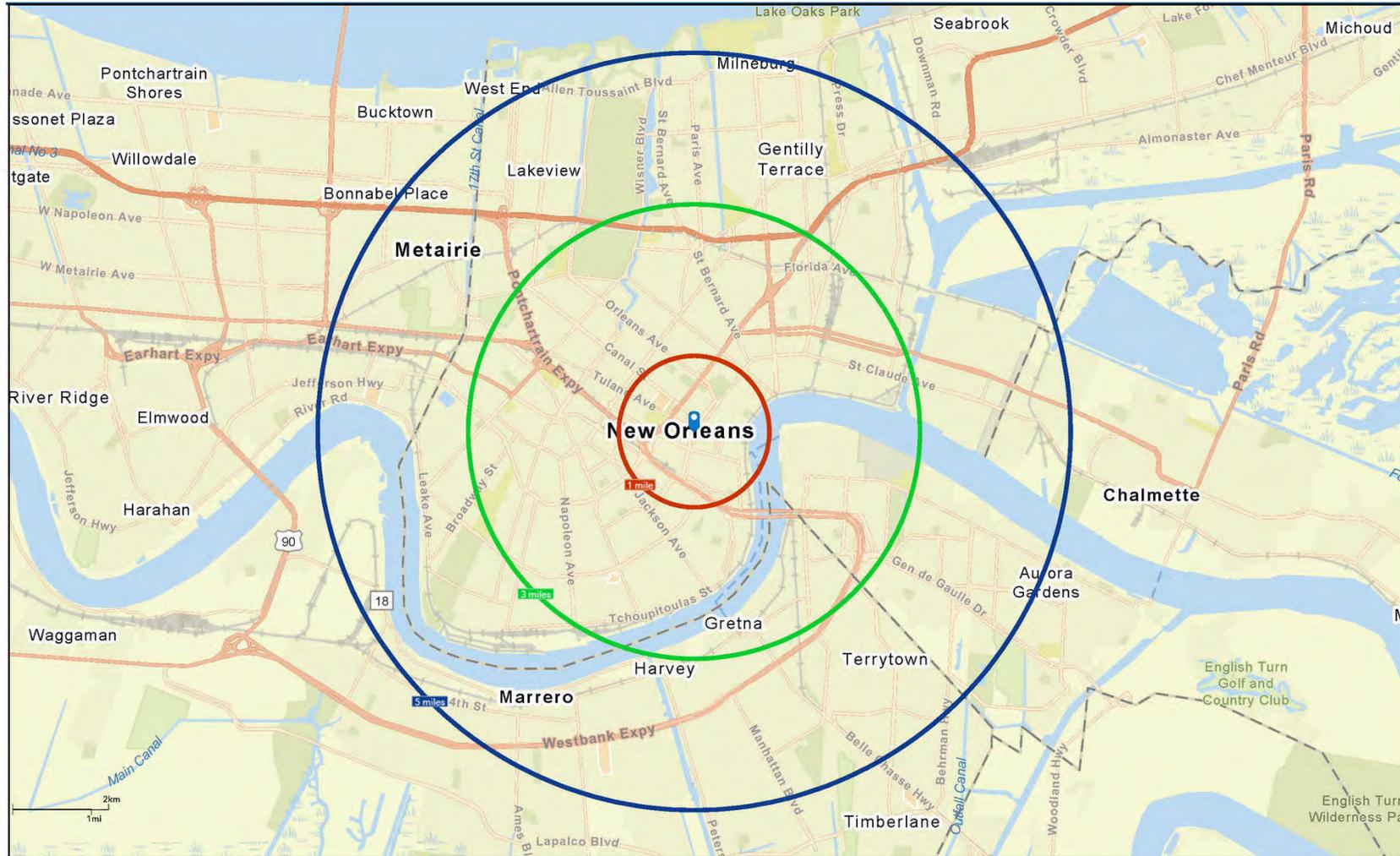


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HARD CORNER GROUND FLOOR RETAIL SPACE AT SONESTA HOTEL IN CBD

1, 3, 5 MILE RADII MAP
212 LOYOLA AVE., NEW ORLEANS, LA 70112

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February 15, 2023

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REGIONAL TRAFFIC COUNT MAP & CLOSE UP TRAFFIC COUNT MAP

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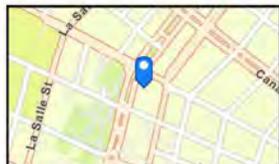
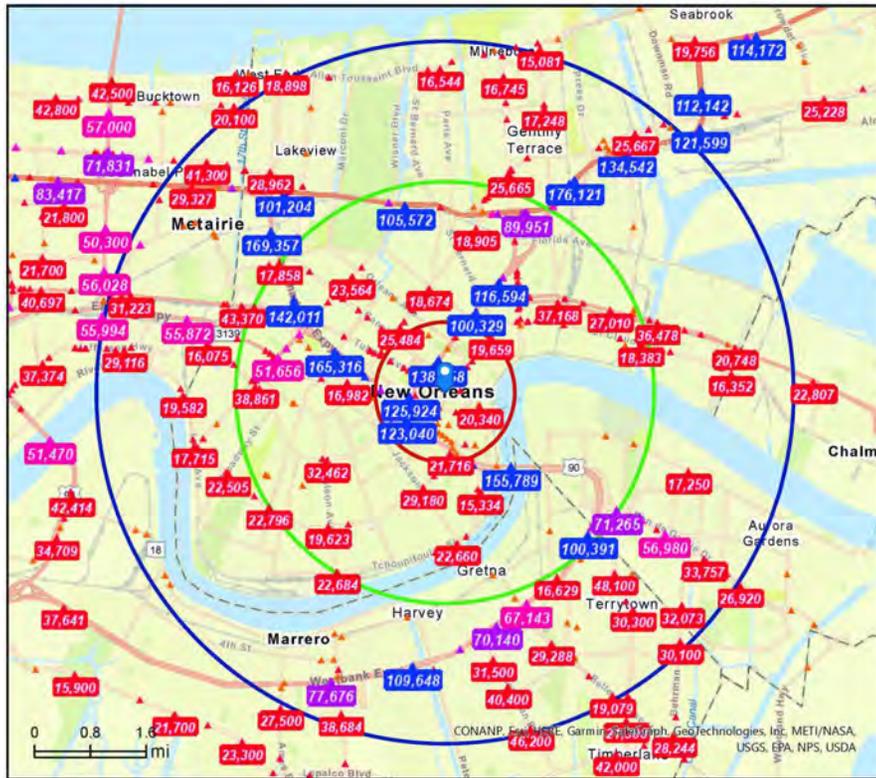
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Traffic Count Map

212 Loyola Ave, New Orleans, Louisiana, 70112
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.95409
Longitude: -90.07467



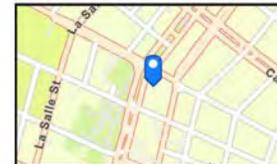
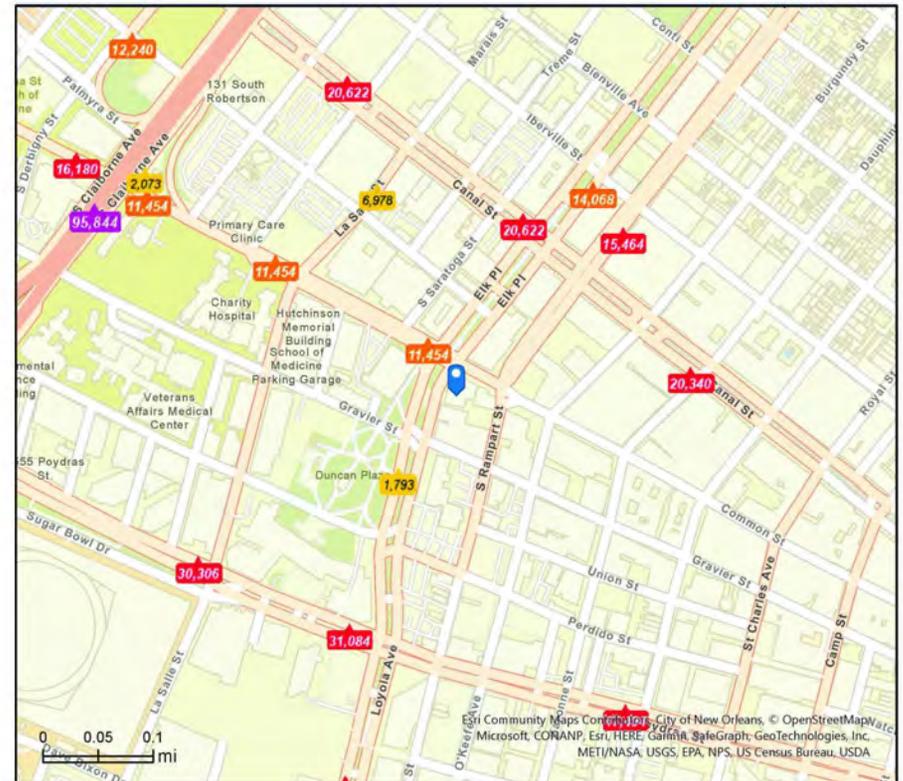
Average Daily Traffic Volume
Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Traffic Count Map - Close Up

212 Loyola Ave, New Orleans, Louisiana, 70112
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.95409
Longitude: -90.07467



Average Daily Traffic Volume
Up to 6,000 vehicles per day
▲ 6,001 - 15,000
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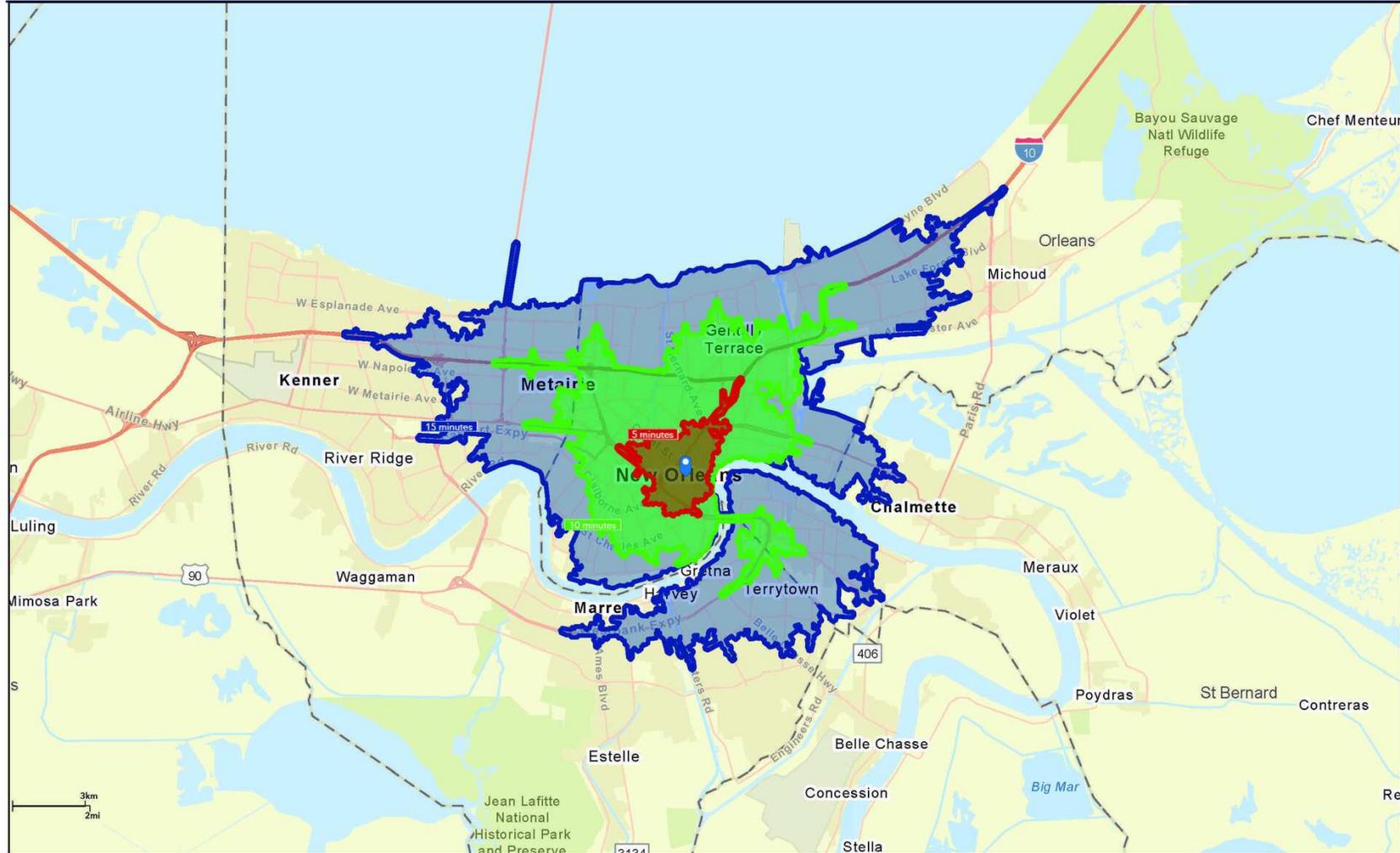
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DRIVE TIME MAP: 5, 10 15 MINUTES

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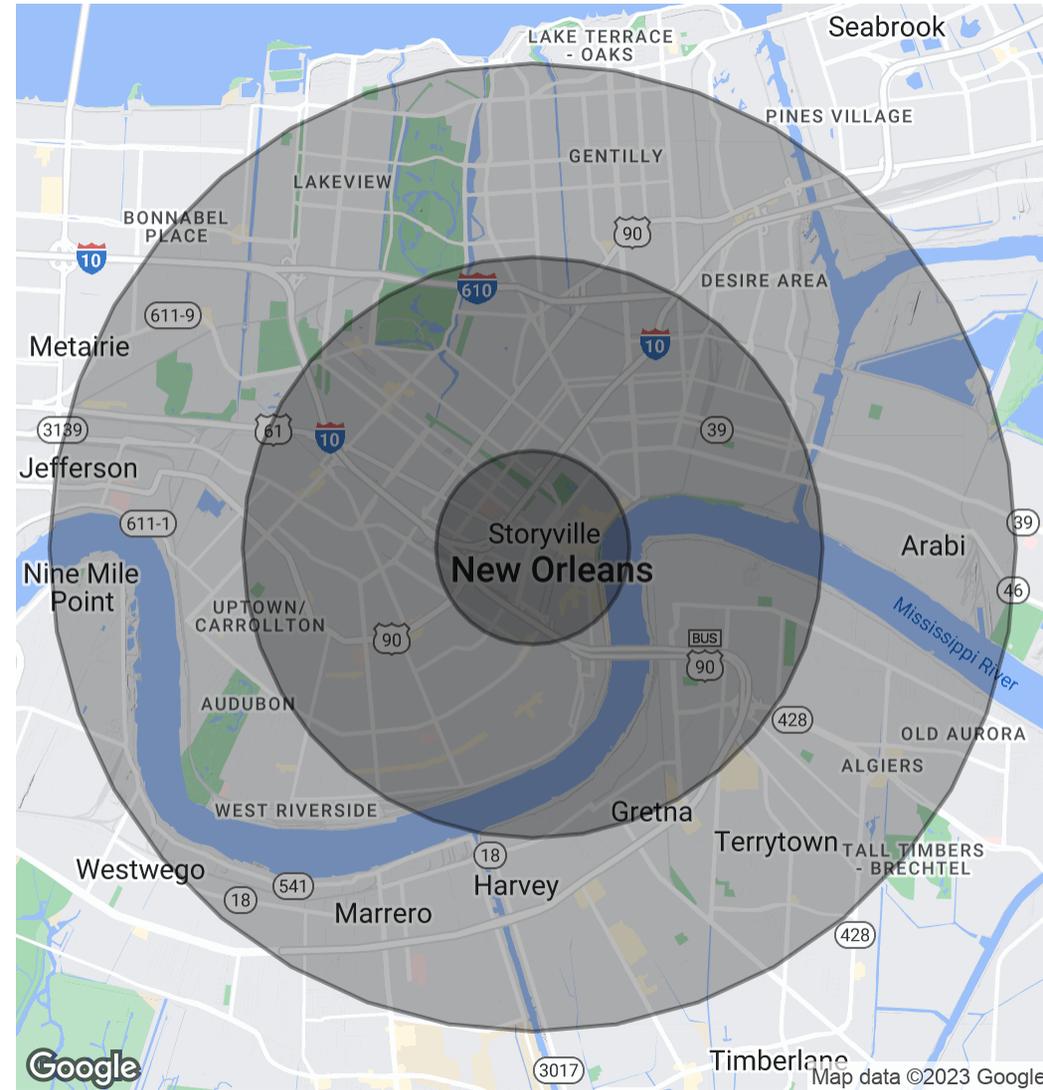
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,887	184,428	369,465
Average Age	39.7	39.5	39.9
Average Age (Male)	39.0	39.0	38.7
Average Age (Female)	40.1	39.8	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,109	103,828	188,652
# Of Persons Per HH	1.1	1.8	2.0
Average HH Income	\$45,107	\$54,486	\$61,200
Average House Value	\$275,980	\$295,577	\$284,098

* Demographic data derived from 2020 ACS - US Census



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