

SALE

Bywater Brew Pub Building

3000 ROYAL ST
New Orleans, LA 70117

PRESENTED BY:

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Less than a mile from the French Quarter, sandwiched between the popular neighborhoods of St. Claude and the Marigny, lies the historic Bywater neighborhood. The neighborhood is home to a mix of art galleries, cafes and some of the city's most noteworthy restaurants & bars. This area has witnessed incredible rebirth in recent years, with locals and tourists alike immersing themselves in all the history the Bywater has to offer.

Notable nearby locations include Bacchanal Fine Wine & Spirits, Bywater Bakery, Pizza Delicious, Paladar 511, Marigny Opera House, Crescent Park, and plenty more!

OFFERING SUMMARY

SALE PRICE:	\$2,700,000
BUILDING SIZE:	16,784 SF
PRICE PSF:	\$160.87
ZONING:	HM-MU

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OFFERING DESCRIPTION

SVN | Urban properties is proud to introduce a prime acquisition opportunity in the Bywater.

A historic 2-story, +/- 17,000 square foot building, 3000 Royal is ideally situated for a variety of investors. Located in a highly desirable area, this property offers excellent visibility and accessibility, making it an attractive option for businesses looking to establish a strong presence in the Bywater neighborhood.

Currently home to Bywater Brew Pub, 3000 Royal offers second generation restaurant/brewpub space for an owner-occupant, with value-add potential on the second floor. The property underwent a complete exterior & first floor renovation in 2020.

The first floor is mainly comprised of a turn-key restaurant (fully equipped, open kitchen with walk-in and bar) & brewery (10-barrel system including fermenters and 5, 10-barrel brite tanks with walk-in) space. There is a small, occupied office studio on the first floor as well. Live music is currently allowed in the restaurant for up to three musicians.

The second floor is comprised of office studios, currently occupied by local artists. The property is equipped with an operational freight elevator.

Take advantage of this exceptional offering and own a part of the historic Bywater neighborhood.

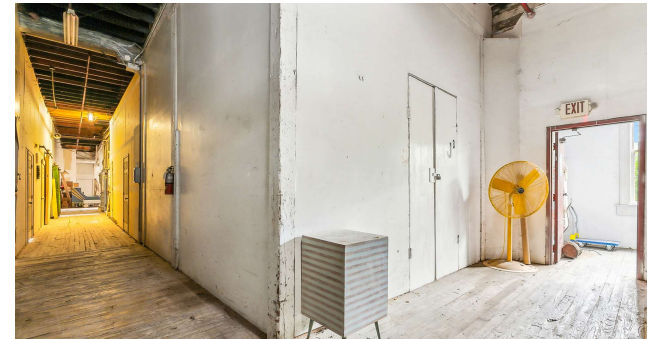
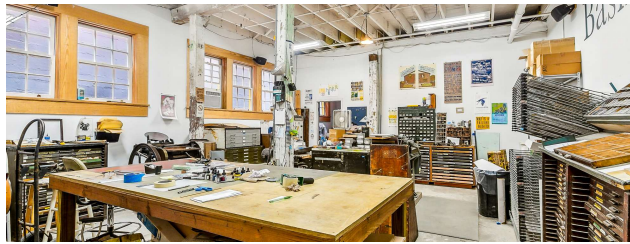
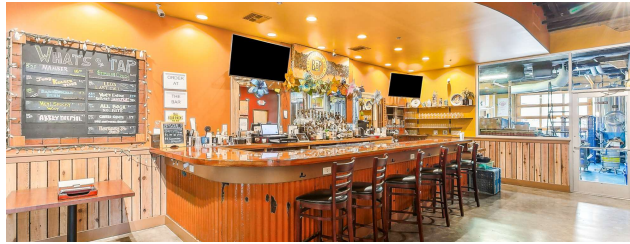
Most restaurant/brewpub FF&E is included in the sale. Please see 'Excluded FF&E' document for the list of excluded items.

BYWATER BREW PUB BUILDING | 3000 Royal St New Orleans, LA 70117

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ADDITIONAL PHOTOS



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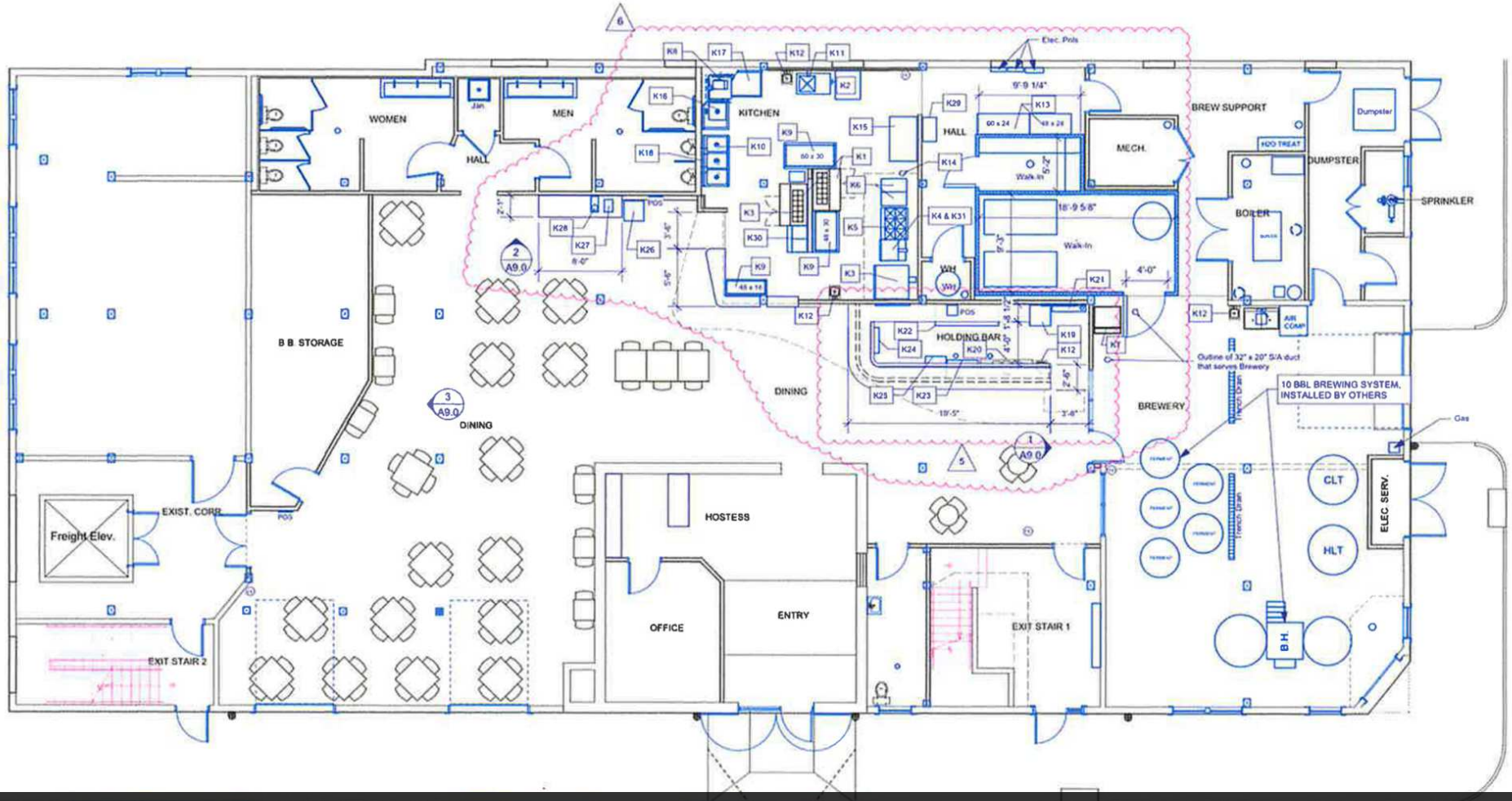
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FLOOR PLAN



1st Floor

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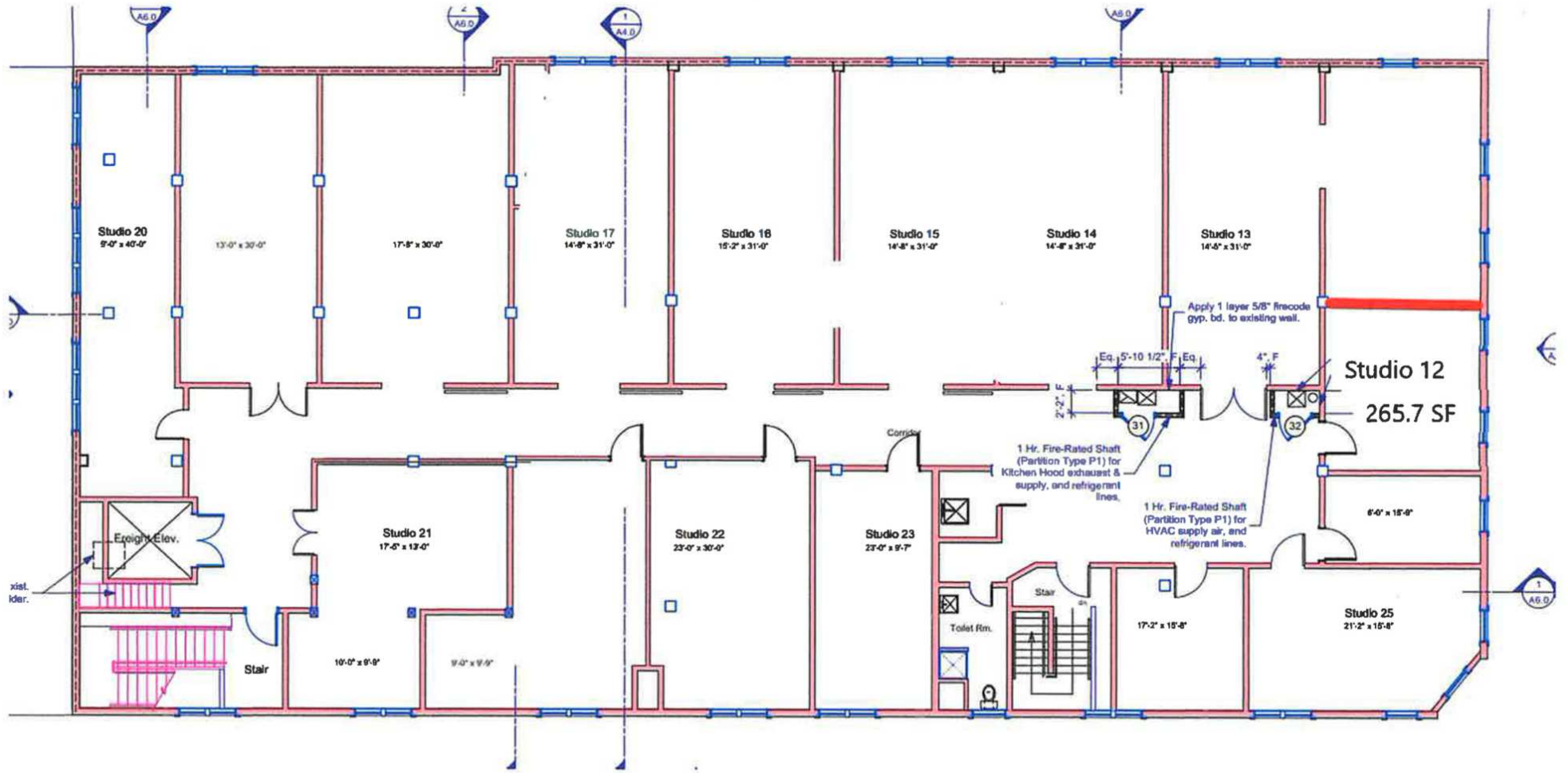
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FLOOR PLAN



2nd Floor

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

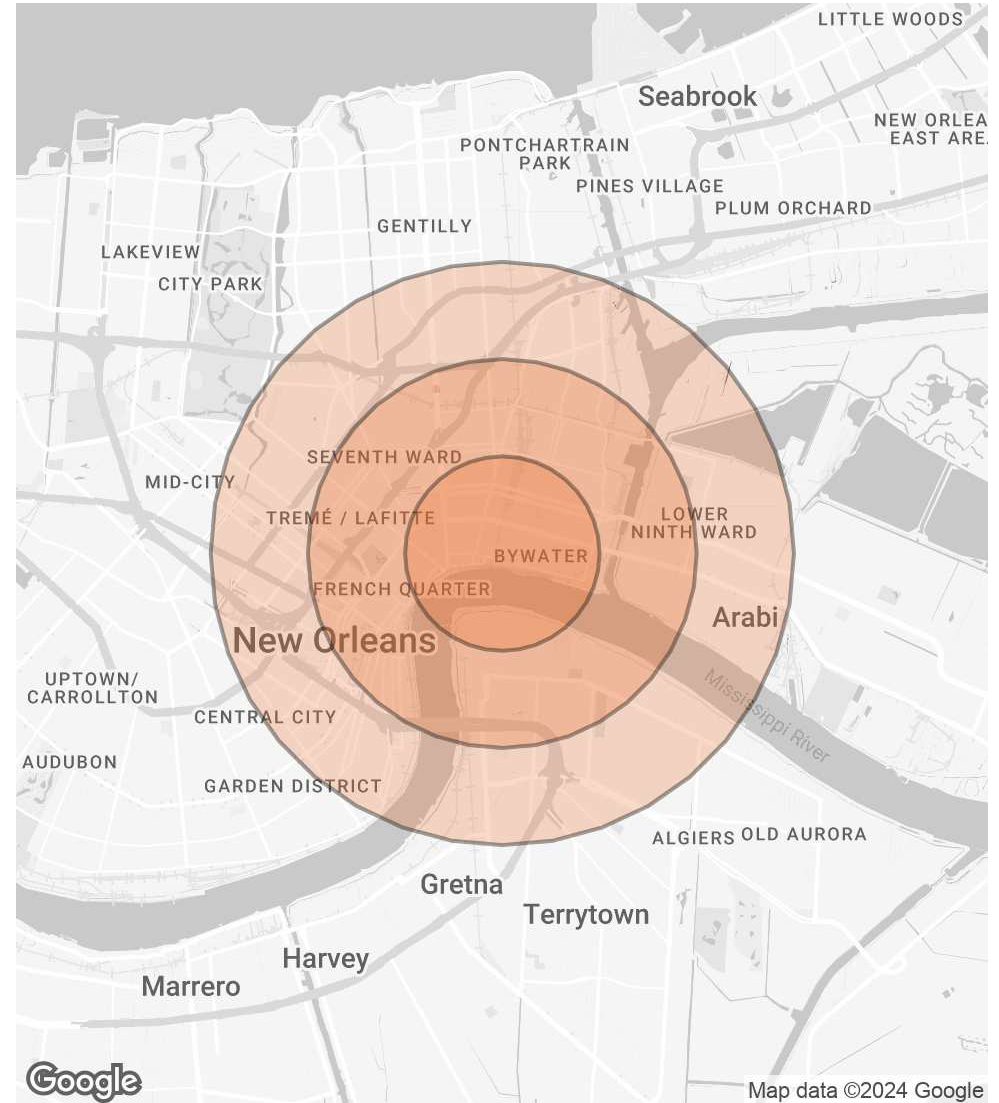
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,507	62,462	127,786
AVERAGE AGE	44	41	41
AVERAGE AGE (MALE)	44	40	40
AVERAGE AGE (FEMALE)	44	42	41

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,661	31,319	61,358
# OF PERSONS PER HH	1.8	2	2.1
AVERAGE HH INCOME	\$81,089	\$63,529	\$64,970
AVERAGE HOUSE VALUE	\$458,881	\$405,840	\$389,808

Demographics data derived from AlphaMap



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ADVISOR BIOS



Sam Hurley

Associate Advisor
SVN | Urban Properties

Sam Hurley joined SVN | Urban Properties in the Summer of 2021.

As an Advisor, Sam works diligently on all aspects of real estate transactions for the firm and his clients. He has in-depth experience across several asset classes including: land, retail, office and more. Sam analyzes his client's needs and desires, in conjunction with current market conditions and trends, in order to fulfill his role as Advisor. With a focus on investment sales, Sam knows what it takes to navigate the varied landscape of acquisitions and dispositions.

Prior to Urban, Sam was an operations specialist with Levelset, a local tech startup in New Orleans. The New Orleans native attended Tulane University, receiving a BSM degree in Finance & Management with a Specialization in Entrepreneurship. He was also a member of the Tulane football team (Roll Wave!).

In his spare time, Sam enjoys exercising with his pup (Titan), exploring the New Orleans' food scene, and golfing with his friends & clients.

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Tyler Robinson

Managing Director
SVN | Urban Properties

Tyler comes from an analytical background in real estate that includes appraisal, acquisition analysis, and development analysis. Most recently, Tyler was the Development Analyst for Stirling Properties where he worked with the Development and Acquisition Teams in evaluating virtually all real estate asset classes. Tyler has provided underwriting support for more than \$50 million in investment sales over the past year.

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