



THE RITZ-CARLTON

NEW ORLEANS



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TALBOT
REALTY GROUP



Property Highlights:

- Retail space available on the first floor of the Ritz-Carlton New Orleans
- The hotel is located on the edge of the French Quarter, providing guests with convenient access to the area's dining, shopping, and entertainment.
- Three Retail Suites Available:
 - Suite A: 740 SF - \$45.00 PSF, modified gross
 - Suite B: 1,397 SF - \$47.00 PSF, modified gross
 - Suite C: 2,319 SF - \$35.00 PSF, modified gross
- Term: negotiable
- The Ritz-Carlton & Marriott Courtyard hotels have 758 total keys/guestrooms
- Daily 2nd Quarter 2025 visitor pedestrian counts on Canal Street were 12,602.
- 2024 total visitation to the New Orleans region was 19.2 million visitors that spent \$10.4 billion dollars.
- Both Canal Street and the French Quarter offer visitors a quintessential New Orleans experience, featuring historic architecture, unique shopping, vibrant nightlife, and live jazz music.
- Historically the commercial center of New Orleans, Canal Street is a broad, vibrant road that separates the French Quarter from the city's central business district.

Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
2025 Population	17,454	85,030	169,506	356,089
Daytime Population	91,802	157,632	243,062	440,692
Total Households	10,779	44,725	84,575	163,357
Average HH Income	\$113,839	\$93,133	\$96,174	\$101,356

**RETAIL SPACES
FOR LEASE ON THE
FIRST FLOOR OF
THE RITZ-CARLTON
IN NEW ORLEANS,
LOUISIANA**

The Ritz-Carlton, New Orleans is a five-star hotel housed in the historic, 1908 Beaux-Arts Maison Blanche building on Canal Street. It is known for its elegant decor and luxurious amenities, which include a full-service spa, a farm-to-table restaurant, and live jazz music in its lounge.

LOCATION:

Located on Canal Street, between Burgundy St & Dauphine St in the Heart of New Orleans



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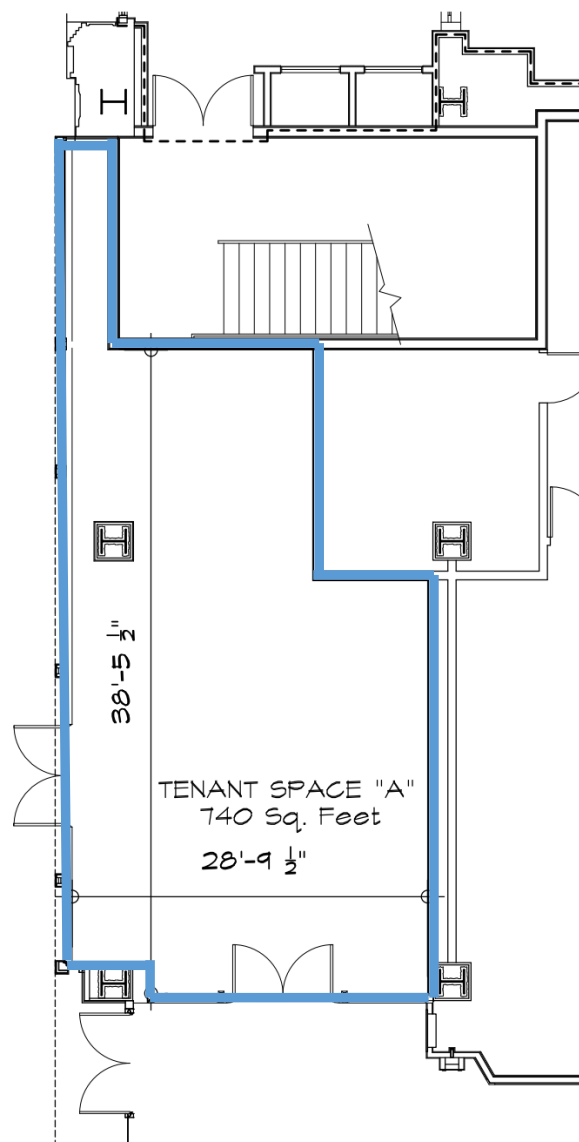
The hotel includes 34 event rooms, 21 breakout rooms, 51,890 SF of event space with the largest space capacity of 880 persons. These meeting rooms are adjacent to the available retail spaces

The retail spaces, Suites A & B, have store fronts on Canal Street with Suite C having a store front on the corner of Dauphine Street and Iberville Street.

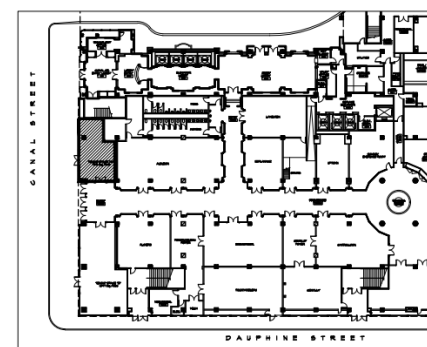
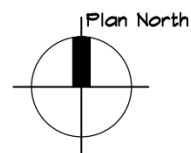
The New Orleans French Quarter is known for its pedestrian friendly walkways with shops and restaurants in every block. Canal Street enjoys one of the busiest pedestrian streets in all of New Orleans, if not all of the south.

SUITE - A

- Sq Ft – 740
- Not Occupied
- Permitted use – Leasable Commercial Space
- Location – 1st Floor Canal Street

**1** FLOOR PLAN

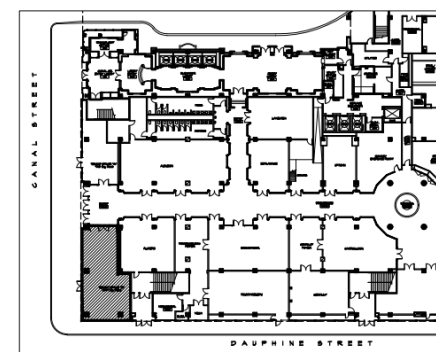
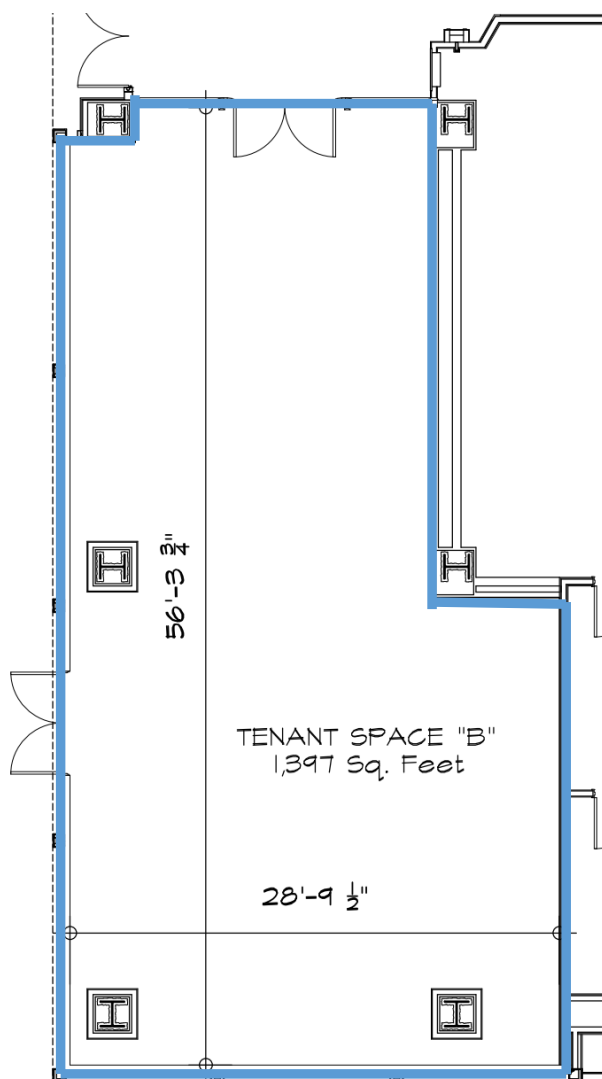
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KEY PLAN

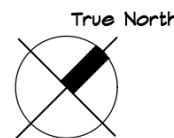
SUITE - B

- Sq Ft – 1397
- Not Occupied
- Permitted use – Leasable Commercial Space
- Location – 1st Floor Canal Street



1 FLOOR PLAN

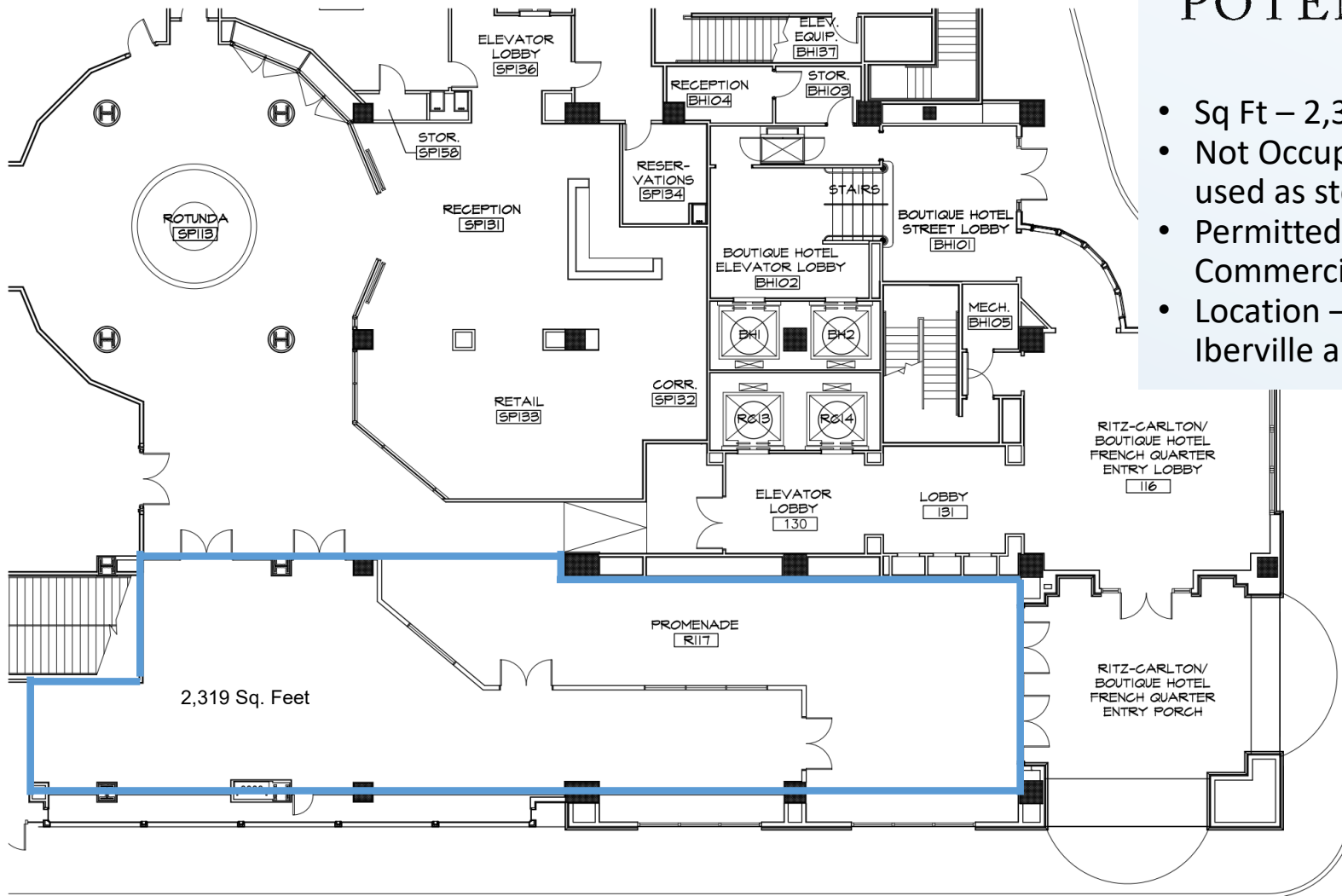
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KEY PLAN

SUITE – C
POTENTIAL USE

- Sq Ft – 2,319
- Not Occupied – Currently used as storage
- Permitted use – Leasable Commercial Space
- Location – 1st Floor Corner of Iberville and Dauphine

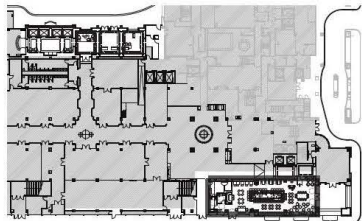


D A U P H I N E S T R E E T

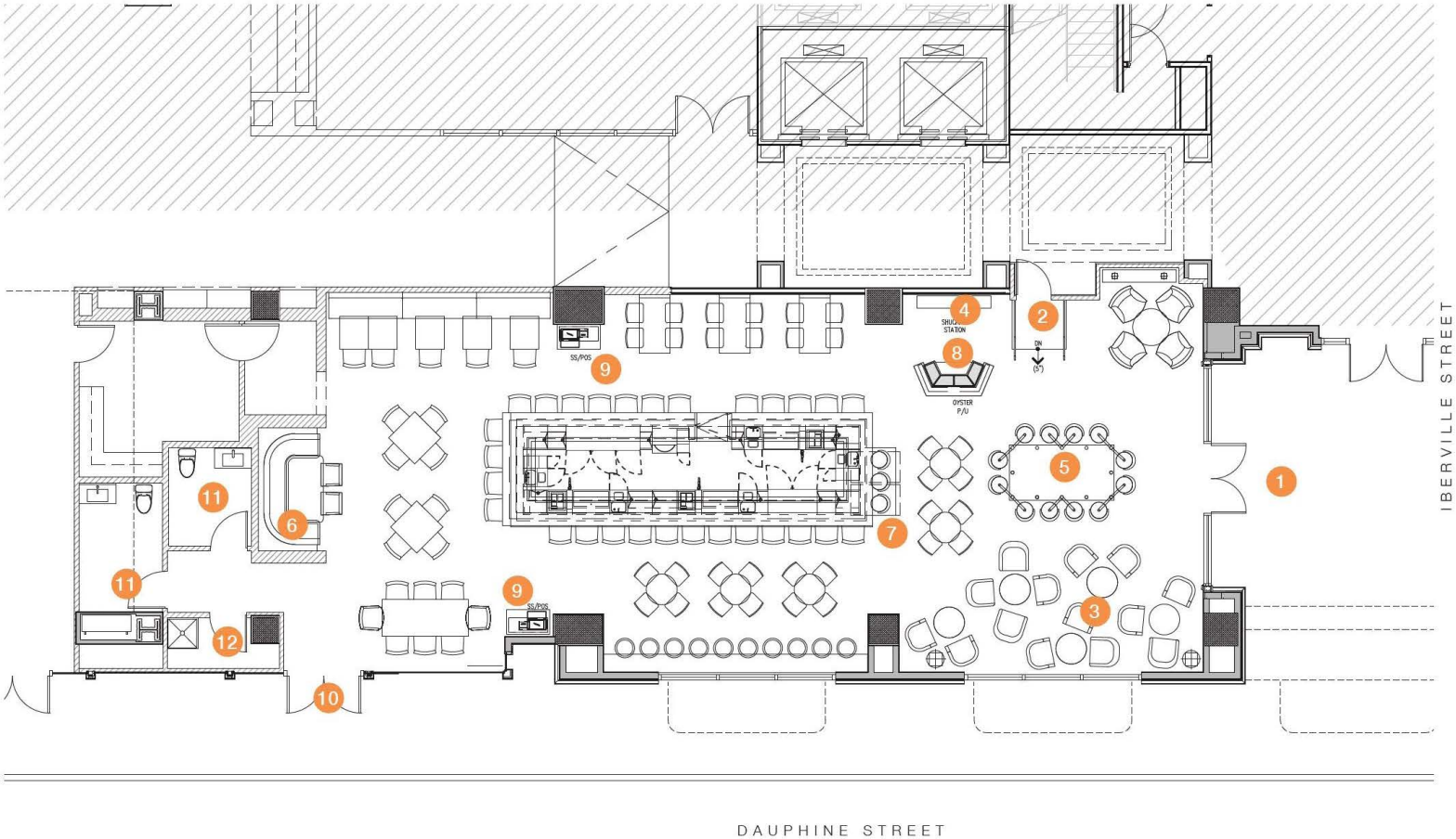
proposed plan

F&B PREFUNCTION BREAKOUT SPACE

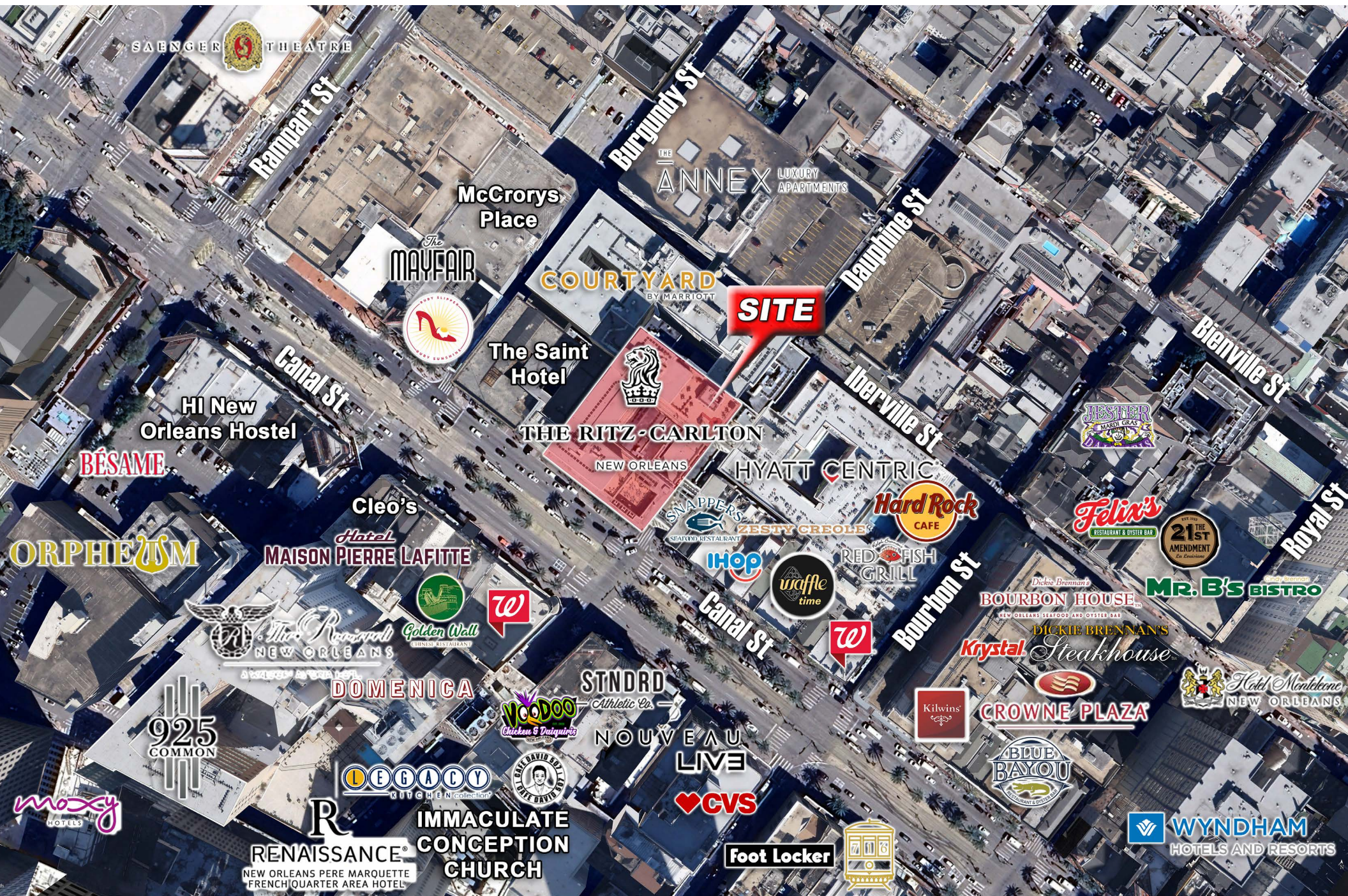
- 1 (N) ENTRY
- 2 (E) ENTRY FROM HOTEL
- 3 LOUNGE SEATING
- 4 EQUIPMENT
- 5 COMMUNAL TABLE/BAR W/ CUSTOM OUTSWING STOOL
- 6 BOOTH SEATING
- 7 ACCESIBLE SEATING AT BAR
- 8 RAW BAR DISPLAY
- 9 SERVICE STATION
- 10 (N) ENTRY
- 11 (N) RESTROOM
- 12 BACK OF HOUSE STORAGE

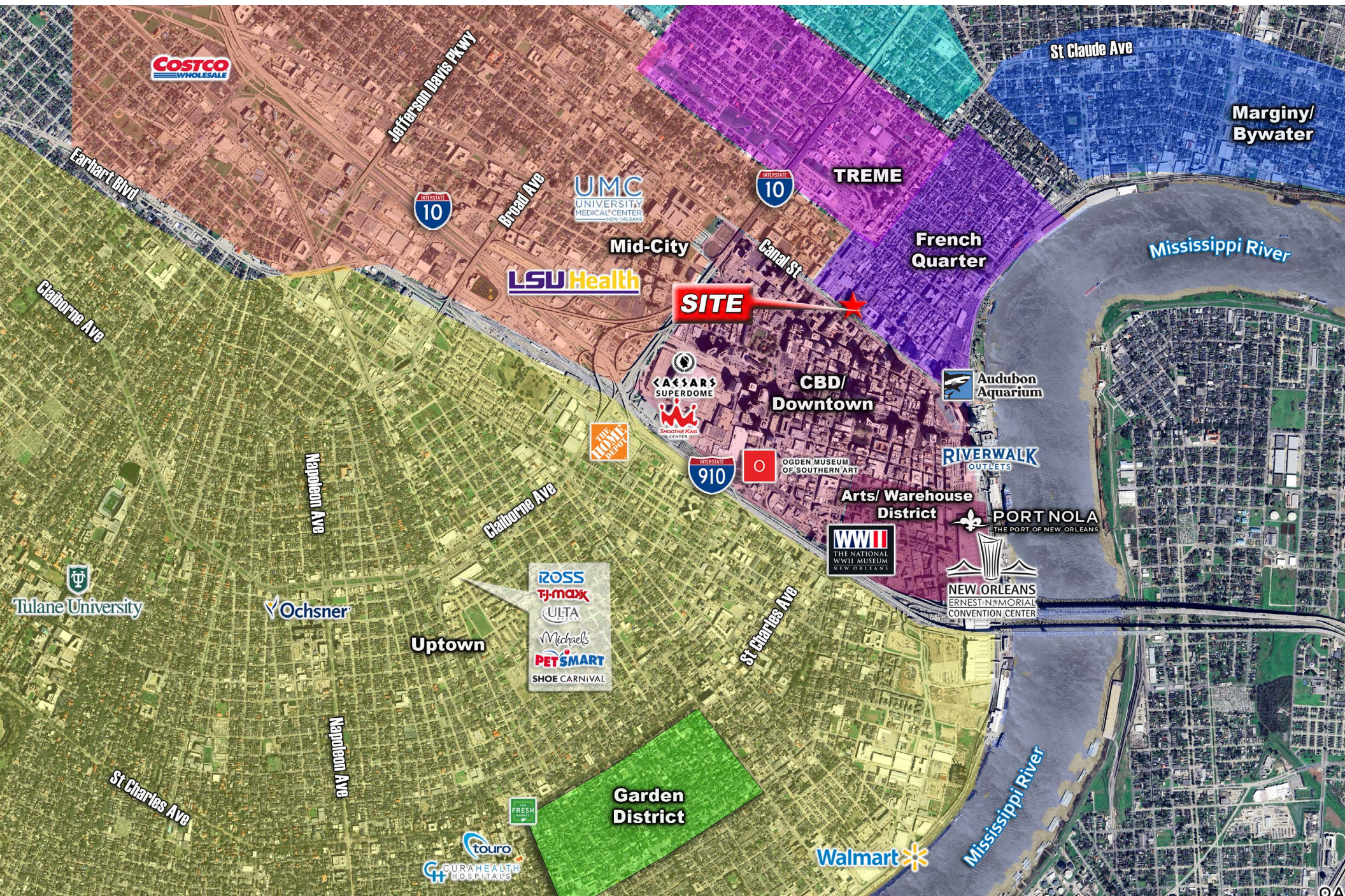


KEY PLAN



GROUND FLOOR







The **French Quarter**, also known as Vieux Carré, which translates to “Old Square” in French, is the historic heart of New Orleans and home to **the oldest residential community in America**, with over **4,000 residents** and **15 million visitors annually**. The oldest surviving residence is Madame John’s Legacy built in 1789.

The area it occupies is the same military-style grid of seventy squares that French Canadian naval officer Jean Baptiste Bienville designated as the original City of New Orleans. Initially a French colony, it was later transferred to Spanish rule. The population remained largely French-speaking.

The French Quarter was designated a National Historic Landmark in 1966.

The oldest continually operating cathedral in America, **St. Louis Cathedral**, is a prominent landmark with its triple spires.

The National Trust for Historic Preservation considers the French Quarter to be **one of the most endangered historical places in the country**.

The monument to General Andrew Jackson at Jackson Square was the world’s first equestrian statue in which the horse had more than one foot off the base. This pose has since become a standard in the world of equestrian statues. The original bronze version sits in Lafayette Square within President’s Park in Washington, D.C., just north of the White House.

Mardi Gras was made a legal holiday in 1875 when Governor Warmoth signed the “Mardi Gras Act.” Mardi Gras now brings in over a million visitors!

New Orleans has **the most bars per capita in America**, but most of the treasured watering holes are nestled in the French Quarter.

The French Quarter has weathered many storms. Massive fires in 1788 and 1794 destroyed 80 percent of the Quarter’s buildings. The fire on December 8, 1794, consumed over 212 buildings including the royal jail significantly altering the cityscape. The city withstood the Battle of New Orleans and the Civil War. The French Quarter narrowly escaped the flooding from Hurricane Katrina in 2005. It’s one of America’s most resilient neighborhoods!

The Greater New Orleans area is a vibrant and dynamic region, known for its rich cultural heritage, booming economy, and diverse communities. Here are some highlights and accolades that make this area stand out:

World-Renowned Festivals: The Greater New Orleans area is home to some of the most famous festivals in the world, including Mardi Gras, the New Orleans Jazz & Heritage Festival, and the French Quarter Festival. Mardi Gras, in particular, attracts millions of visitors each year and is known for its parades, balls, and colorful traditions.

French Quarter: The historic French Quarter is one of the oldest neighborhoods in the U.S., offering cobblestone streets, stunning architecture, and an iconic blend of French, African, and Spanish cultural influences. It's a national treasure and a must-see for any visitor to the region.

Top 10 U.S. Travel Destination: New Orleans has been consistently ranked as one of the top U.S. travel destinations by publications like Travel + Leisure and Condé Nast Traveler. Its vibrant arts scene, unique culture, and historical landmarks keep visitors coming back year after year.

Best Cities for Live Music: New Orleans has earned numerous accolades for its live music scene. In 2021, it was ranked the 4th best city for live music in the U.S. by Livability, thanks to its numerous music venues, festivals, and rich musical history.

Economic Growth & Innovation

Growing Economy: Greater New Orleans is experiencing robust economic growth, driven by industries such as healthcare, energy, tourism, and technology. The region's diverse economy has made it a significant hub for business and innovation in the Gulf South.

Top Tech Hub: New Orleans has emerged as one of the country's leading tech hubs, with a fast-growing digital economy and a thriving start-up scene. In 2021, New Orleans was named one of the "Top 10 Tech Cities" by Built In for its expanding tech workforce and infrastructure.

Port of New Orleans: The Port of New Orleans is one of the busiest ports in the United States and a vital center for global trade, particularly in the energy, shipping, and transportation sectors. It plays a critical role in the region's economy and has seen significant growth in recent years.

Healthcare Excellence

World-Class Healthcare: The Greater New Orleans area is home to some of the top hospitals and medical institutions in the country. Tulane University Medical Center and Ochsner Health System are renowned for their research, clinical care, and specialized medical services, drawing patients from around the world.

Medical Innovation: New Orleans has a growing reputation as a center for medical research and biotechnology. Institutions like the LSU Health Sciences Center and the New Orleans BioInnovation Center are pushing the boundaries of healthcare innovation.

Tourism & Entertainment

Top Travel Destination: The New Orleans metropolitan area consistently ranks among the top U.S. travel destinations. In 2020, it was ranked as one of the top 10 cities for tourism by Travel + Leisure, thanks to its unique blend of history, culture, food, and music.

Culinary Capital: Known for its world-famous cuisine, Greater New Orleans has earned its reputation as a foodie paradise. It's the birthplace of iconic dishes such as gumbo, po'boys, crawfish étouffée, and beignets. The city is home to a rich culinary scene, with Michelin-star chefs and local eateries alike.