



RETAIL/RESTAURANT SPACE | FOR LEASE

Royal Street Property with Outdoor Spaces

818 Royal Street

NEW ORLEANS, LA 70116

Sydney Anderson CCIM
sanderson@corp-realty.com
504.236.7507

SA SYDNEY ANDERSON REALTY



HISTORIC BUILDING IN THE HEART OF THE FRENCH QUARTER

818 Royal Street, New Orleans, LA 70116

DESCRIPTION

Nestled in the heart of the French Quarter on prestigious Royal Street, this historic two-story property combines architectural heritage with future possibility.

Featuring a front patio and a spacious rear courtyard, this building provides the luxury of outdoor space in the French Quarter. The first floor was raised and is currently raw with no slab, a blank canvas ready for tenant improvements. The second floor consists of an unrenovated

historic space with original architectural elements, delivered as-is.

This is an opportunity to customize a premier space while enjoying the ambiance and foot traffic of one of New Orleans' most iconic streets.

Please refer to the following pages for detailed information, including the landlord's planned improvements.

PREMISES OPTIONS

Whole Building

Size: 3,524 sf

Rental Rate: \$16,500/month, NNN

First Floor only

Size: 1,726 sf

Rental Rate: \$14,500/month, NNN

Second Floor only

Size: 1,798 sf

Rental Rate: \$5,000/month, NNN



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FIRST FLOOR



FIRST FLOOR - 1,726 SF

This building has both a front patio and a spacious rear courtyard, providing ample outdoor options – a scarcity in the French Quarter. The entire exterior has been renovated including newly repointed bricks, a new slate courtyard, new front stairs, all new millwork, freshly painted exterior, and a new roof. The interior features high ceilings, ample natural light, and an open floor plan, making it an inviting space suitable for a restaurant or retail. The first floor was raised and is currently raw with no slab. It is ready for a tenant to run plumbing and construct tenant improvements.

LANDLORD'S PLANNED IMPROVEMENTS

- » new concrete floor to be installed after tenant's required plumbing is run
- » 200-amp service with separate metering
- » HVAC to accommodate the space to code
- » plumbing run to the premises
- » grease trap to be installed, if applicable



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SECOND FLOOR



SECOND FLOOR - 1,798 SF

The second floor consists of an unrenovated historic space featuring high ceilings, original wood floor and trim, transom windows above original wood doors, and large double-hung windows. It is delivered as-is.

EXISTING IMPROVEMENTS

- » 200-amp service
- » separate metering
- » plumbing run to the premises



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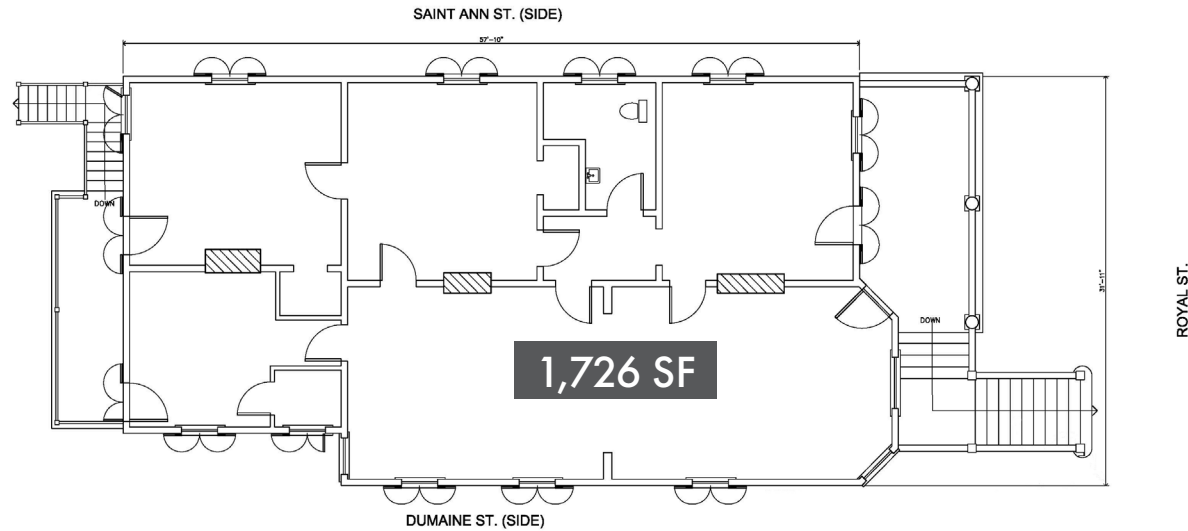
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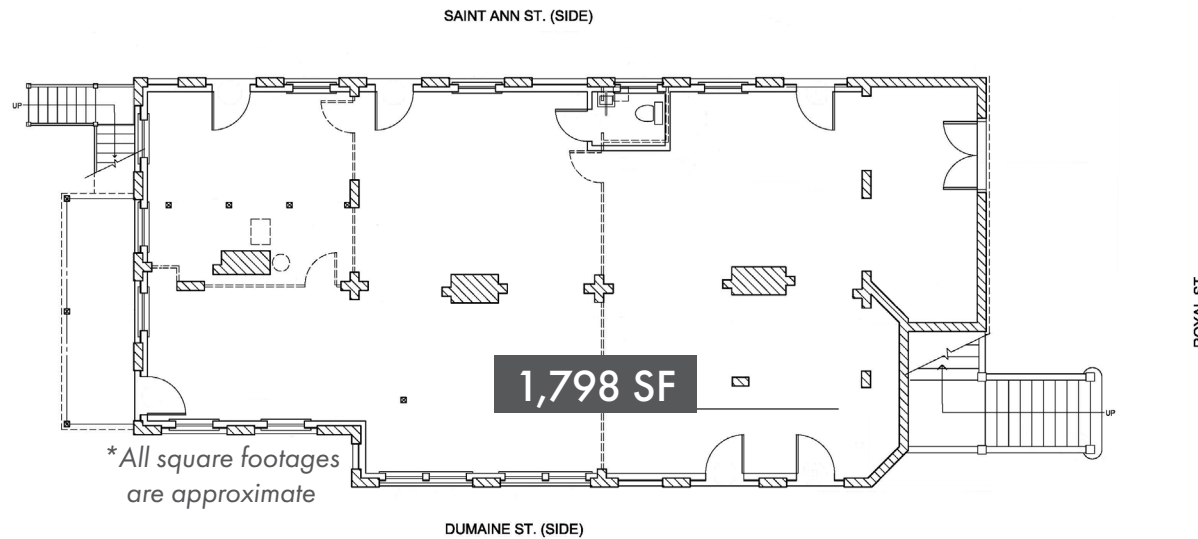
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FLOOR PLAN

Second Floor



First Floor



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FRENCH QUARTER



19.1 Million Visitors
to New Orleans spent
a total of **\$10.4 BILLION** in 2024

Royal Street is one of the most glamorous destinations in the French Quarter, running thirteen blocks and featuring high-end galleries and antique shops, fine restaurants, luxury hotels, and more. 818 Royal Street is directly across the street from art galleries, one block from M.S. Rau and Jackson Square, and only a few blocks from destinations like Brennan's, the Omni Royal Orleans, Hotel Monteleone, and The Historic New Orleans Collection. Surrounding streets are filled

with a rich variety of shops, restaurants, and hotels, and Bourbon Street is the next block over.

This property is in the heart of the city's bustling tourism industry, perfect for a business looking to capitalize on the area's high foot traffic and the steady stream of visitors and tourists alike. Take advantage of this space, a perfect blank canvas.



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Landmarks

- | | |
|--|---------------------------------|
| 1. Museum of Death | 7. Woldenberg Park |
| 2. Louisiana Supreme Court | 8. Jax Brewery |
| 3. The Historic New Orleans Collection | 9. Steamboat Natchez |
| 4. Preservation Hall | 10. French Market |
| 5. Jackson Square | 11. U.S. Mint |
| 6. U.S. Customs House | 12. Old Ursuline Convent Museum |

- | |
|----------------------------|
| 13. Congo Square |
| 14. Louis Armstrong Park |
| 15. Upper Pontalba |
| 16. Lower Pontalba |
| 17. Shops at the Colonnade |

Hotels

- | | | |
|-------------------------------------|---------------------------------|--------------------------------------|
| 1. Saint Hotel | 9. Royal Sonesta | 17. Hotel St. Marie |
| 2. Courtyard New Orleans Downtown | 10. Hotel Mazarin | 18. Maison Dupuy Hotel |
| 3. The Ritz-Carlton Hotel | 11. Wyndham N.O. French Quarter | 19. Best Western + FQ Landmark Hotel |
| 4. Maison Orleans | 12. Hotel Monteleone | 20. Bourbon Orleans Hotel |
| 5. Hyatt French Quarter New Orleans | 13. New Orleans Marriott | 21. Place D'Armes |
| 6. Crown Plaza N.O. French Quarter | 14. One11 Hotel | 22. Bienville House |
| 7. Chateau LeMoine Holiday Inn | 15. Omni Royal New Orleans | |
| 8. Dauphine Orleans Hotel | 16. Four Points by Sheraton | |

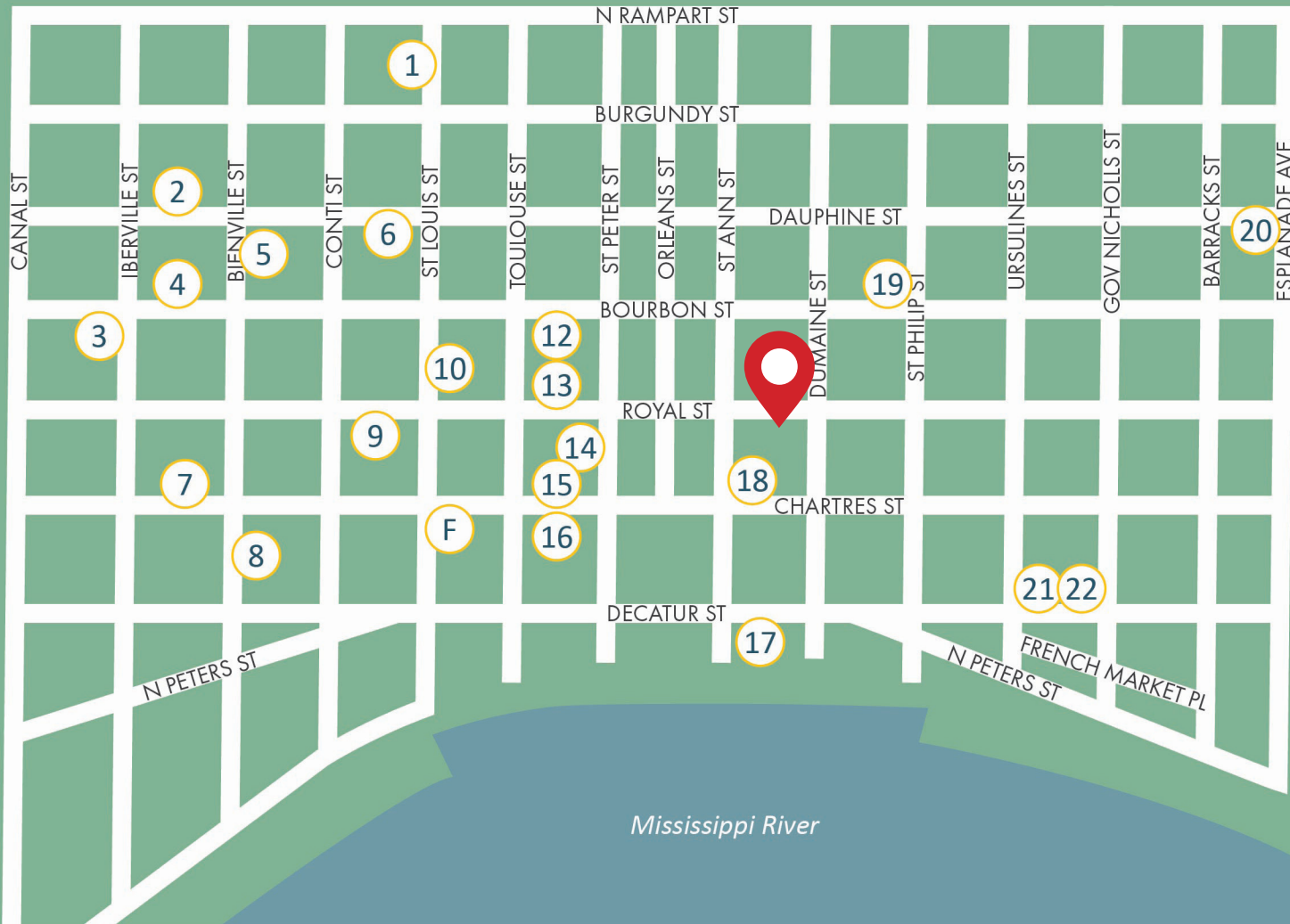


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Restaurants

1. Jewel of the South
2. Killer PoBoys
3. Acme Oyster House
4. Galatoire's
5. Arnaud's
6. Bayona
7. Justine's
8. Irene's

9. Brennan's
10. Antoine's
11. Napoleon House
12. Pat O'Brien's
13. Court of Two Sisters
14. Gumbo Shop
15. Sylvain
16. Doris Metropolitan

17. Café Du Monde
18. Muriel's
19. Lafitte's Blacksmith Shop
20. Port of Call
21. Coop's Place
22. Cane & Table



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201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

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