



**Location:**

St Louis Street between Chartres & Decatur Streets in the Heart the French Quarter in New Orleans, Louisiana

**Available:** 11,520 SF

**Lease Rate:** \$25,000 per month, NNN

**Zoning:** VCC-2, Vieux Carre Commercial District

**Property Highlights:**

- Situated in the heart of the French Quarter, this property benefits from one of the most heavily trafficked and culturally significant areas in New Orleans—ideal for hospitality and tourism-driven businesses.
- The French Quarter benefits from unmatched walkability and tourism density, attracting visitors from conventions, cruise terminals, hotels, festivals, and major sporting events year-round.
- New Orleans surpassed 19.5 million visitors in 2025 with visitor spending of \$10.8 billion dollars.
- New Orleans continues to see strong convention, festival, and event activity, supporting consistent year-round restaurant traffic.

**Demographics**

	1 Mile	2 Miles	3 Miles	5 Miles
2025 Population	16,863	78,775	163,922	351,616
Daytime Population	87,358	151,378	238,325	436,588
Total Households	10,830	2,914	81,663	160,745
Average HH Income	\$125,560	\$128,614	\$92,020	\$100,390

**Listing Agents: Bobby Talbot | 504.525.9763 & Ross Talbot | 504.237.3744**

## KEY FEATURES

### Turnkey Restaurant Opportunity

- Fully built-out restaurant
- Designed for immediate or expedited opening
- Former NOLA Restaurant by Emeril

### Extensive Renovations

- Over \$1.3 million in prior upgrades
- Improvements include HVAC, plumbing, electrical systems, flooring, and finishes

### Unique Architectural Elements

- Central glass elevator feature
- Historic structure with modernized interior systems
- Large outdoor balcony overlooking the surrounding area

### Additional Highlights

- Central HVAC
- Public water and sewer
- Designed for high-capacity dining and events

## Interior Layout

### First Floor:

- Main bar area and dining space
- Large open commercial kitchen
- Restrooms

### Second Floor:

- Primary dining area with open view to first level
- Additional bar and kitchen
- Access to outdoor balcony

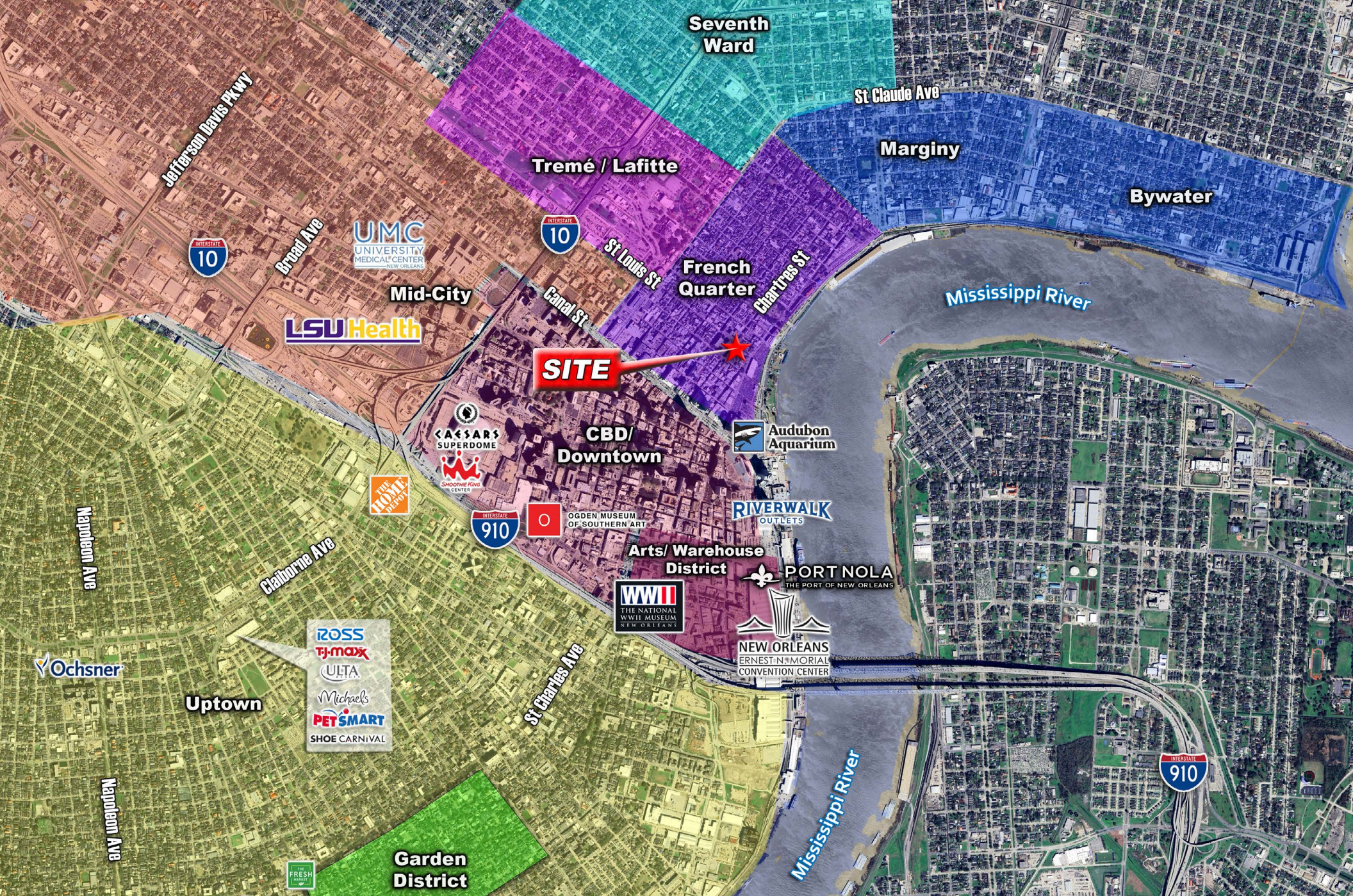
### Third Floor:

- Private dining/event rooms (capacity ~35–75 guests combined)
- Wine cellar
- Kitchen and restrooms

### Attic Level:

- Office and storage space







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.



