



MID-CITY LOCATION | FOR LEASE

Turnkey Restaurant on City Park Avenue

514 City Park Avenue

NEW ORLEANS, LA 70119

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

Keith Adler
kadler@corp-realty.com
504.581.5005



RESTAURANT ACROSS FROM DELGADO

514 City Park Avenue, New Orleans, LA 70119

DESCRIPTION

514 City Park Ave. provides a rare opportunity to lease a fully built-out restaurant space in one of New Orleans' most centrally located and easily accessible locations.

Nestled just steps from City Park, Delgado Community College, and the Lafitte Greenway, this restaurant space benefits from consistent foot and vehicle traffic from students, professionals, and neighborhood residents alike.

Formerly home to MoPho restaurant, this turnkey space offers an inviting outdoor patio and onsite parking, a rare find in New Orleans.

OVERVIEW

SIZE	2,880 sf
RENTAL RATE	\$30.00/sf, NNN (approx. \$8.61/sf)
PARKING	plentiful surface parking shared with co-tenants
ZONING	HU-MU - Neighborhood Mixed-Use District

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

Keith Adler
kadler@corp-realty.com
504.581.5005

514 CITY PARK AVENUE

DINING ROOM IMAGES



CORPORATE REALTY

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

Keith Adler
kadler@corp-realty.com
504.581.5005

514 CITY PARK AVENUE

KITCHEN IMAGES



CORPORATE REALTY

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

Keith Adler
kadler@corp-realty.com
504.581.5005

512 CITY PARK AVENUE

EXTERIOR, SIGNAGE, AND DEMOGRAPHICS



DEMOGRAPHICS (EST. 2024)

<i>radius</i>	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
Population	13,827	67,106	159,457
Average HH Income	\$101,532	\$97,440	\$98,535
Median HH Income	\$68,701	\$64,384	\$64,611
Daytime Population	7,546	30,916	92,544



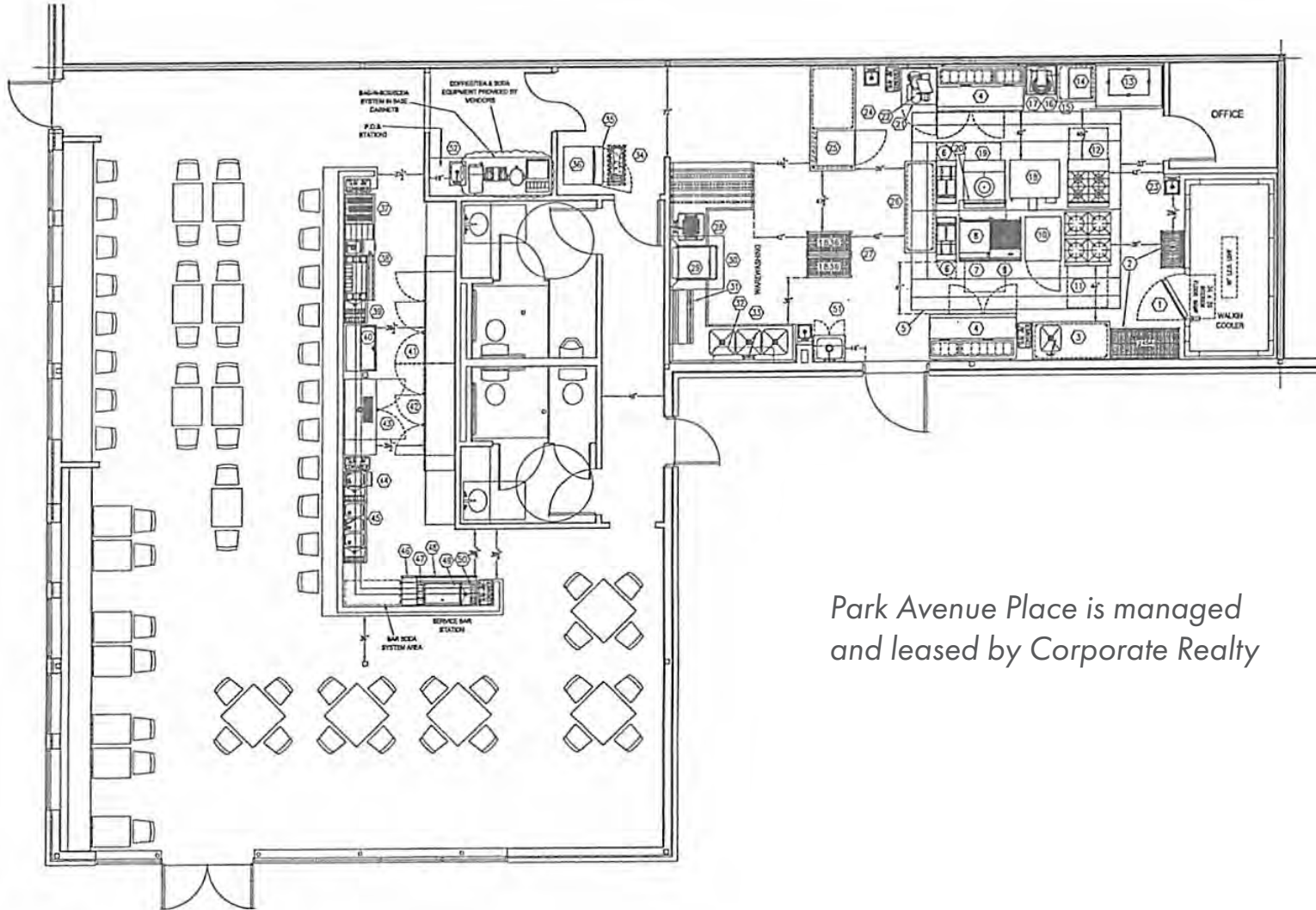
CORPORATE REALTY

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

Keith Adler
kadler@corp-realty.com
504.581.5005

514 CITY PARK AVENUE

FLOOR PLAN



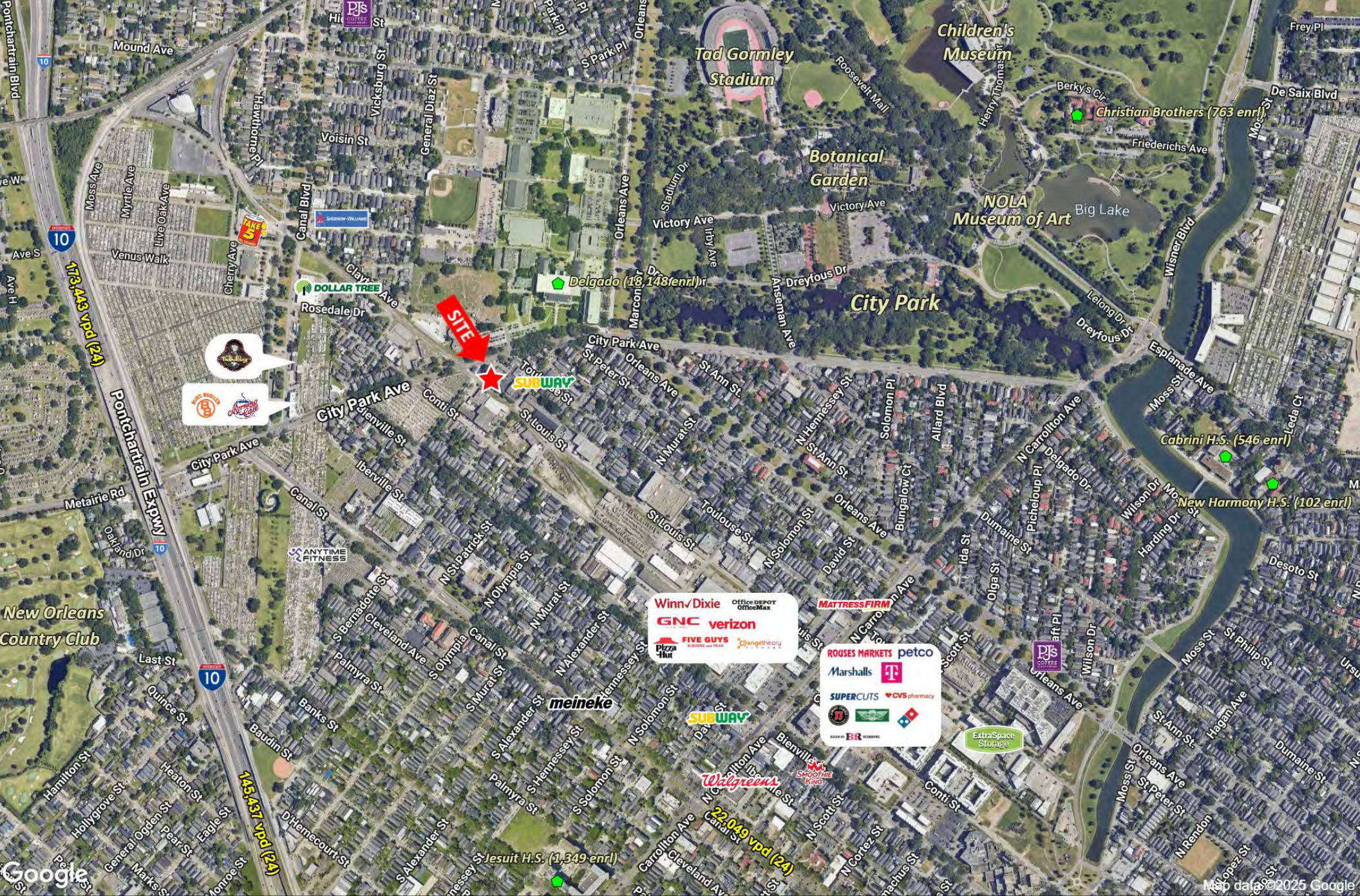
*Park Avenue Place is managed
and leased by Corporate Realty*



CORPORATE REALTY

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

Keith Adler
kadler@corp-realty.com
504.581.5005



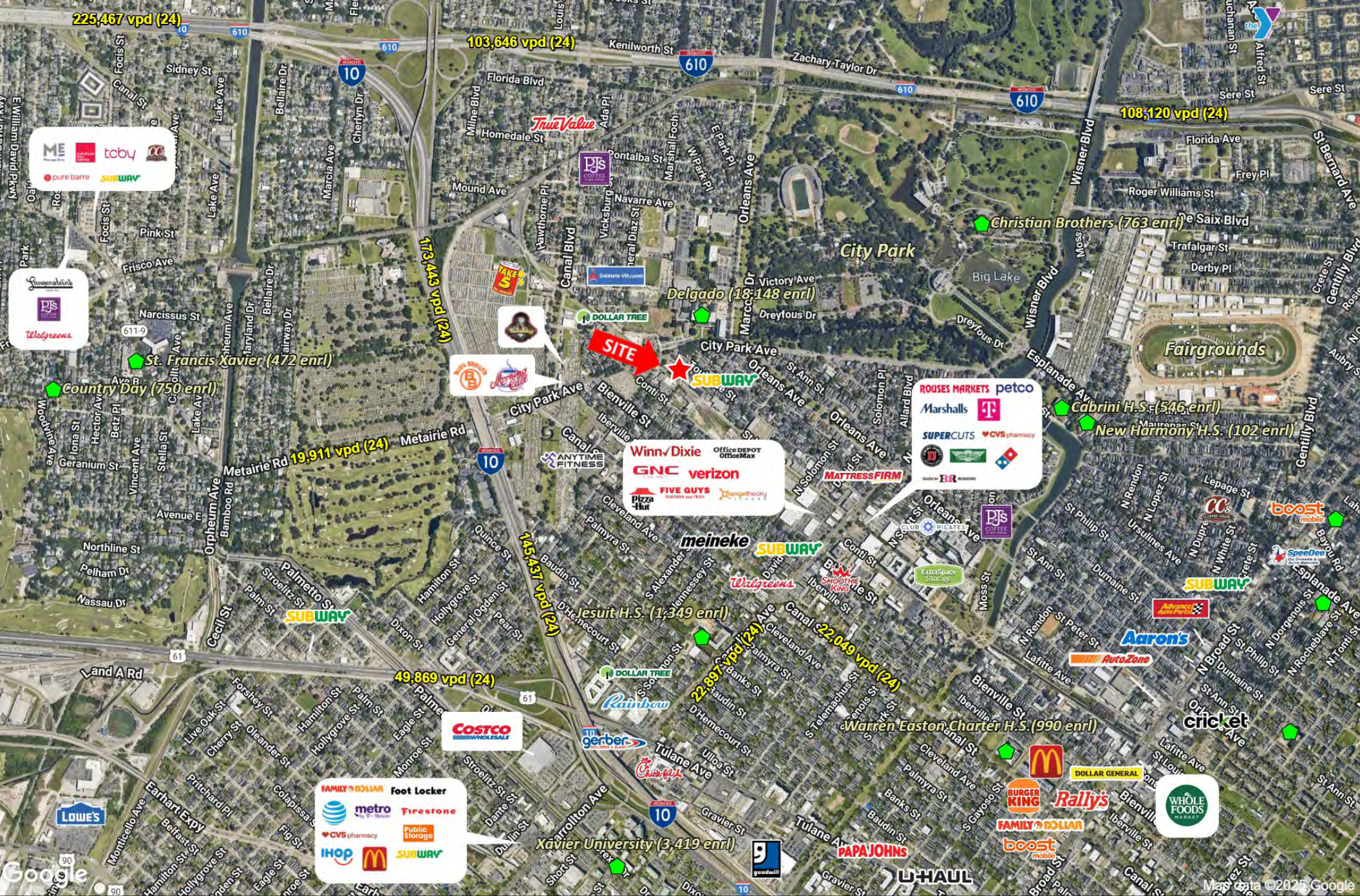
514 CITY PARK AVE



CORPORATE REALTY

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

Keith Adler
kadler@corp-realty.com
504.581.5005



514 CITY PARK AVE



CORPORATE REALTY

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

Keith Adler
kadler@corp-realty.com
504.581.5005

MID-CITY LOCATION | FOR LEASE

Turnkey Restaurant on City Park Avenue

514 City Park Avenue, New Orleans, LA 70119



Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005



Keith Adler
kadler@corp-realty.com
504.581.5005



CORPORATE REALTY

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

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 5/2025