

3401 RIOPELLE

EASTERN MARKET



DETROIT'S OLDEST ITALIAN RESTAURANT

Located in the heart of Eastern Market, 3401 Riopelle presents a rare opportunity to acquire the longtime home of Roma Café, one of Detroit's most storied restaurants.



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Asking Price

\$500,000

Building Size

5,603 SF

Total Lot Size

0.70 AC

Neighbors

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

Address

3401 Riopelle

Location

N side of Gratiot
W of Riopelle

Neighborhood

Eastern Market

Type

Restaurant

Zoning

MKT

3401 Riopelle is an historic property in the heart of Detroit’s Eastern Market. The offering includes a 5,603 SF building on a .70-acre site, including a combination of existing improvements, on-site parking and additional land.

3401 Riopelle

Site Plan

EXISTING RESTAURANT

The property retains the character and layout of Roma Café, including dining, bar, and commercial kitchen areas, providing an opportunity for restaurant reuse or repositioning.

MKT ZONING

Eastern Market's MKT zoning encourages adaptive reuse while permitting restaurants and a range of retail, office, residential and cultural uses. Restaurants are expressly permitted by right.

FOUR-PARCEL OFFERING

The offering includes 3401, 3411, 3417 and 3421 Riopelle Street, combining the historic Roma Café building with its associated parking area.

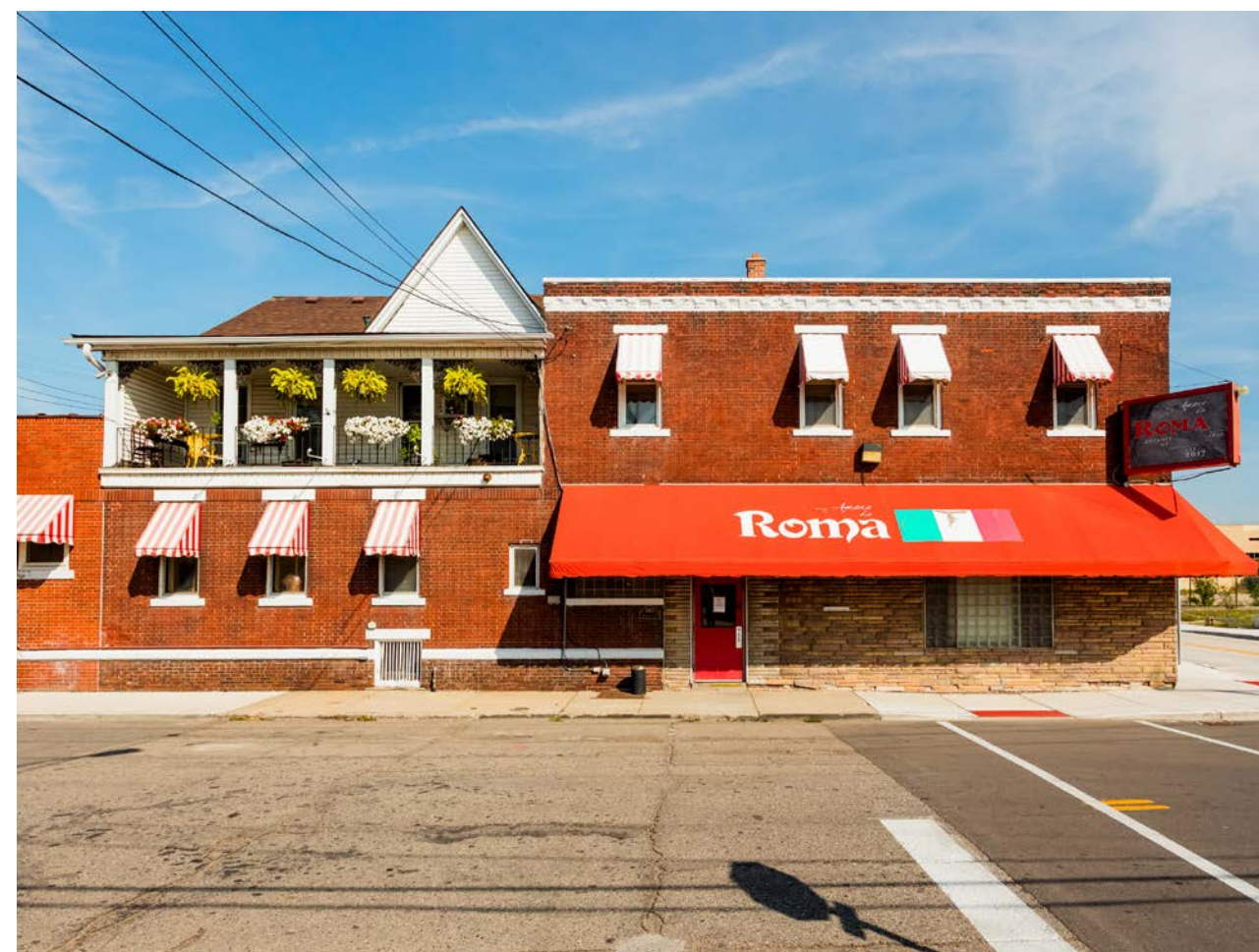




Positioned within Detroit's historic Eastern Market district, the property offers immediate access to the Market's sheds, restaurants, retailers, food businesses and entertainment destinations. Its location also provides convenient connectivity to Downtown, Midtown, the Dequindre Cut and Detroit's major transportation corridors.



Built circa 1888, the property has been part of Eastern Market for more than a century. The Marazza family began operating a boarding house here in 1890, serving meals to farmers bringing produce to the nearby market. The popularity of Mrs. Marazza's cooking ultimately led to the establishment of Roma Café.





For generations, Roma Café was known for its Italian cuisine, distinctive dining rooms and old-world hospitality. Its guest list included Frank Sinatra, Taylor Swift, Liza Minnelli, Sammy Davis Jr. and Desi Arnaz, along with presidents, governors and generations of Detroiters. Today, the property's dining rooms, bar and commercial kitchen preserve much of the character that made Roma a Detroit institution, creating a compelling foundation for a new restaurant concept or adaptive reuse.



EASTERN MARKET



The largest and oldest historic public market in the United States, Eastern Market is a Detroit institution and longstanding local tradition. Attracting upwards of 45,000 people every Saturday, the 125-year-old old market bustles with farmers, food trucks, butchers, bakers, jam

makers, flower sellers, spice mongers and in recent years, some of the city's most exciting new restaurants right alongside the mom-and-pop stalwarts, creating the city's most vibrant and diverse food and culture destination.



Market Shed 4 Expansion

A \$15.5MM new construction project is underway to create expand year-round event opportunities and vending space on the 1st floor.

The expansion will include increases to kitchens, an event space, and public gathering space on the 2nd Floor.

New Market Businesses Coming

Marrow in the Market:
Butcher shop, restaurant, and meat processing facility

Full Measure Brewing
(opened in July)

Waka by Baobab Fare:
To open in coming months in former location of Russell Street Deli (recipient of Motor City Match award)

Fred's:
A restaurant focused on breakfast and lunch offerings

Pocket Change:
Cocktail Bar



The Hive: Phase 1

Total planned 200 unit/ \$70 million development called the HIVE led by Develop Detroit broke ground.



Shed 7 Warehouse and Distribution Renovation

\$17.2MM renovation of Shed 7 to support warehouse and distribution needs (funding from the MDARD, Gilbert Family Foundation and NMTC from Invest Detroit and Michigan Community Capital)

Choice Neighborhoods

The City and DHC received a \$500k HUD Planning grant to create a redevelopment for aging public housing as well as neighborhood improvements.

City released an RFQ for 1923 Division to secure a developer for this vacant site and as a first step to apply for the CHOICE implementation grant based on the CHOICE plan.

Residences at Water Square

The residential skyscraper at the former site of the Joe Louis Arena is the largest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise, boasting 496 upscale units, opened in 2024 and features an all-season swimming pool, rooftop terrace, and fitness center.



Hudson's Site

Hailed as one of Detroit's most significant developments in decades, Hudson's Detroit has transformed the former J.L. Hudson Department Store site in the heart of the Central Business District. The 1.5-million-square-foot mixed-use development includes office, retail, restaurant, hotel, residential, and event space. The development opened in phases beginning in 2024, with the 685-foot tower and remaining components reaching completion in 2026.

Gordie Howe International Bridge

The new Detroit–Windsor bridge opened to traffic in July 2026, enhancing trade and travel across the busiest international crossing in North America and providing uninterrupted freeway connectivity between the two countries. The 1.5-mile crossing features six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry on both sides of the border.





New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in the New Center neighborhood, anchored by a new \$1.8 billion hospital at the intersection of the M-10 Freeway and Grand Boulevard. The new hospital will span more than one million square feet and rise nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.

University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being developed by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It is part of the larger \$1.5 billion District Detroit development, which includes the construction of six new buildings and the adaptive reuse of four historic properties.



Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



DETROIT RIVER

DOWNTOWN

FORD FIELD

COMERICA PARK

AMBASSADOR BRIDGE

GORDIE HOWE INTERNATIONAL BRIDGE

SUPINO PIZZA

FARMER FRANK'S

R HIRT JR CO

SHED 2

SHED 3

EASTERN MARKET GARAGE

SHED 4

SHED 5

3401 RIOPELLE

Associated Parking Area
3411, 3417, and 3421
Riopelle St



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A trusted and respected member of the community, O'Connor real estate brings 20 years of experience and expertise to the commercial office and retail market.

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