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+ 504.301.1002



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GOLDEN RECTANGLE MIXED USE/NEIGHBORHOOD COMMERCIAL

1300 Arabella Street, New Orleans, LA 70115



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DESCRIPTION

1300 Arabella Street offers a rare mixed-use neighborhood asset consisting of a longstanding ground-floor retail store and two well-maintained apartments on the second floor. The ±4,500 SF ground floor is currently home to a decades-long, legally non-conforming retail operation that has become a true neighborhood staple for residents and shoppers alike. The ground floor space will be available within ± 90 days.

The ±2,575 SF second floor features two 2BR/1BA apartments in good condition. One unit is leased on a MTM basis, while the other is vacant and available for immediate occupancy or repositioning.

Ideally situated directly adjacent to the new Robert's Fresh Market, the property sits in the heart of the coveted Golden Rectangle—one of New Orleans' strongest and most established demographic areas. Positioned on the hard corner of Prytania and Arabella Streets, the site is just blocks from the bustling Prytania Street commercial corridor, St. Charles Avenue, and Magazine Street shops and dining.

The property benefits from its legal non-conforming status, allowing the continued operation of a full-service retail use, or any less intense use to include office. Buyer to verify all zoning regulations and permitted uses.

SALE PRICE: \$1,750,000.00

BUILDING SIZE: ±7,117 SF

ZONING: HU-RD2

LAND SIZE: 6,000 SF

DEMOGRAPHICS

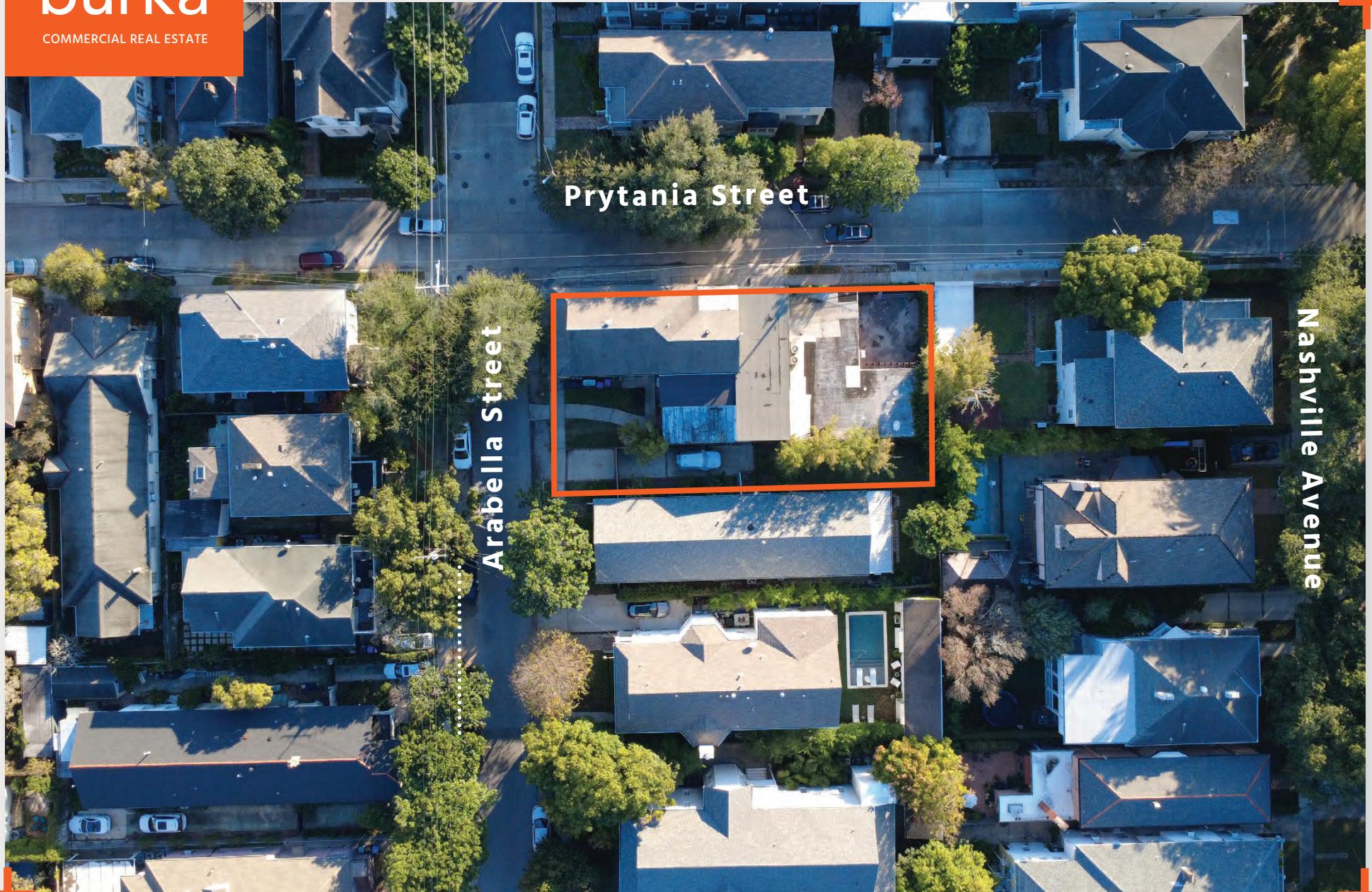
2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
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ESTIMATED POPULATION	9,857	24,887	91,139
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AVERAGE HH INCOME	\$221,585	\$187,350	\$134,404
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RETAIL SPACE PHOTOS



AERIAL VIEW

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APARTMENT PHOTOS



Audubon Park



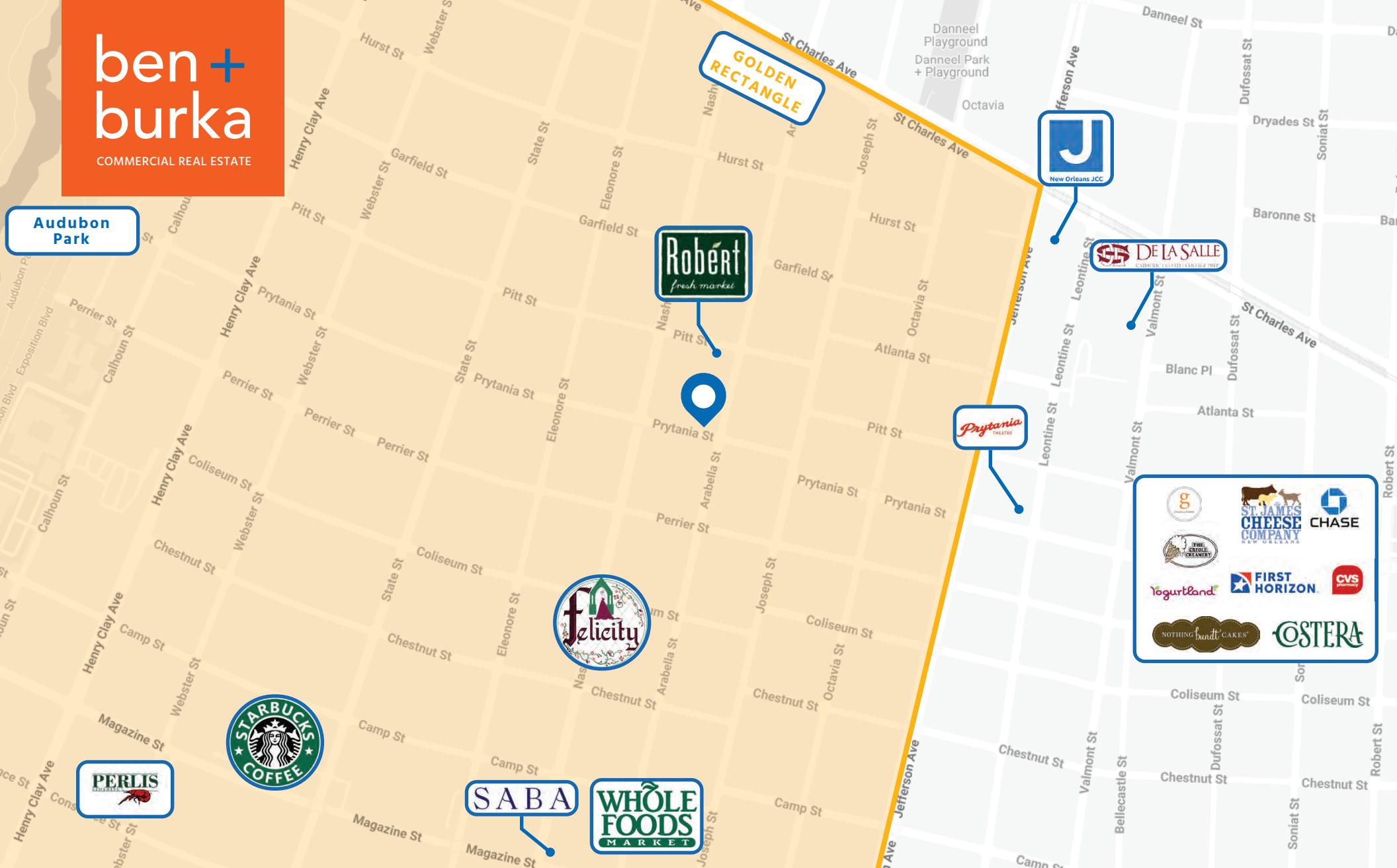
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POINTS OF INTEREST MAP

1300 Arabella Street, New Orleans, LA 70115

**GOLDEN
RECTANGLE**





AERIAL VIEW



1300 ARABELLA STREET

NEW ORLEANS, LA 70115



1ST FLOOR
ESTIMATE ONLY

PRYTANIA STREET

GROUND FLOOR PLAN





1300 ARABELLA STREET

NEW ORLEANS, LA 70115



ARABELLA STREET

2ND FLOOR
ESTIMATE ONLY
PRYTANIA STREET

2nd FLOOR PLAN

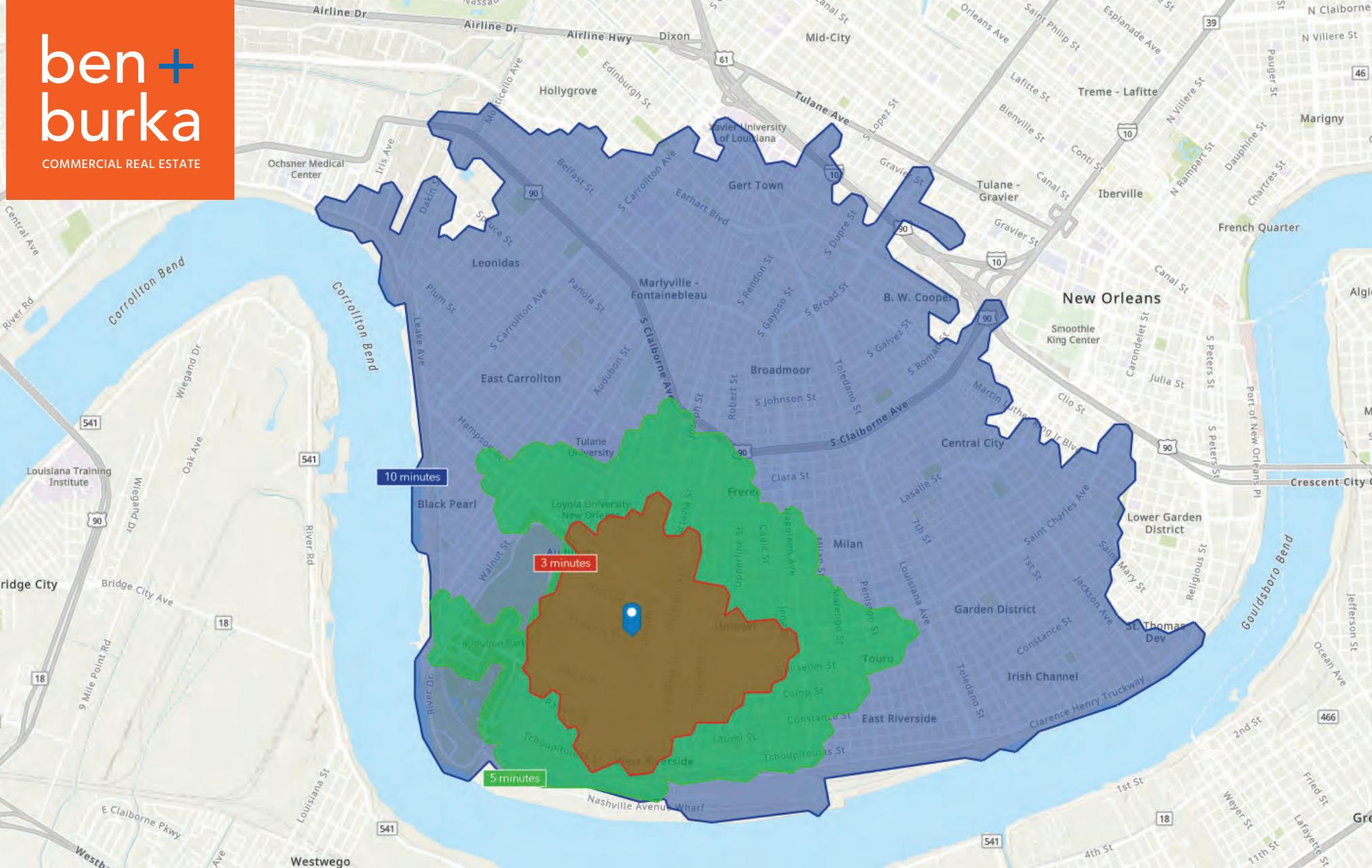


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EXTERIOR PHOTOS



DRIVE TIME MAP

 1300 Arabella Street, New Orleans, LA 70115

The background of the entire page is a photograph of the New Orleans city skyline at sunset. The sky is a warm orange and yellow, and the city buildings are silhouetted against the light. In the foreground, there are several buildings, including a prominent one with a red roof and a building with a blue sign that reads "MAISON BLANCHE".

For more information, please contact the Owner's exclusive representative:

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AARON KAZANOFF

AGENT

25 Walnut Street
New Orleans, LA 70118
504.301.1002
aaron@benburka.com

CASEY BURKA

AGENT

25 Walnut Street
New Orleans, LA 70118
504.301.1002
casey@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

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