

FOR SALE



3101 Esplanade Avenue

3101 ESPLANADE AVENUE
NEW ORLEANS, LA 70119

LA BROK. 912122592-CORP

BUILDING SIZE (SF)

1,961 SF on 12,509 SF Lot

PROPERTY SUBTYPE

Street Retail

SALE PRICE

\$1,160,000

PROPERTY HIGHLIGHTS

- Up to 14 Parking Spaces
- Zoned HU-B1 (Historic Urban Neighborhood Business District)
- Wide Range of Commercial Uses Approved for Site
- Near Fair Grounds, Restaurants, City Park, New Orleans Museum of Art, and Sydney and Walda Besthoff Sculpture Garden

For more information, please contact:

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Managing Director

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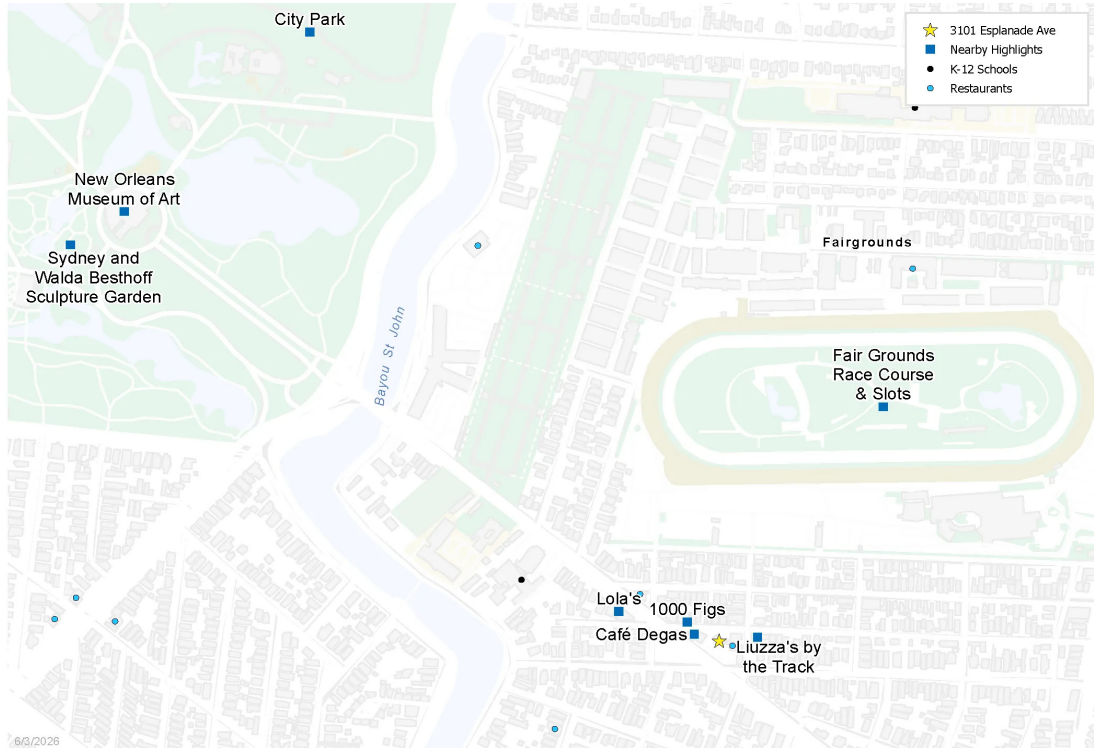


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3101 ESPLANADE AVENUE / NEW ORLEANS, LA 70119



PROPERTY DESCRIPTION

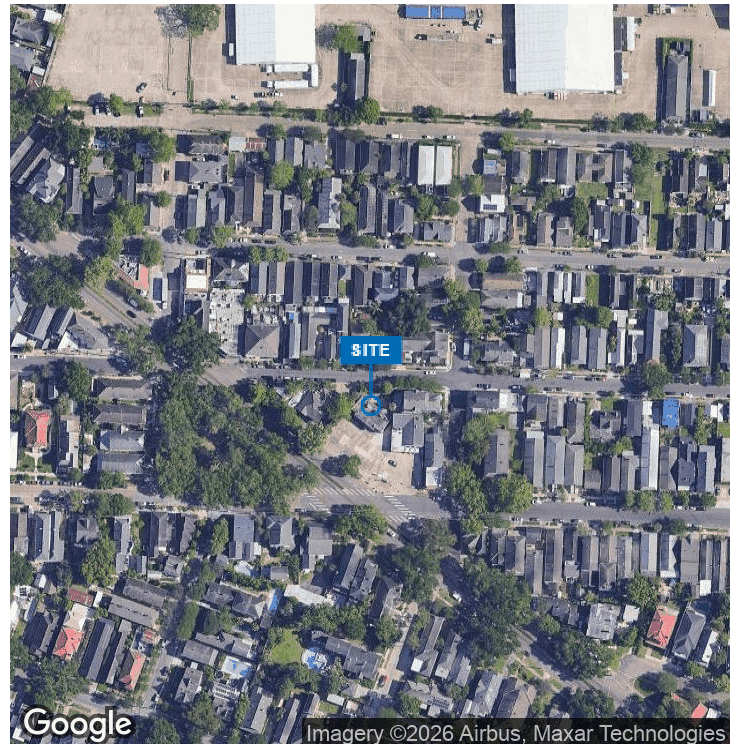
Just steps from the historic Fair Grounds, home of the world-famous New Orleans Jazz & Heritage Festival which regularly attracts over 450,000 visitors annually, the site sits at the gateway to the charming Faubourg St. John. Esplanade Avenue's legendary canopy of moss-draped live oaks creates a picturesque, tree-lined approach that captures the timeless romance of New Orleans.

This location benefits from immediate adjacency to some of the city's most beloved dining destinations, including Café Degas, Lola's, Liuzza's by the Track, 1000 Figs, and many more. It is also moments from City Park, the New Orleans Museum of Art (NOMA), and the Sydney and Walda Besthoff Sculpture Garden, drawing a steady flow of locals, tourists, and cultural visitors year-round.

In addition to restaurant uses, the HU-B1 zoning supports a wide range of other commercial opportunities such as:

- Retail Goods Establishment
- Public Market
- Reception Facility (Conditional)
- Medical/Dental Office
- Social Club
- Health Club
- Art Gallery / Arts Studio
- General Office uses

With its high-visibility corner position along a major historic thoroughfare, generous land area for potential outdoor dining and events, and up to 14 parking spaces under the existing configuration, 3101 Esplanade Avenue represents a chance to establish a presence in one of New Orleans' most desirable and fastest-appreciating neighborhoods.



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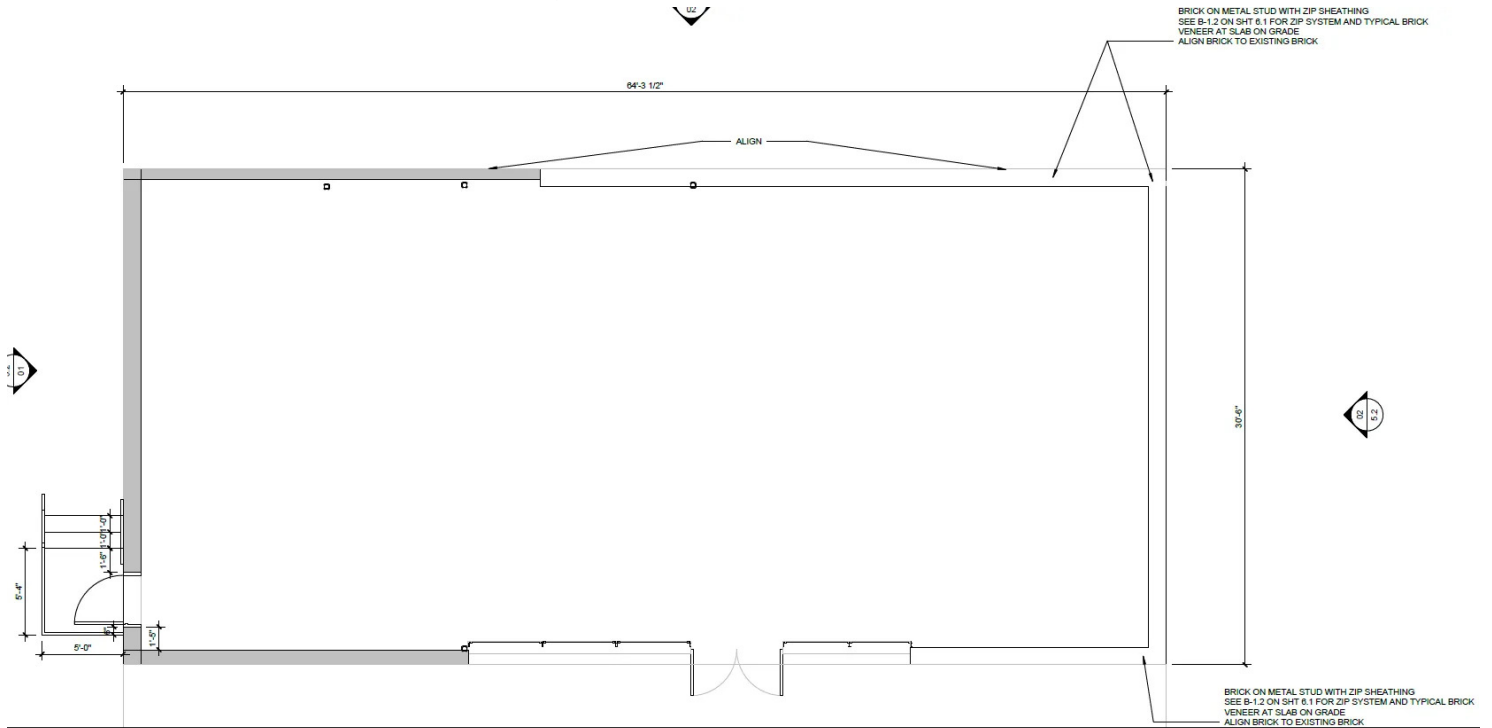
Managing Director

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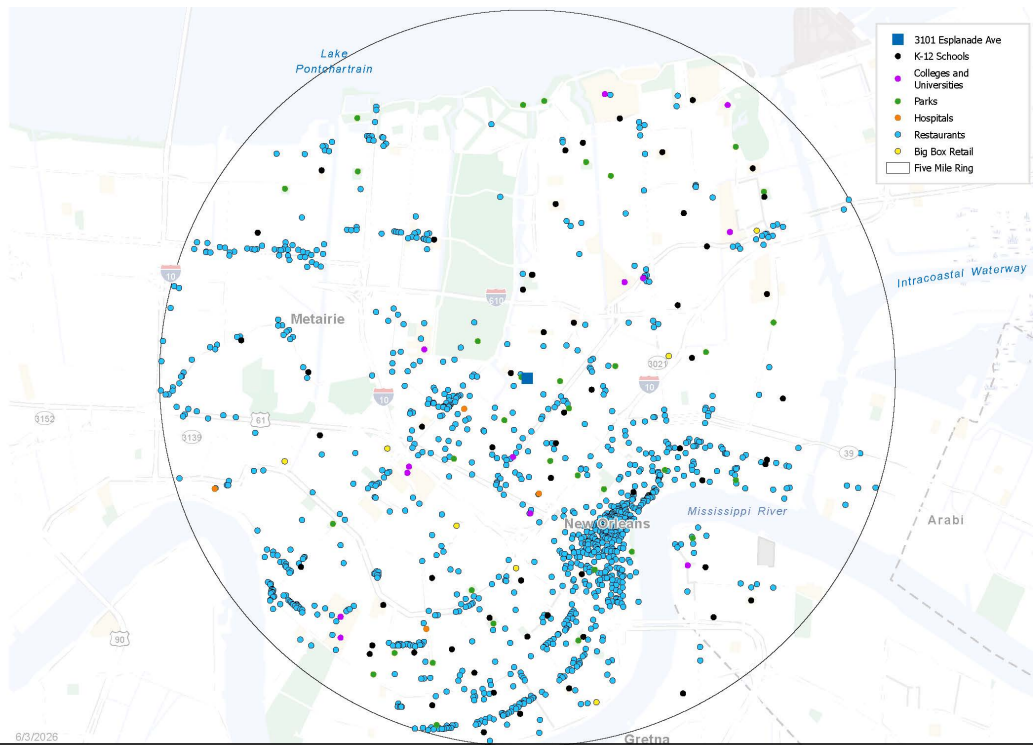
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Floor Plan



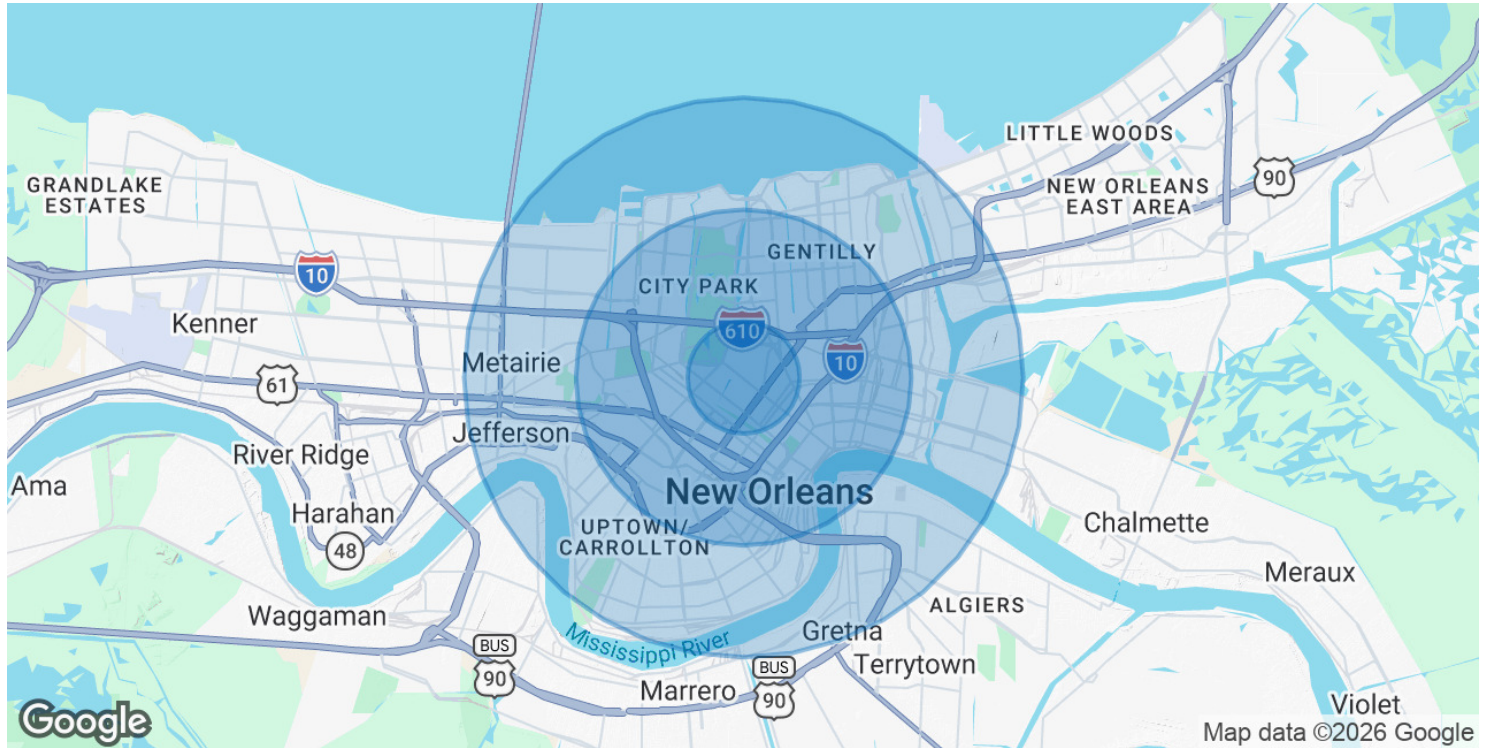
Overview - Area Amenities

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POPULATION & INCOME	1 MILE	3 MILES	5 MILES
Total Population	21,232	163,824	332,522
Average Age	41.3	40	39.9
Average Household Income	\$88,323	\$98,847	\$107,132
Average Home Value	\$493,474	\$490,926	\$518,995

WORKFORCE & EDUCATION	1 MILE	3 MILES	5 MILES
Total Businesses	1,242	12,511	23,138
Total Employees	9,641	140,332	250,543
Daytime Population	20,493	225,160	429,261
Percent of Population 25+ with Associate Degree or Higher	56.2%	51.9%	54.1%
Percent of Civilian Population 16+ in Work Force	95.3%	93.7%	94.3%

2023 American Community Survey (ACS) and 2026 Esri

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Economic Drivers

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____