



SALE

1435 Japonica Street

1435 JAPONICA STREET

New Orleans, LA 70117

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
BUILDING SIZE:	34,930 SF
LOT SIZE:	1.85 Acres
PRICE / SF:	\$55.83
RENOVATED:	2015
ZONING:	LI (LIGHT INDUSTRIAL)
APN:	39W309301

PROPERTY OVERVIEW

This unique industrial or redevelopment opportunity in the Bywater is a MUST SEE and is PRICED TO SELL. The entire site consists of a full city block right off the Industrial Canal.

Square / City Block 589:

- 1435 Japonica - 80,476 SF site with a 34,930 SF warehouse

Street in Between:

It's important to note that N Villere Street is the street between 1333 & 1435 Japonica that currently acts as a 9,000(+/-) SF gated yard (not counted toward the SF of any owned parcel). This extra area is rented from the city for \$150/month.

The LI-Light Industrial zoning offers a variety of Permitted Uses by right including most industrial uses, breweries, distilleries, warehousing, educational facilities, and even hotel uses. See the CZO table 16-1 for LI Permitted and Conditional Uses.

Seller is willing to support a buyer's zoning modification efforts to accommodate additional uses. This area of the Bywater is currently undergoing a cultural resurgence with music venues, restaurants, bars, and other cultural happenings becoming prevalent in the surrounding neighborhood.

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SVN | URBAN PROPERTIES 2

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ADDITIONAL PHOTOS



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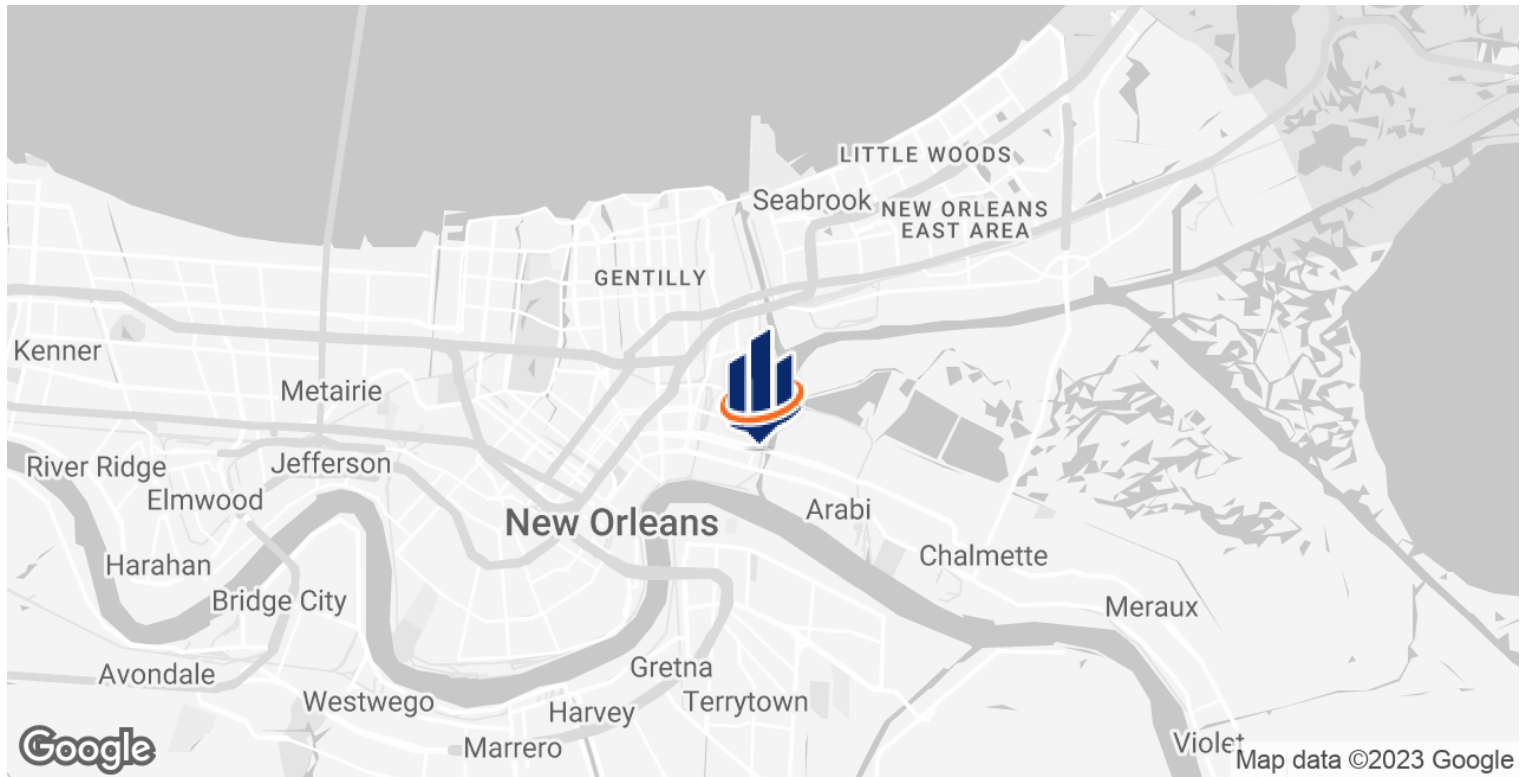
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SVN | URBAN PROPERTIES 3

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,573	77,357	233,272
AVERAGE AGE	35.3	37.3	36.6
AVERAGE AGE (MALE)	34.6	36.9	35.4
AVERAGE AGE (FEMALE)	36.5	38.3	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,840	31,783	92,807
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$34,451	\$47,359	\$50,893
AVERAGE HOUSE VALUE	\$125,311	\$173,343	\$198,659

** Demographic data derived from 2020 ACS - US Census*

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