



FOR LEASE - NEW RETAIL SHOPPING CENTER

1950 CLAIBORNE AVENUE, NEW ORLEANS, LOUISIANA 70116



GLA : 8,000 SF

ASKING : \$28-30 PSF NNN

TRAFFIC : 25,000 VPD

- SIZE : 8,000 SF OF RETAIL - EIGHT (8) 1,000 SF SUITES
- APARTMENTS ON 2ND FLOOR
- PRICE : \$30 PSF ENDCAPS
\$28 PSF INTERIOR SPACES
\$6 PSF CAM
- LOT SIZE : 23,868 SF
- PARKING : 15 SPACES IN REAR, 8 SPACES ON N. CLAIBORNE
- ZONING : HMC-2
- FUTURE LAND USE : MU-TC
- LOCATED JUST PAST THE NORTH CLAIBORNE EXIT OFF I-10, THIS NEW SHOPPING CENTER IS A GREAT OPPORTUNITY TO SERVE THE TREME, MARIGNY, AND LOWER 7TH WARD COMMUNITIES.
- ENTER THIS REDEVELOPING MARKET IN NEW CONSTRUCTION YOU CAN BE PROUD OF!
- PERFECT FOR NATIONAL TENANTS AND FRANCHISES

+ DESCRIPTION

L+A RETAIL

CONTACT:
DOUG PLACE

1200 S. CLEARVIEW PKWY,
STE. 1166
NEW ORLEANS, LA 70123



L+A RETAIL LICENSED BY LREC
T 504+733+1212 WWW.LARETAIL.COM



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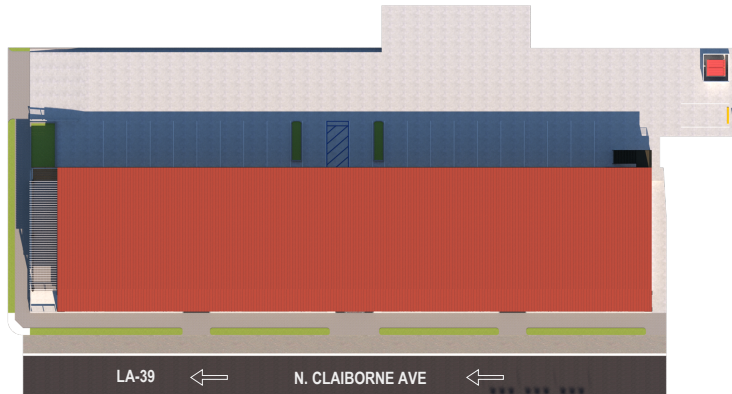
PROPOSED LEFT FRONT VIEW



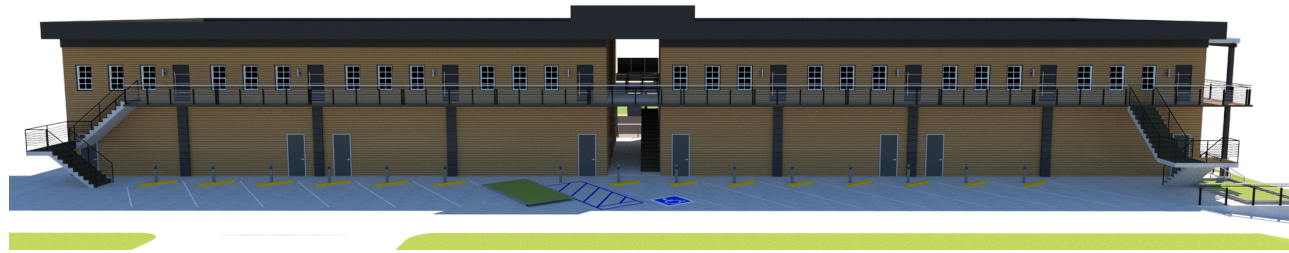
PROPOSED FRONT WALKWAY VIEW



PROPOSED RIGHT FRONT VIEW



PROPOSED PLAN VIEW



PROPOSED REAR VIEW

+ DEMOGRAPHICS

2023 DRIVE TIME ESTIMATES	TOTAL POPULATION	AVG. HH INCOME	WHITE COLLAR WORKERS	BLUE COLLAR WORKERS	OWNER OCCUPANCY MEDIAN VALUE
3 MINS	36,671	\$62,715	65.5%	34.5%	\$303,000
5 MINS	61,549	\$62,289	67.3%	32.7%	\$325,000
10 MINS	147,387	\$68,080	67.5%	32.5%	\$307,000

DISCLAIMER: THIS SITE PLAN SHOULD ONLY SERVE AS AN APPROXIMATION OF THE CENTER'S LOCATION, LAYOUT, TENANTS, AND SQUARE FOOTAGE. NAMES, IMAGES, OR REPRESENTATIONS OF TENANTS, STREETS, OR PARKING SPACES SHALL NOT BE CONSIDERED A WARRANTY THAT THESE ELEMENTS ARE ACCURATE OR WILL CONTINUE TO EXIST. THE USE OF DEMOGRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT ACT AS A WARRANTY OF THEIR ACCURACY.

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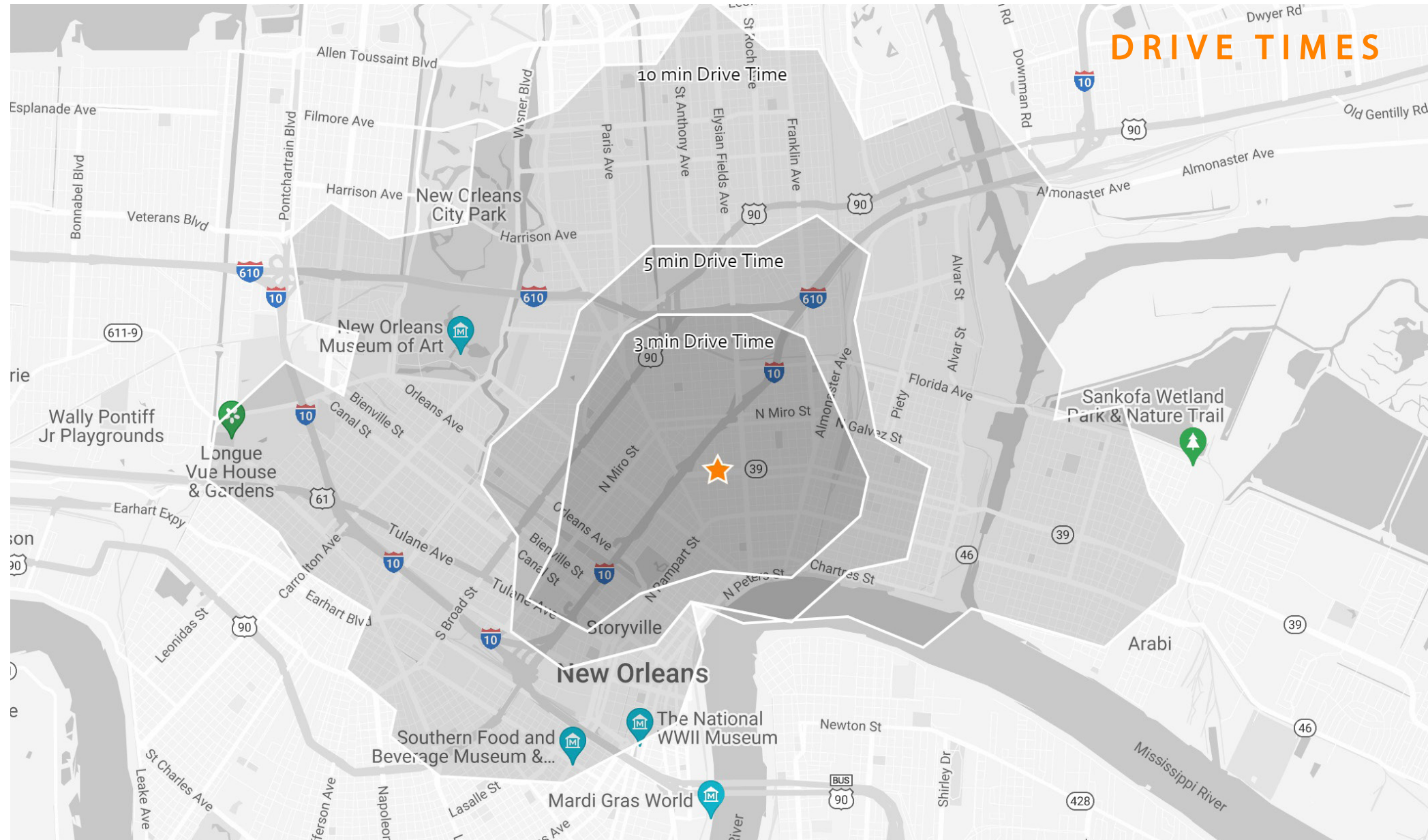
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DRIVE TIMES



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REAR PARKING PLAN



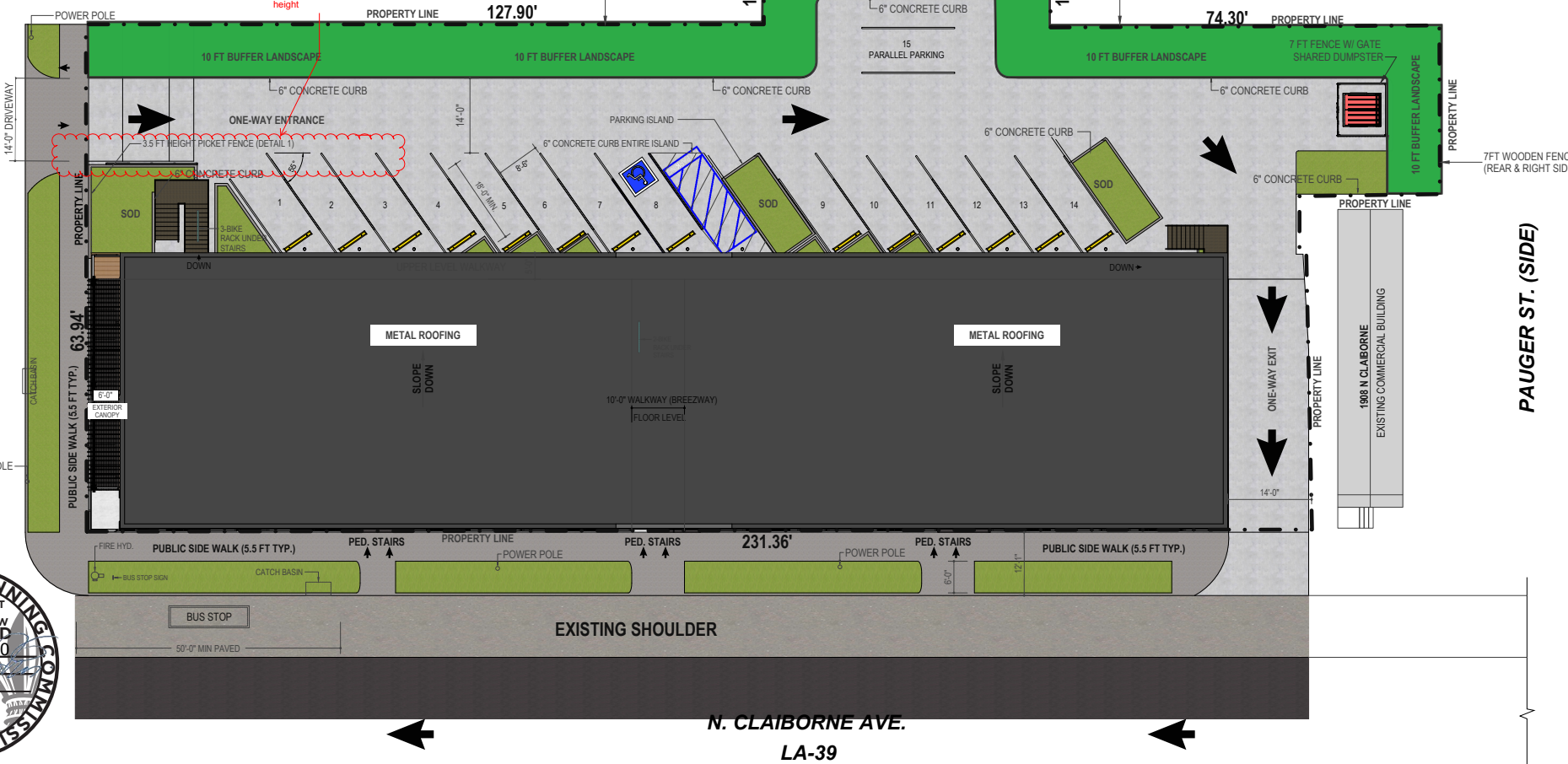
Any deviation from these plans shall require the review and approval of the Executive Director of the City Planning Commission and shall be subject to a review fee. All changes must be reviewed and approved prior to the change being made or construction being commenced. Changes in conflict with the Comprehensive Zoning Ordinance or the original terms of approval may require the review and approval of the City Planning Commission and/or the City Council where appropriate.

Per Section 23.7.B, the metal picket fence along Touro Street must be at least 4' in height

N ROBERTSON ST. (SIDE)

PROPERTY LINE 54.12'

7 FT WOODEN FENCE (REAR & RIGHT SIDE)



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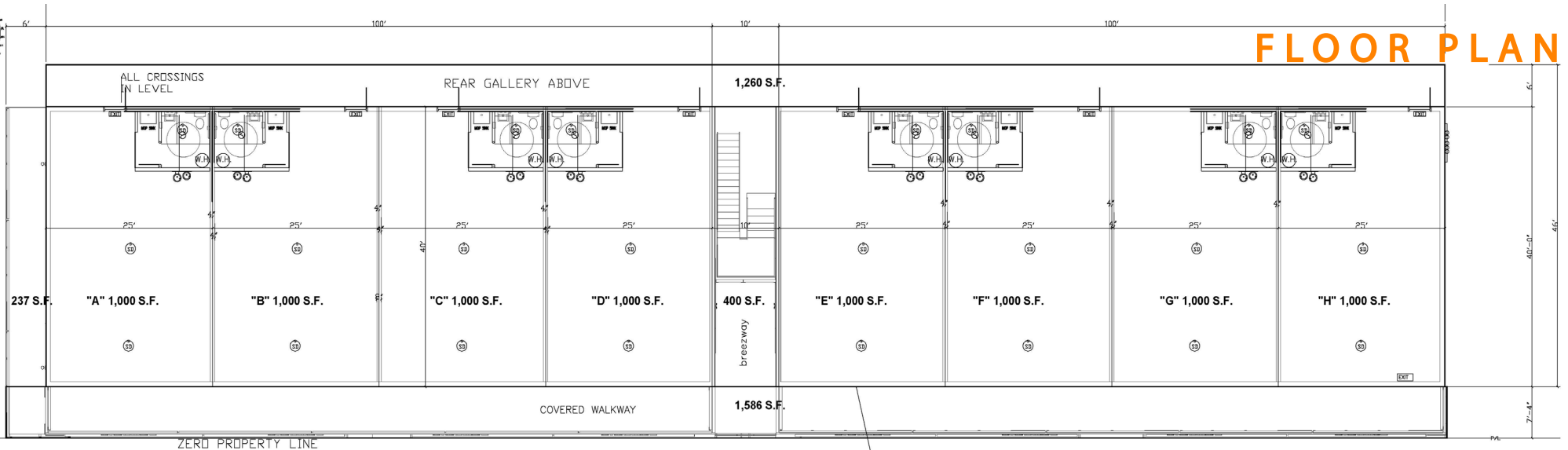
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FLOOR PLAN



SIDEWALK

ZERO PROPERTY LINE

BLDNG. ENCLOSURE 8,400 S.F.
500' PERIMETER

GROUND LEVEL MERC.
see dwg. 17 for structural

LESS THAN 3,000 s.f.
1 BATHROOM REQUIRED

NOTES:

1. ROOF MTL. COLOR DARK RED TYPE AS PER MANUFACTURER'S SPECS.
2. EXPOSED BRICKS COLORS
3. ALL WOODWORK WHITE COLOR
4. ALL COLUMNS WHITE
5. CMU WALLS PAINT PROTECTIVE COAT

MATERIALS LEGEND

Materials, Elevation

	RUNNING BOND BRICK		PLASTER/FLTWOOD/CONCRETE
	STONE VENEER		GLASS/ALUMINUM

Materials, Plan/Section

	CONCRETE		CHALK
	FINISHED WOOD		WOOD BLOATING
	PLYWOOD		SALT CRYSTALLIZATION
	ADDITIONAL		

NOTES:

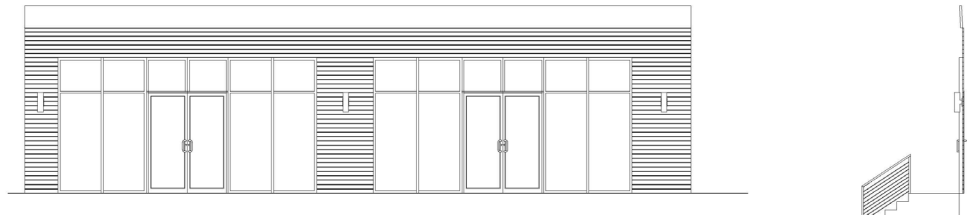
ALL SPACES ARE MERCANTILE WITH NO TENANT SELECTED AT THIS TIME. THE FUTURE USE WILL BE TYPICAL OF THE SHOPPING STRIP TYPE TENANT'S AND IMPROVEMENTS, AND EACH TENANT WILL SEPARATELY APPLY FOR INTERIOR CONSTRUCTION PERMIT.

ALL AREA CALCULATIONS ARE BASED ON THE GROSS AREAS INCLUDING THE WALLS. CONTRACTOR IS TO FURNISH ACTUAL FIELD DIMENSIONS AFTER THE COMPLETION OF THE CONSTRUCTION.

ALL DIMENSION ARE EITHER TO FACE OF STUD/C.M.U. OR TO CENTERLINE OF STUD.

BUILDING IS NOT REQUIRED TO HAVE SPRINKLERS.

HEIGHT NOTES:



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