

4400 DAUPHINE NSA EASTBANK PROJECT

NOW LEASING: 32,000 SQUARE FEET
RETAIL & COMMERCIAL SPACE





Project Summary

One of New Orleans' most important historic and strategic properties is being transformed. The former Naval Support Activity (NSA) facility once anchored the Bywater and Marigny neighborhoods on the east bank of the Mississippi River. It is now being reimagined as a modern mixed-use residential and commercial district with contemporary amenities and exciting retail opportunities.

1st Phase Project Summary:

NSA East Bank Apartments will consist of 294 affordable units and **32,571 S.F. of community-serving ground-floor retail** in Building 603, along with 774 parking spaces located on the 3rd through 6th floors of Building 602. The project will also have 239 surface parking spaces, including 12 EV charging stations.

Available Retail Space: **32,571 Sq. Ft. Ground Floor**

Currently seeking Grocery Anchor and additional retail and commercial tenants.



NSA Eastbank Project



Phase Breakdown

Existing Site Area: 22.17 acres
Existing Building Area (Inclusive of all structures): 1,607,067 sf
Zoning: MU-2 High Intensity Mixed-Use District Building

PHASE I BUILDING 603 (4420 DAUPHINE)

- 294 Affordable Housing Units
- 32,571 SF Ground Floor retail
- 21,250 SF of Ground Floor retail finished as a dark shell
- 239 surface parking spaces available for retail and residential tenants and visitors including 12 EV charging stations

PHASE I BUILDING 602 (4440 DAUPHINE) AND PARKING GARAGE ACCESS BUILDING

- 774 parking spaces on 3rd – 6th floor for shared use by multifamily tenants & retail
- Parking access ramp building will be reconditioned for use as a part of Phase I renovation
- Building 602 1st and 2nd Floor finished as a dark shell as part of Phase I work
- 152,619 SF dark shell finish

PHASE II BUILDING 603 (4420 DAUPHINE) AND BUILDING 602 (4440 DAUPHINE)

- EMDRC will develop the approximately 20,646 SF balance of the ground floor
- 152,619 SF dark shell area will be completed as a part of Phase II Pedestrian Mall Project

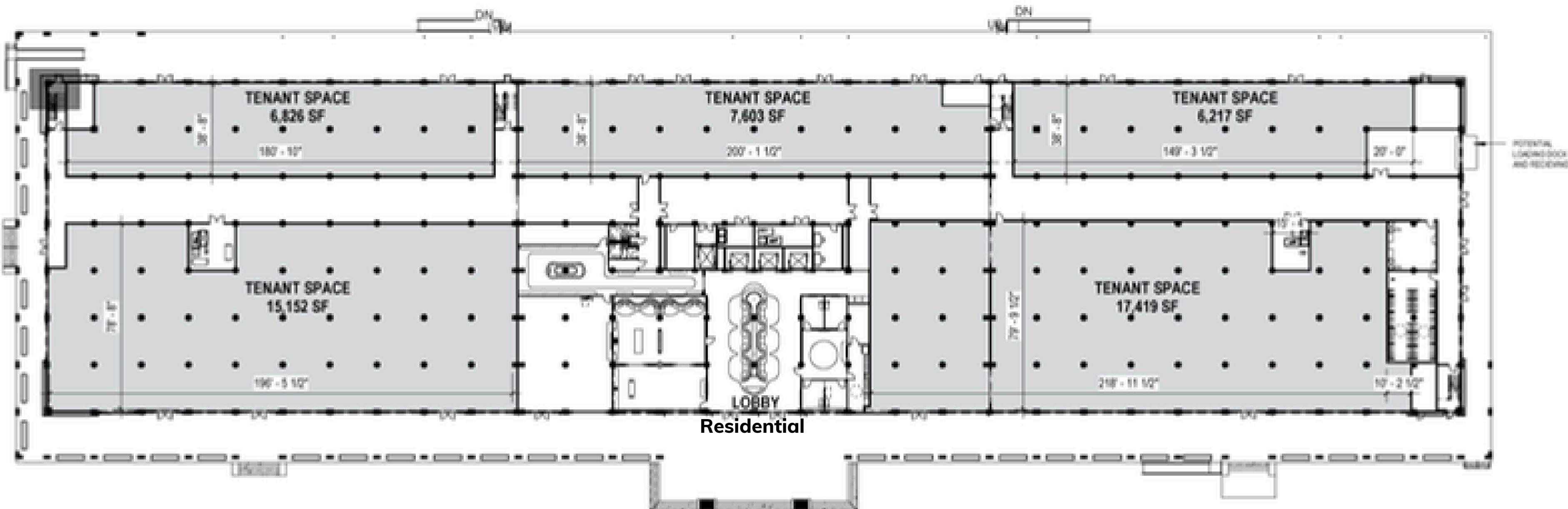
PHASE III BUILDING 601 (4460 DAUPHINE) AND CARGO RAMP BUILDING 613

- EMDRC will restore exterior finishes and building facades on this 491k SF structure concurrently with the renovation of Buildings 602 & 603
- Building 601 will be fully developed as Phase III with additional mixed use space

ANCILLARY SITE FACILITIES PHASE I, II, III

- Additional Parking Options
- Recreational Spaces Sidewalks, and Plazas
- Sitewide landscaping, signage, lighting, ornament chain link fence & other security upgrades





NSA Bywater Project // 4400 Dauphine Street, New Orleans, LA // Retail for Lease



BUILDING 603 GROUND FLOOR - RETAIL SPACE
4400 Dauphine Street, New Orleans, LA 70112 Building 603
NSA EAST BANK APARTMENTS
4400 Dauphine Street, New Orleans, LA 70112 Building 603

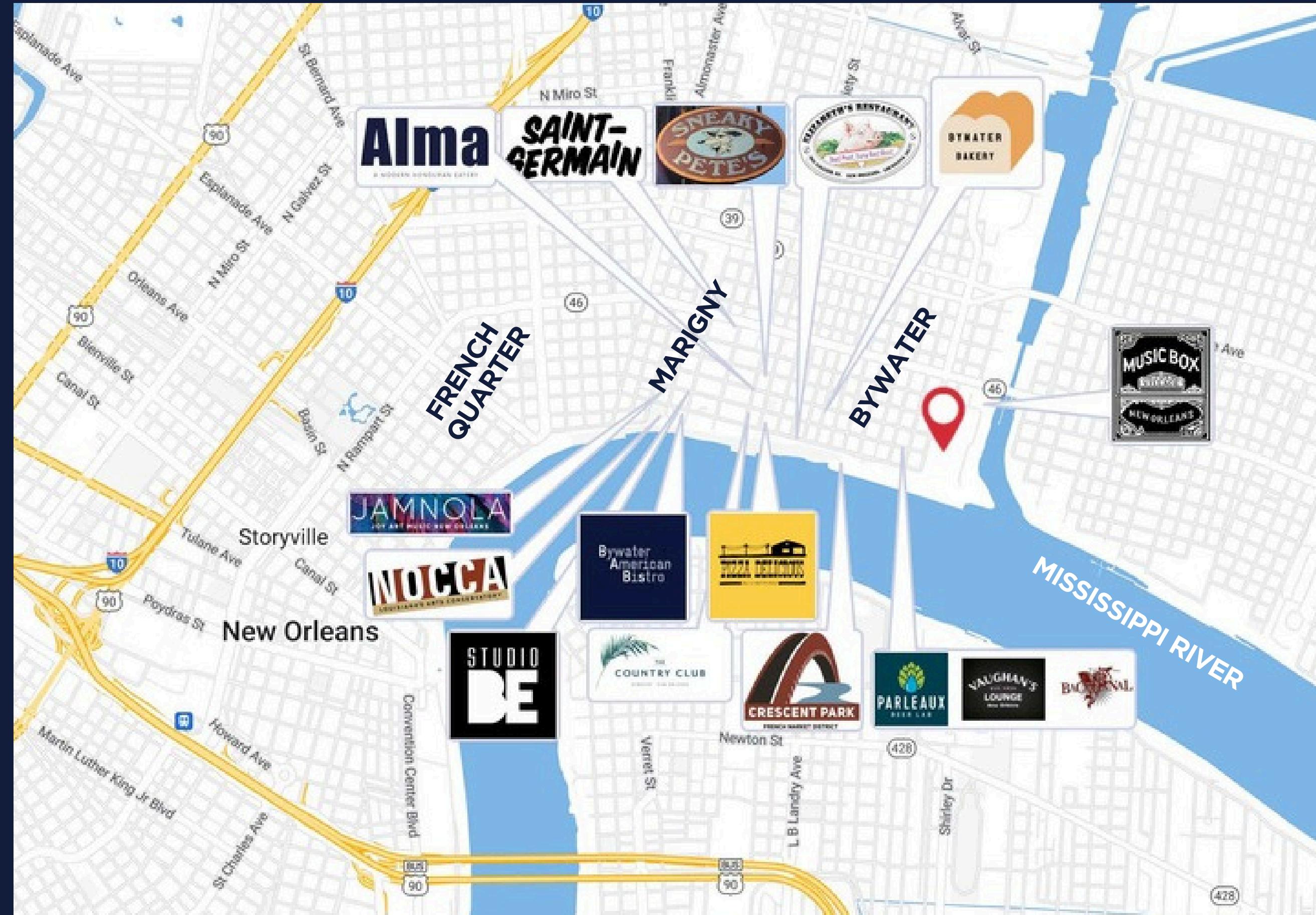
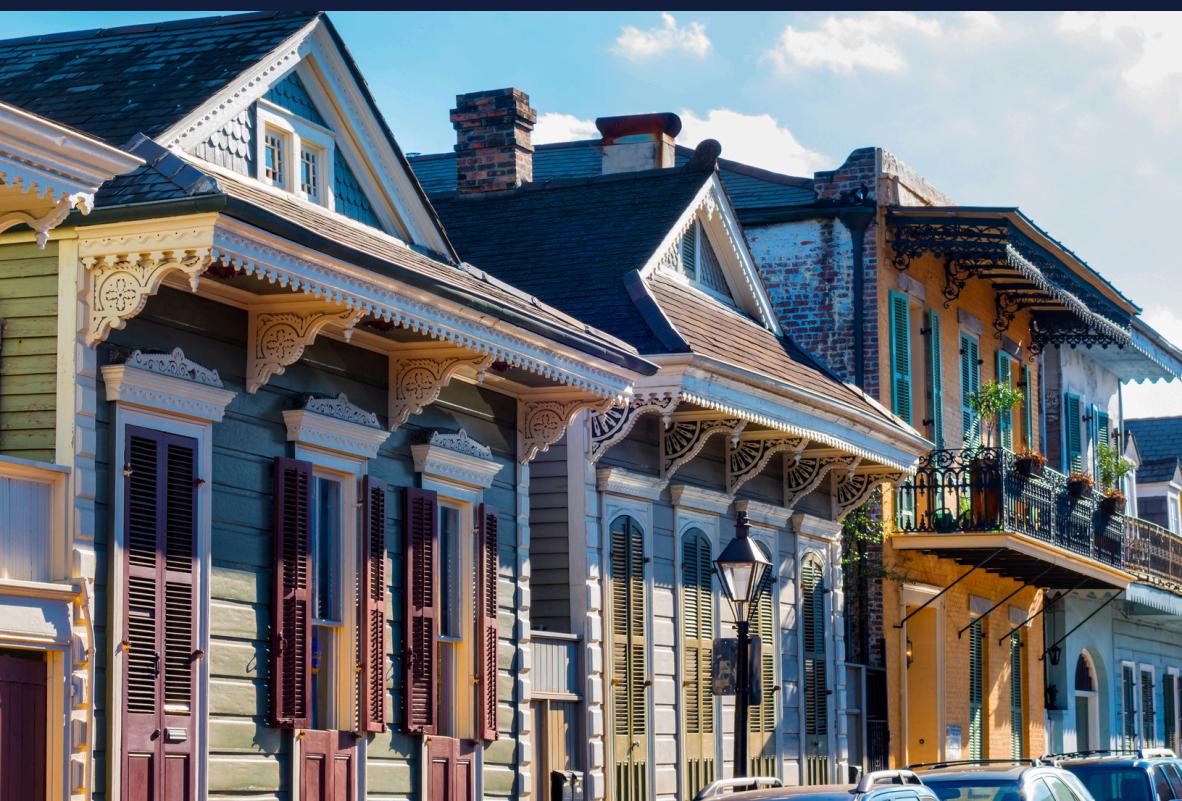
Project Rendering



Marigny/Bywater

THE NEIGHBORHOOD

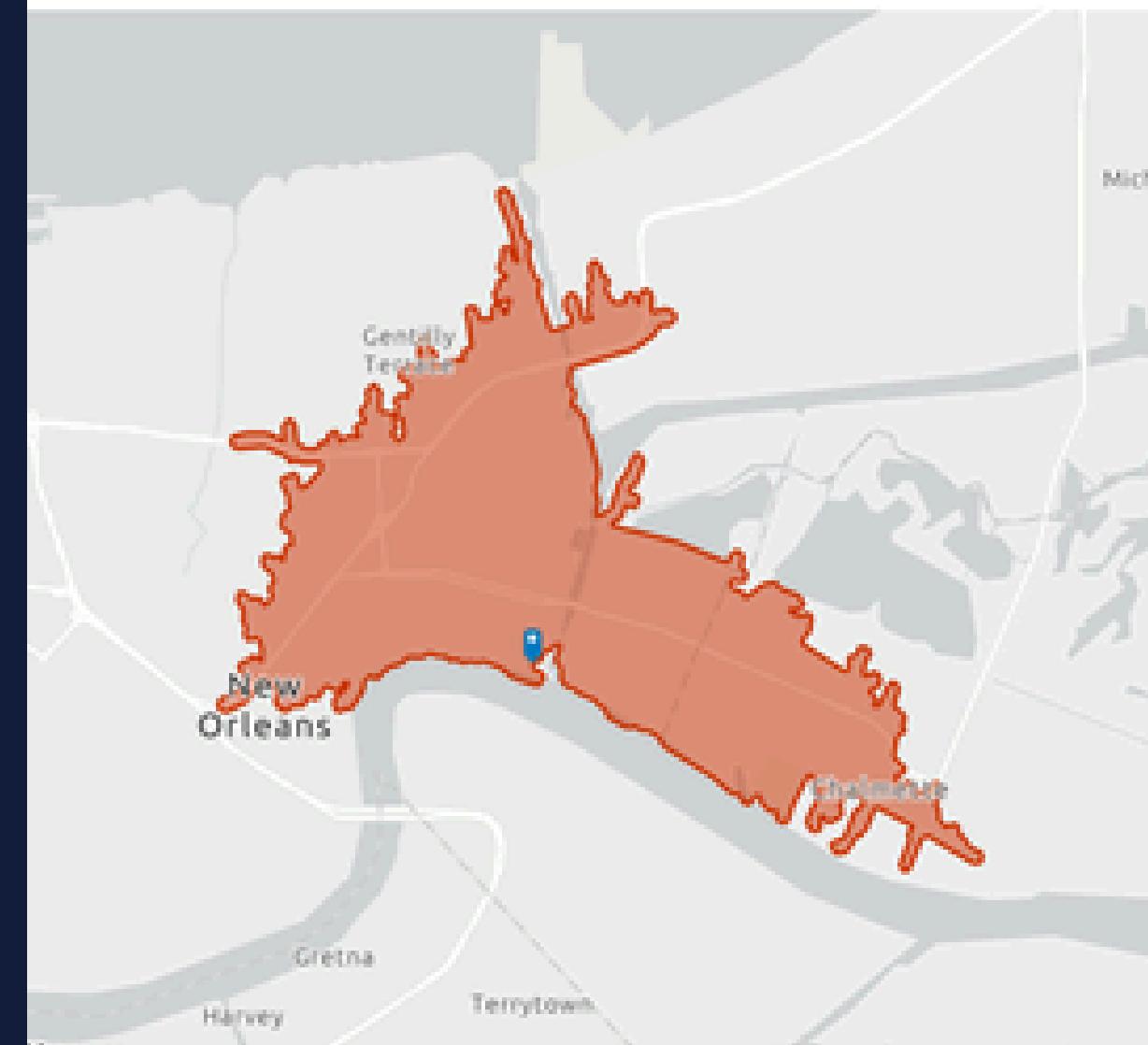
- The traditional boundaries of Bywater are the Mississippi River to St. Claude Avenue, and the railroad tracks along Homer Plessy Way (formerly Press Street) to the Industrial Canal.
- The neighborhood has a vibrant art scene – with local art galleries, funky live music venues, and art markets. The food scene is mixed with trendy spots and casual environments.



Demographic Profile

4400 Dauphine St, New Orleans, Louisiana, 70146

Drive time of 10 minutes



This infographic contains data provided by Evi.
The vintage of the data is 2022, 2027
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EDUCATION

15%



No High School Diploma

28%



High School Graduate



28%



Some College



29%



Bachelor's/Grad/Prof Degree



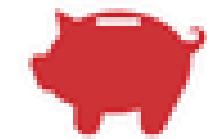
\$35,140

Median Household Income



\$28,890

Per Capita Income



\$14,329

Median Net Worth

EMPLOYMENT



56.6%



19.3%

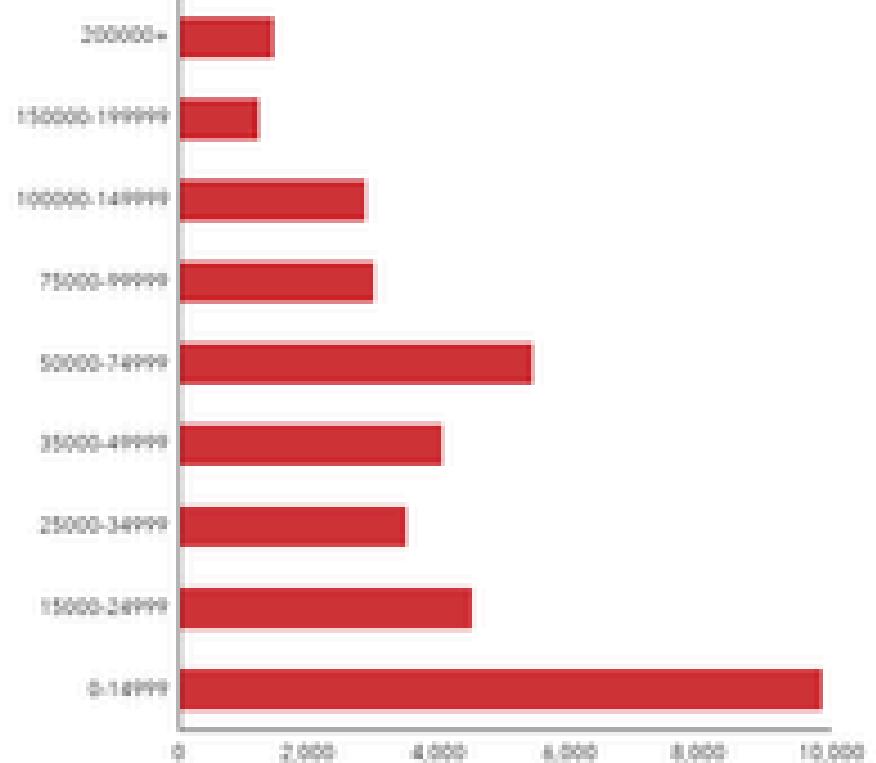
10.0%



24.2%

Unemployment Rate

HOUSEHOLD INCOME (\$)



KEY FACTS

76,201

Population

39.1

Median Age

35,744

Households

\$30,023

Median Disposable Income



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