

# 68-70 NORTH BEACON STREET

WATERTOWN, MA • GROUND LEASE RETAIL OPPORTUNITY

WATERTOWN CENTER

68-70 NORTH BEACON STREET  
LAND AREA - 10,000 SF



ELAN UNION MARKET

WS DEVELOPMENT RETAIL PROJECT

GABLES ARSENAL STREET (HANOVER COMPANY)

NORTH BEACON STREET

ARSENAL STREET

# PROPERTY OVERVIEW

68-70 North Beacon Street is strategically positioned at a four-way signalized intersection of North Beacon and Irving Street, an area that is among a dynamic retail hub in the heart of this flourishing Boston submarket. Its prime location offers a strong street presence along with ingress and egress options on both North Beacon and Irving Street that can cater to a variety of different ground lease retail opportunities.

## PROPERTY HIGHLIGHTS



Signalized  
Intersection



High  
Growth Market



Ingress/Egress



Ground Lease  
Opportunity

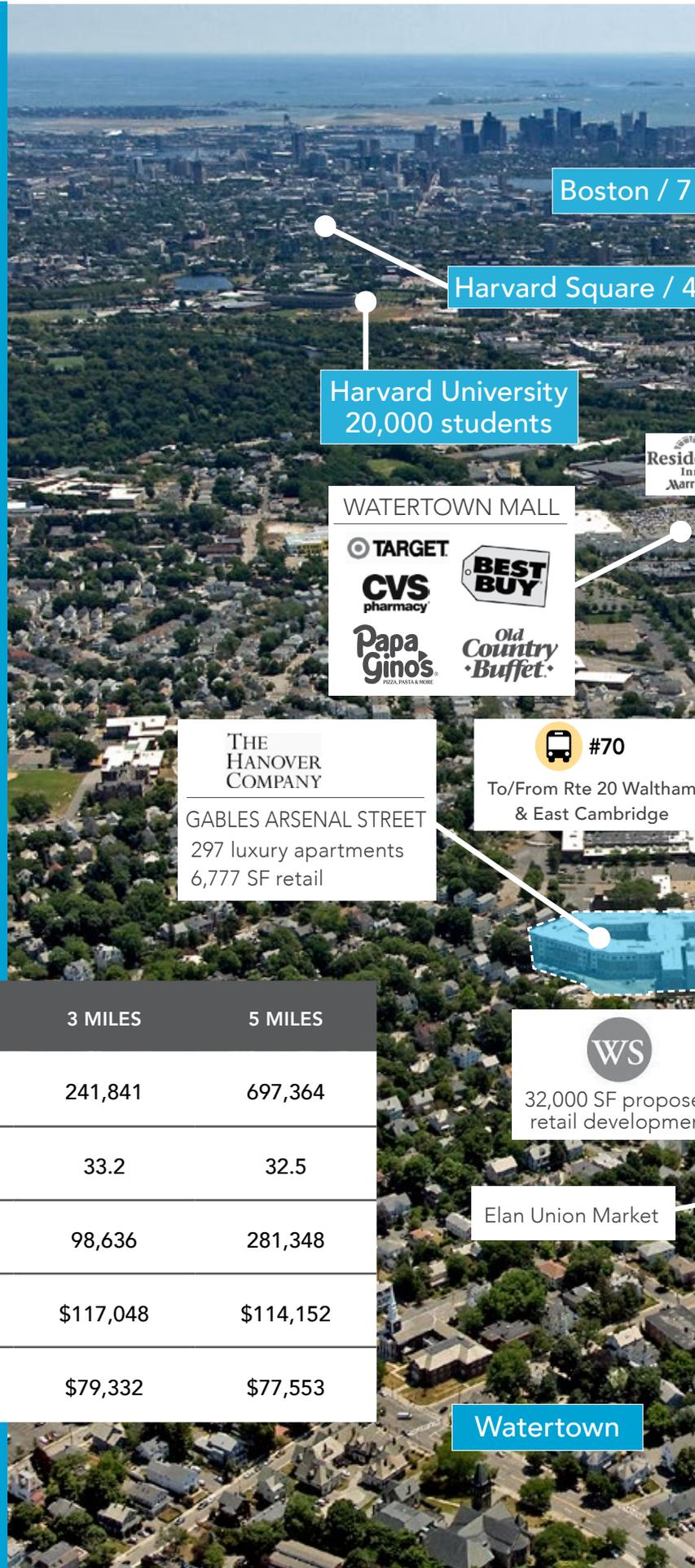


## AREA OVERVIEW

In addition to its superior location, the site is located approximately ½ mile away from the Arsenal and Watertown Mall, filled with local and national retailers including Target, CVS and Gap. This thriving retail corridor of Watertown is booming with current and future development projects that will drive a massive amount of traffic to the area. Elan Union Market, located on Arsenal Street, is slated for delivery in spring 2018 and will be home to an additional 10,600 SF of retail along with 282 residential units. The Wilder Companies is working on a repositioning project for the Arsenal Mall dubbed "Arsenal Yards," which will transform the east end of Watertown into a new and enhanced shopping destination with 250,000 SF of retail, 500 residential units and 100,000 SF office space. Gables Arsenal Street is a development led by the Hanover Company and will include 297 luxury apartments complimented by 6,777 square feet of retail. WS Development is also in the midst of a 32,000 square foot retail project located directly next to the Gables.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	26,248	241,841	697,364
AVERAGE AGE	38.5	33.2	32.5
# OF HOUSEHOLDS	11,878	98,636	281,348
AVG. HOUSEHOLD INCOME	\$119,642	\$117,048	\$114,152
AGE. DISPOSABLE INCOME	\$82,335	\$79,332	\$77,553



miles

miles



ARSENAL MALL

THE HOME DEPOT

TJ-maxx  
Marshalls

CHIPOTLE MEXICAN GRILL

GAP

VICTORIA'S SECRET

OLD NAVY

SUBWAY

DUNKIN' DONUTS

MASSACHUSETTS TURNPIKE

AVERAGE DAILY TRAFFIC



128,969 CARS



athenahealth  
Headquarters

4,619 employees

Charles River

ARSENAL STREET

AVERAGE DAILY TRAFFIC



30,000 CARS

N BEACON STREET

AVERAGE DAILY TRAFFIC



12,000 CARS

#70 & #70A



68-70  
NORTH BEACON  
STREET



Watertown Square



## RETAIL

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