

J MALDEN CENTER RETAIL OPPORTUNITIES

2020



GRAFFITO 

 Northwestern
Mutual®

 JEFFERSON
APARTMENT GROUP

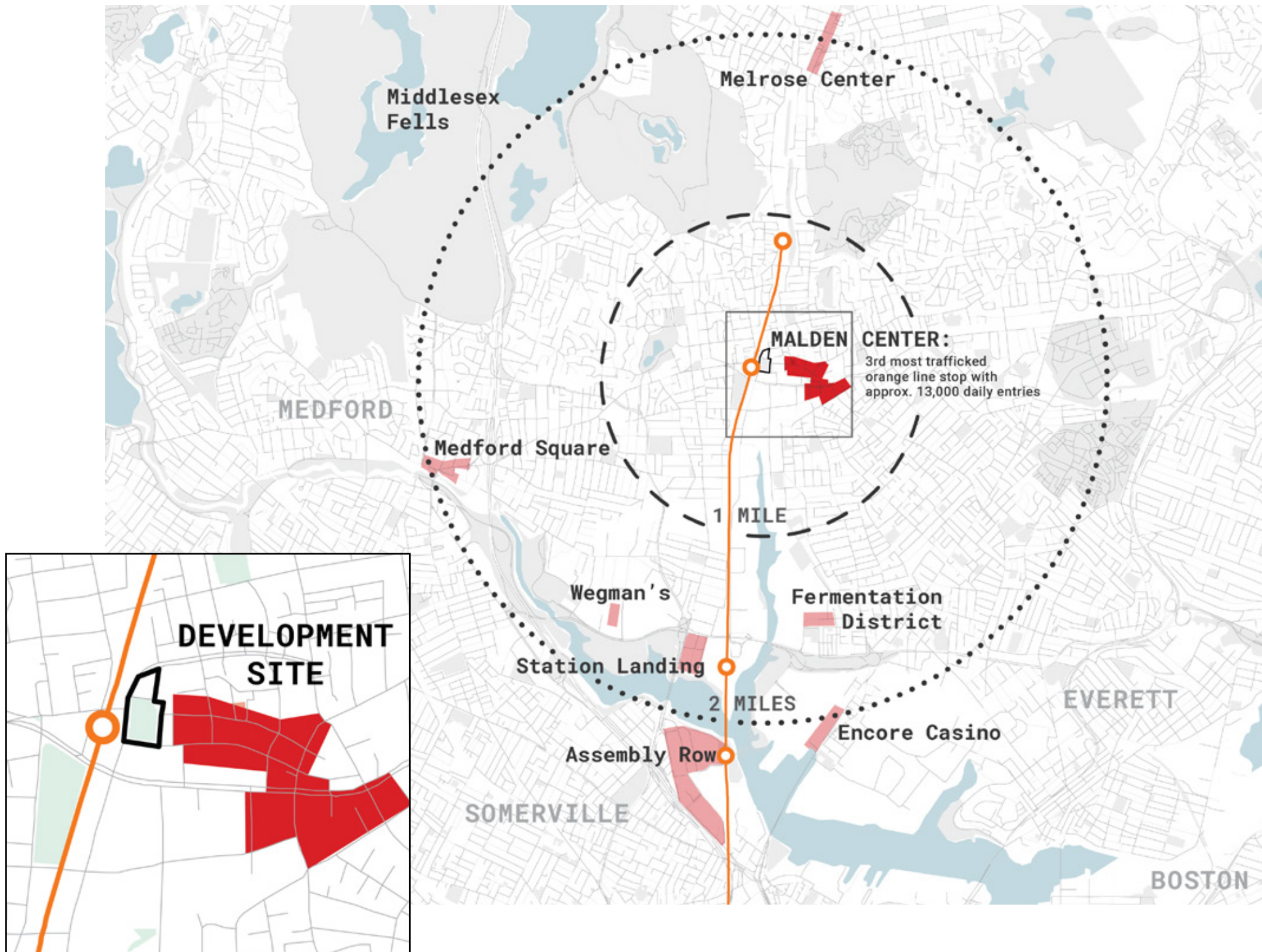
PROJECT ORIENTATION

J Malden Center lies in the heart of Malden Center across from the third-most trafficked Orange Line station.

The development reconnects Pleasant and Commercial Streets improving the pedestrian flow and retail experience while also providing a new home for City Hall and 320 luxury apartment homes above 23,000 sf of local retail. The streetscape is really taking shape with amazing local retail tenants already committed to the project including Bit Bar, Soul City Yoga and Malden Center Fine Wines.



LOCATION



Just a quick Orange Line ride from Boston, the site is located at a **crucial retail connection** in the center of Malden.

1 MILE RADIUS:

POPULATION: 43,000
HOUSEHOLDS: 16,000+
MEDIAN HHI: \$60,000
AVG HHI: \$76,000

2 MILES RADIUS:

POPULATION: 124,000
HOUSEHOLDS: 48,000
MEDIAN HHI: \$62,000
AVG HHI: \$80,300

A LOOK AT THE NUMBERS



100

employees relocating to
new City Hall building

320

residential units
delivered



13,660

people living within
a 10-minute walk

23,000

square feet
of retail



1,300

new employees next door
at 200 Exchange



13,000

daily ridership at the
Malden Center T station

45,000

square feet
of office



60,000

people living
in Malden



View from the corner of Exchange Street
and Commercial Street



View West on Pleasant Street

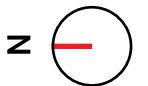
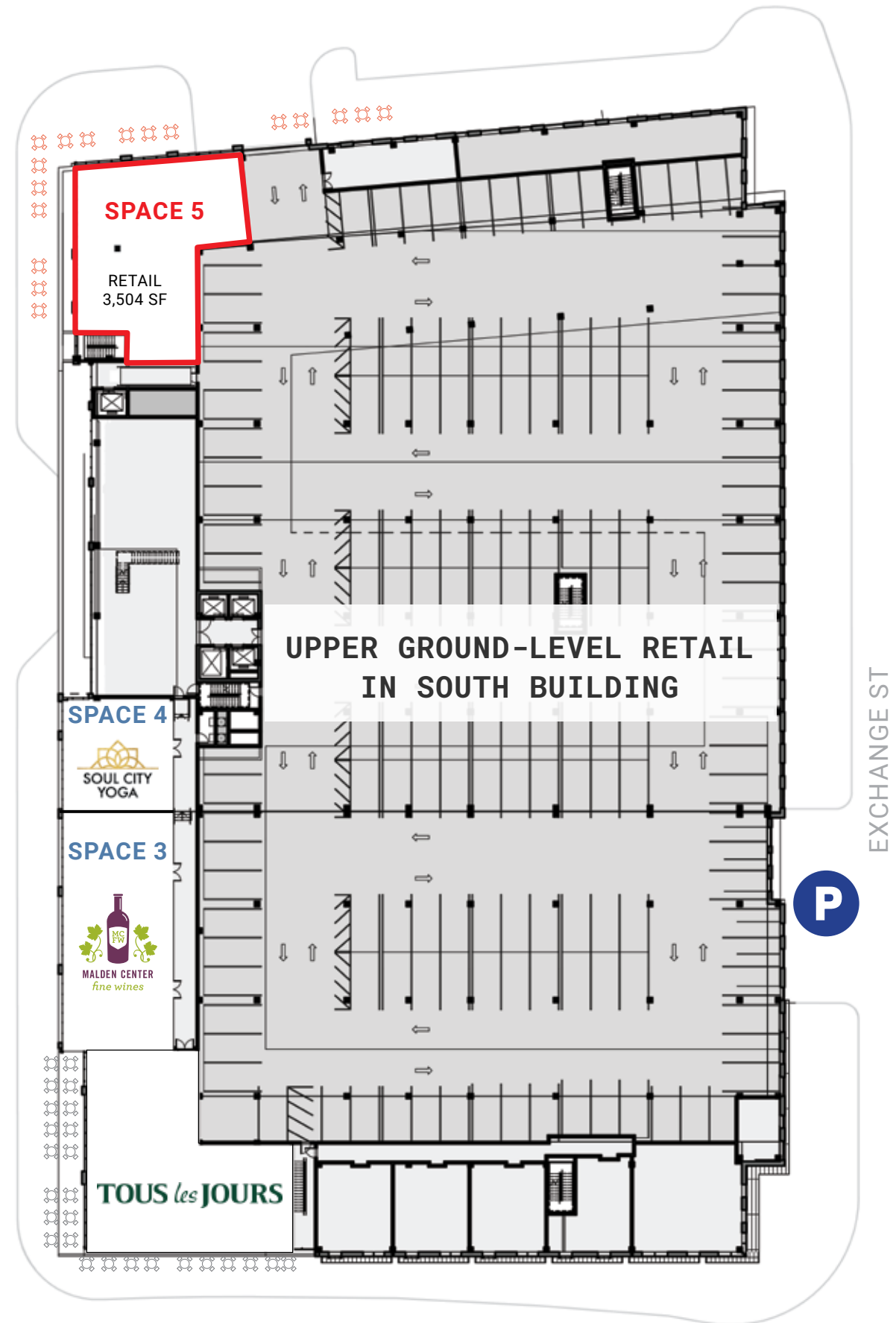
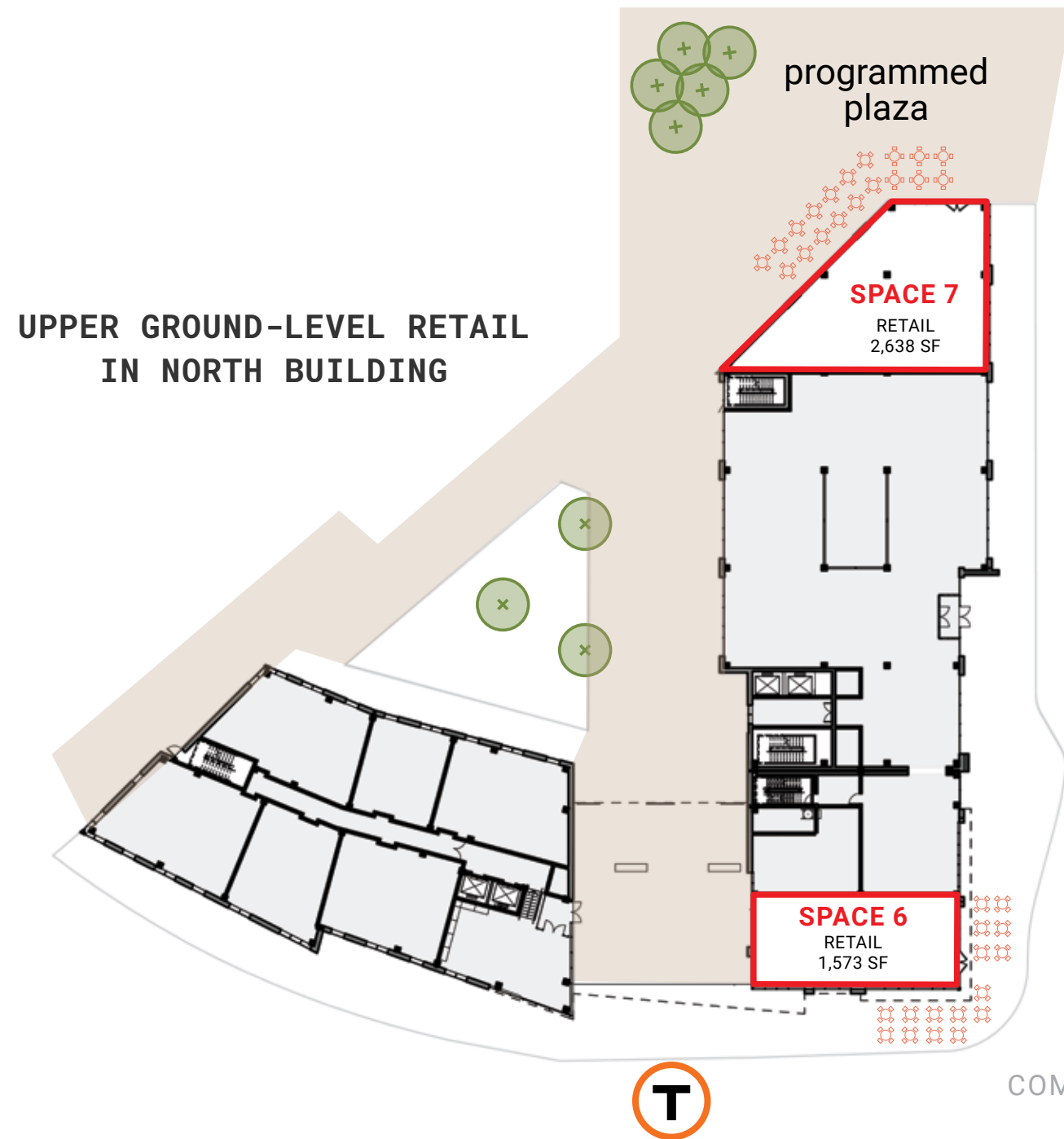


GALAXY COFFEE

sushi

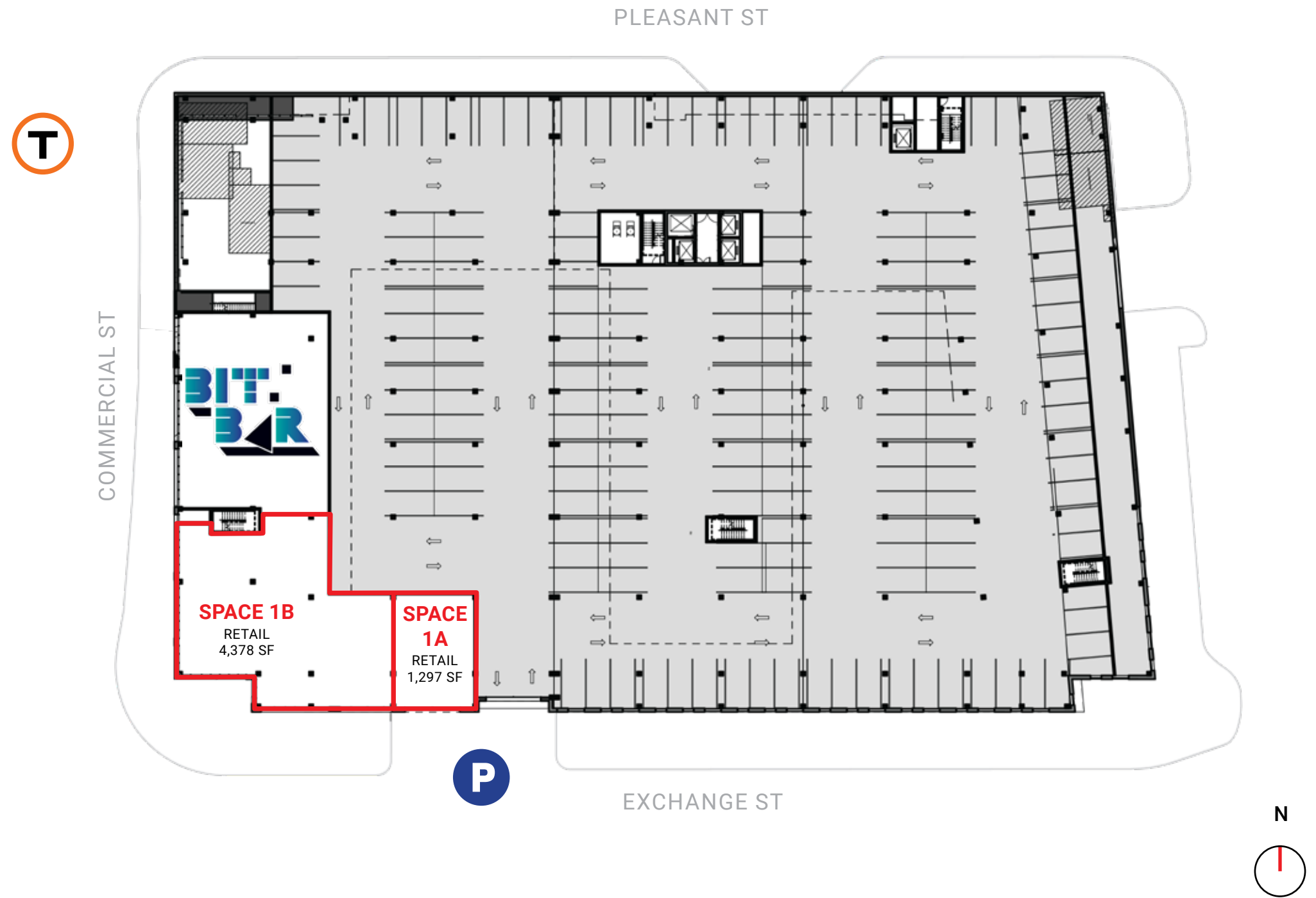
View East on Pleasant Street

FLOOR PLANS: UPPER



FLOOR PLANS: LOWER

LOWER GROUND FLOOR
COMMERCIAL ST. RETAIL
IN THE SOUTH BUILDING



— DEVELOPMENT TEAM



JEFFERSON APARTMENT GROUP

Jefferson Apartment Group is a full-service real estate firm specializing in multifamily apartments and mixed-use real estate investments through their acquisition, development, construction and property management services. The company focuses on urban, transit-oriented assets located in high barrier-to-entry markets on the East Coast.

Their management team has more than 90 years of combined experience leading nationally recognized multifamily organizations and a successful track record acquiring and developing over 19,000 units with a value of more than \$4 billion.



NORTHWESTERN MUTUAL

Northwestern Mutual, a Fortune 100 financial security company and one of the largest real estate investors in the nation, invests in commercial mortgages and equity investments across all major property types, including apartments, office, retail and industrial. Its \$43+ billion real estate investment portfolio is composed of approximately 80 percent fixed income and 20 percent equity investments. Northwestern Mutual Real Estate is a financing source that provides experienced and knowledgeable people, quick and decisive action and flexible, creative solutions.

— LET'S TALK

Graffito is seeking dynamic local retailers to populate the ground floor of the project.

**1,300-5,600 SF
AVAILABLE NOW**

Dave Downing
dave@graffito.com
617.401.2871

Angela VanArsdale
angela@graffito.com
978.766.5142

