

1663 MASS AVE SECOND GENERATION RESTAURANT OPPORTUNITY



PROJECT ORIENTATION

Located between Harvard and Porter Squares, Cambridge's Baldwin neighborhood is home to a robust collection of retailers, private residences, Harvard University, and Lesley University.

1663 Massachusetts Avenue houses this unique retail opportunity at the base of Lesley's 1 Wendell Residence Hall and just two blocks Harvard Law School, The Harvard Museum of Natural History, and the heart of Lesley's Doble Campus. The premises was previously occupied by Hi-Rise Bread Company and is available for lease for the first time in a decade.



RETAIL MIX

1/2 MILE RADIUS (10 MINUTE WALK)

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- A map of the Harvard Square area in Cambridge, Massachusetts, centered on 1663 Mass Ave. A dashed line indicates a 1/2 mile radius (10 minute walk) from the center point. The map shows various retail and dining establishments, including restaurants, cafes, and shops. Key landmarks like Lesley University, Harvard University, and Harvard Square are also labeled. The Charles River is visible in the bottom left corner. A red star marks the location of 1663 Mass Ave.
- PAPER SOURCE
 - BAGELSAURUS
 - CHALAWAN ASIAN EATERY
 - UPPER CRUST PIZZA
 - UPS STORE
 - GUITAR SHOP
 - WALGREENS
 - SIMON'S COFFEE SHOP
 - BARAKA CUISINE
 - POKE CITY
 - CHANGSHO
 - HARVARD HOUSE OF PIZZA
 - HONEYCOMB CREAMERY
 - BARCELONA WINE BAR
 - STEREO JACK'S RECORDS
 - GIULIA
 - NIRVANA
 - FLOYD'S 99 BARBERSHOP
 - HARVARD WINE CO.
 - STARBUCKS
 - MOËCA
 - MARATHON SPORTS
 - PLANET FITNESS
 - THE ABBEY
 - DEAR ANNIE
 - CITY MARKET
 - MADE BY ME
 - CAMBRIDGE COMMON / LIZARD LOUNGE
 - BANK OF AMERICA
 - STOKE PIZZA CO.
 - PETSI PIES
 - THE LITTLE CREPE CAFE
 - P & K DELICATESSEN
 - STAR MARKET
 - FORGE BAKING COPMANY

IN THE NEIGHBORHOOD



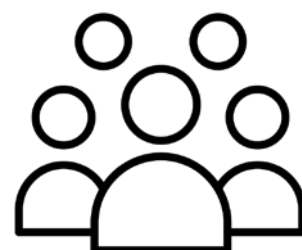
\$113,080

median household income



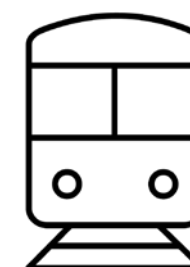
46,694

employees within a one-mile radius



22,765

people living within a one-mile radius



2

red line stations within walking distance

ADJACENT RETAIL



CAMBRIDGE COMMON



giulia



Marathon Sports





View of corner retail opportunity
from Mass Ave looking North



Interior view of main service area



**View of dining area looking
toward main service area**

THE OPPORTUNITY

This second-generation restaurant space is available at 1663 Massachusetts Ave, near the intersection of Massachusetts Avenue and Wendell Street. The 1,260 square foot turnkey cafe space is adjacent to the building entry and offers basement storage space and outdoor seating.



AVAILABLE NOW



1,260 SF



MASS AVE FRONTAGE



EXISTING RESTAURANT INFRASTRUCTURE

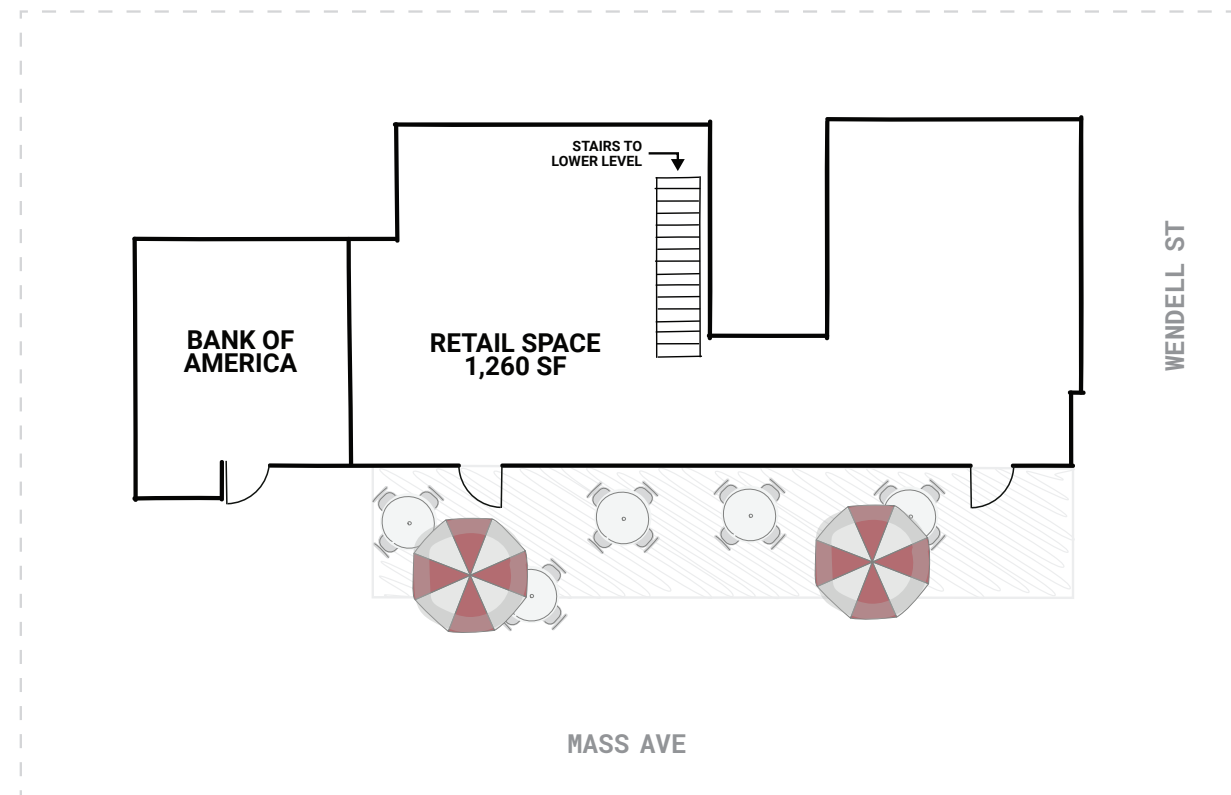


OUTDOOR SEATING

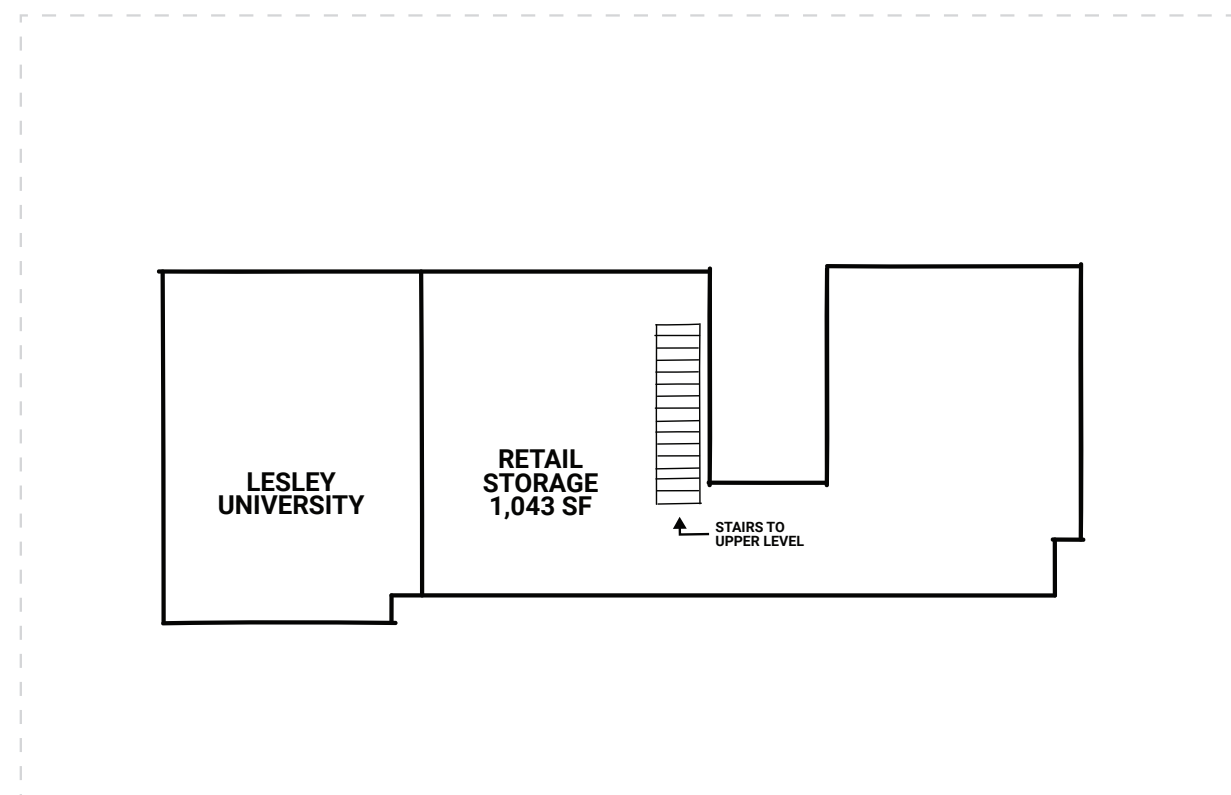


1,043 SF LOWER LEVEL SPACE AVAILABLE

STREET LEVEL



LOWER LEVEL



LET'S TALK

Graffito is seeking a best-in-class, independent restaurant team to operate a cafe or other fast-casual restaurant that enhances the environment for those living, working and visiting the area.



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