J MALDEN CENTER RETAIL / RESTAURANT OPPORTUNITY

PROJECT ORIENTATION

J Malden Center, a new 320-unit mixed-use residential property located in the heart of Malden Center, sits directly across from one of the busiest MBTA Orange Line stations in the network.

The recently completed development restored the Pleasant and Commercial Street connection, which has improved pedestrian flow and retail experience while also providing a new home for City Hall and 23,000 square feet of local retail.

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

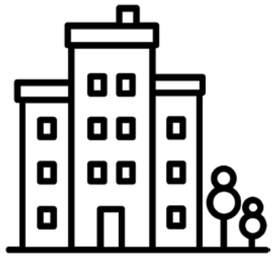
A LOOK AT THE NUMBERS

100

employees located in new City Hall building

320

residential units delivered



13,660

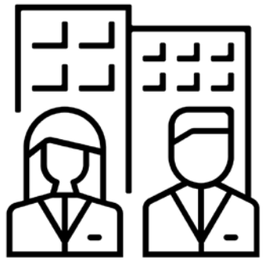
people living within a 10-minute walk

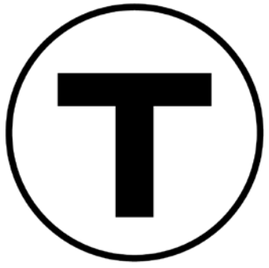
23,000

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

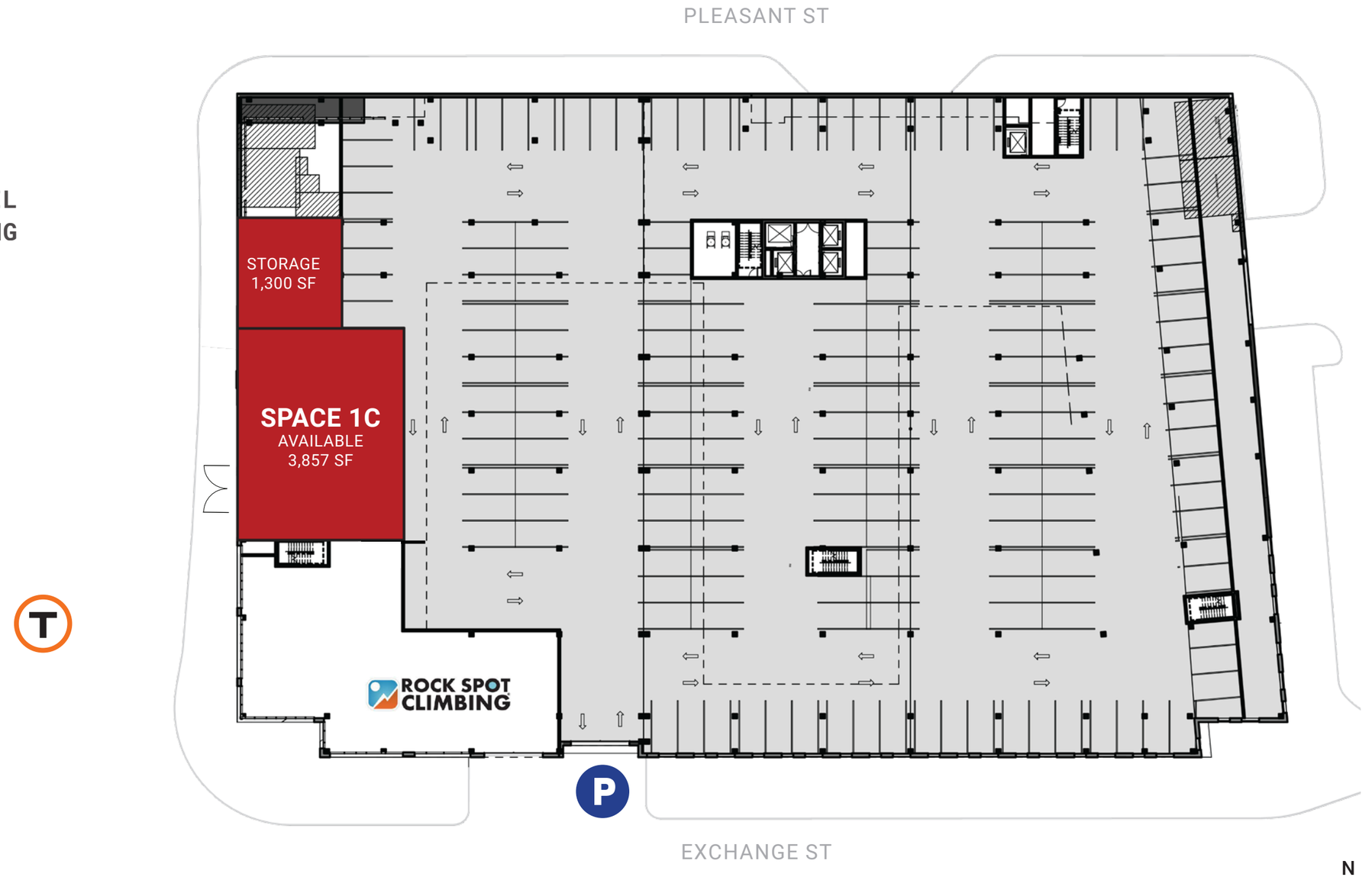
people living in Malden

Pleasant Street Retail

View from the corner of Exchange Street and Commercial Street

FLOOR PLANS: LOWER

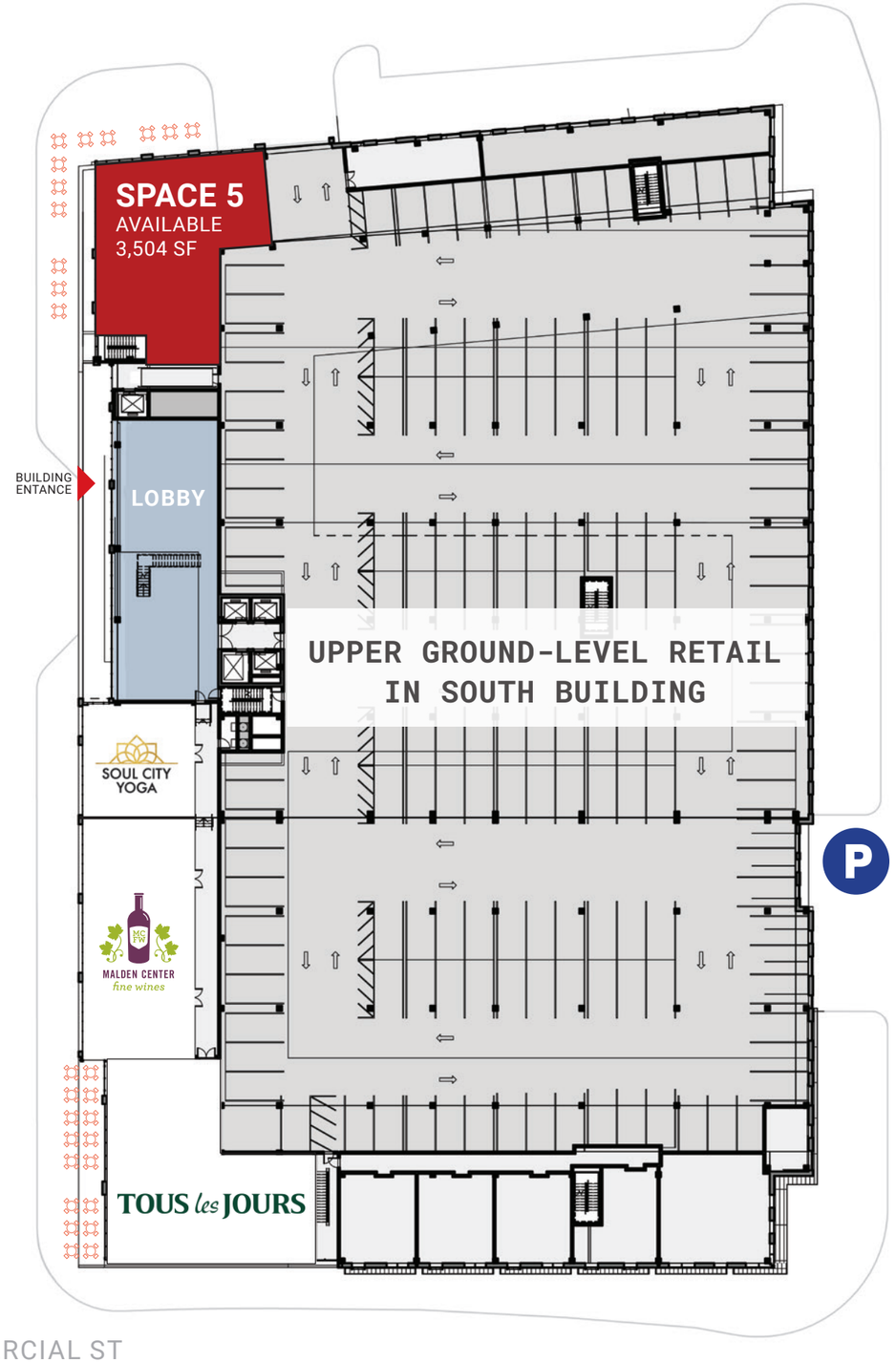
COMMERCIAL ST. RETAIL
IN THE SOUTH BUILDING



FLOOR PLANS: UPPER

PLEASANT STREET RETAIL
IN NORTH BUILDING

PLEASANT ST



UPPER GROUND-LEVEL RETAIL
IN SOUTH BUILDING

EXCHANGE ST

COMMERCIAL ST

N

T

RETAIL 1C

3,857 square feet of street retail with 1,300 sf of attached storage space in an open floor plan. Ample frontage, high ceilings, and strong visibility from the MBTA station across the street.

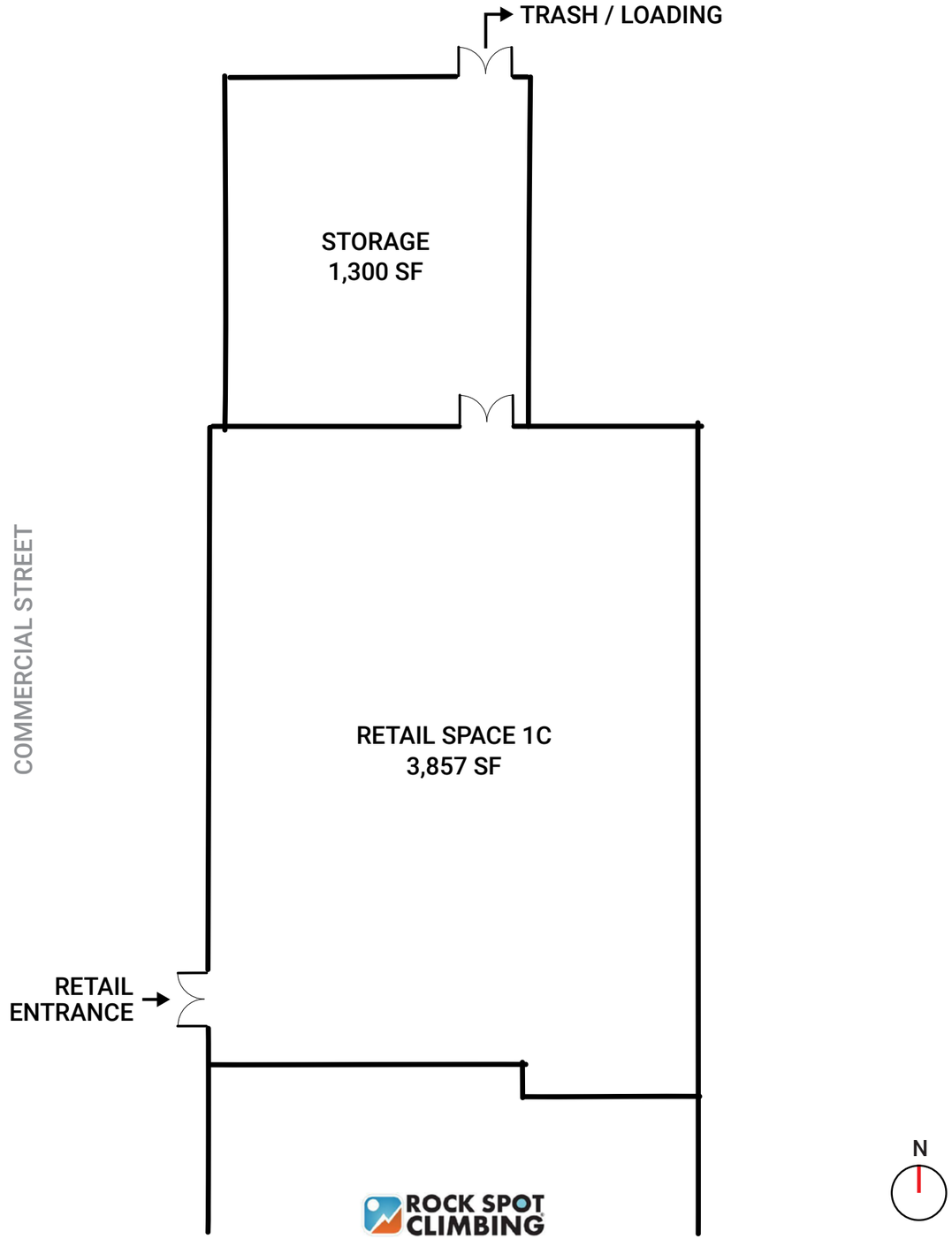
AVAILABLE NOW

RESTAURANT INFRASTRUCTURE

17’ CEILINGS

75’ OF FRONTAGE

STAFF & CUSTOMER PARKING



RETAIL 5

3,504 square feet retail corner facing Pleasant Street and the programmed outdoor plaza. Located along the main pedestrian thoroughfare in Malden Center with direct visibility from City Hall across the street.

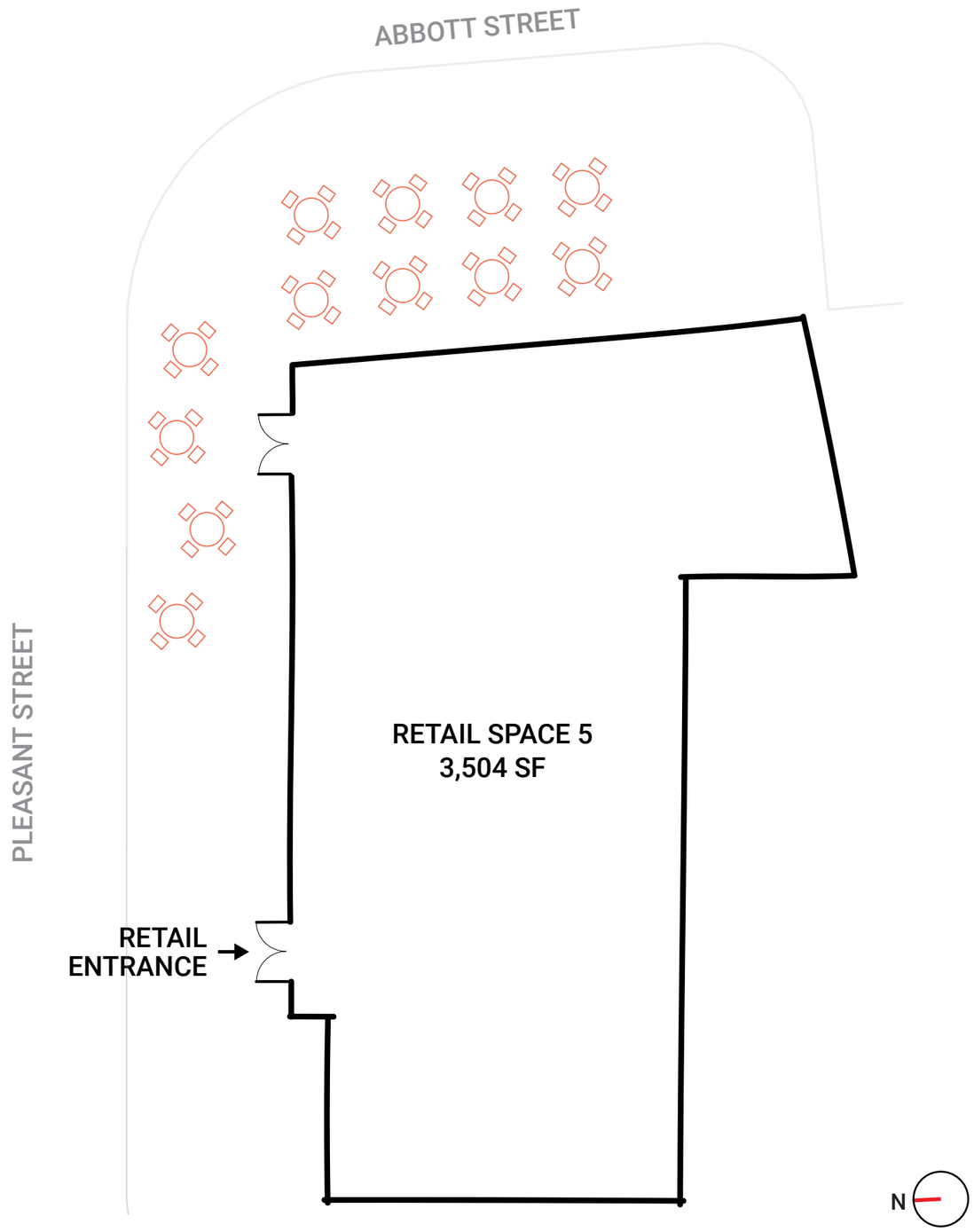
AVAILABLE NOW

RESTAURANT INFRASTRUCTURE

14’ CEILINGS

80’ OF FRONTAGE

STAFF & CUSTOMER PARKING



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 an extraordinary restaurant team to lease the last remaining retail opportunity at the J Malden Center.

Tous les Jours

Boda Borg

Soul City Yoga

Malden Fine Wines

Dave Downing
dave@graffito.com
617.401.2871

Tania Celestin
tania@graffito.com
781.510.1307