

# J MALDEN CENTER RETAIL / RESTAURANT OPPORTUNITY





# PROJECT ORIENTATION

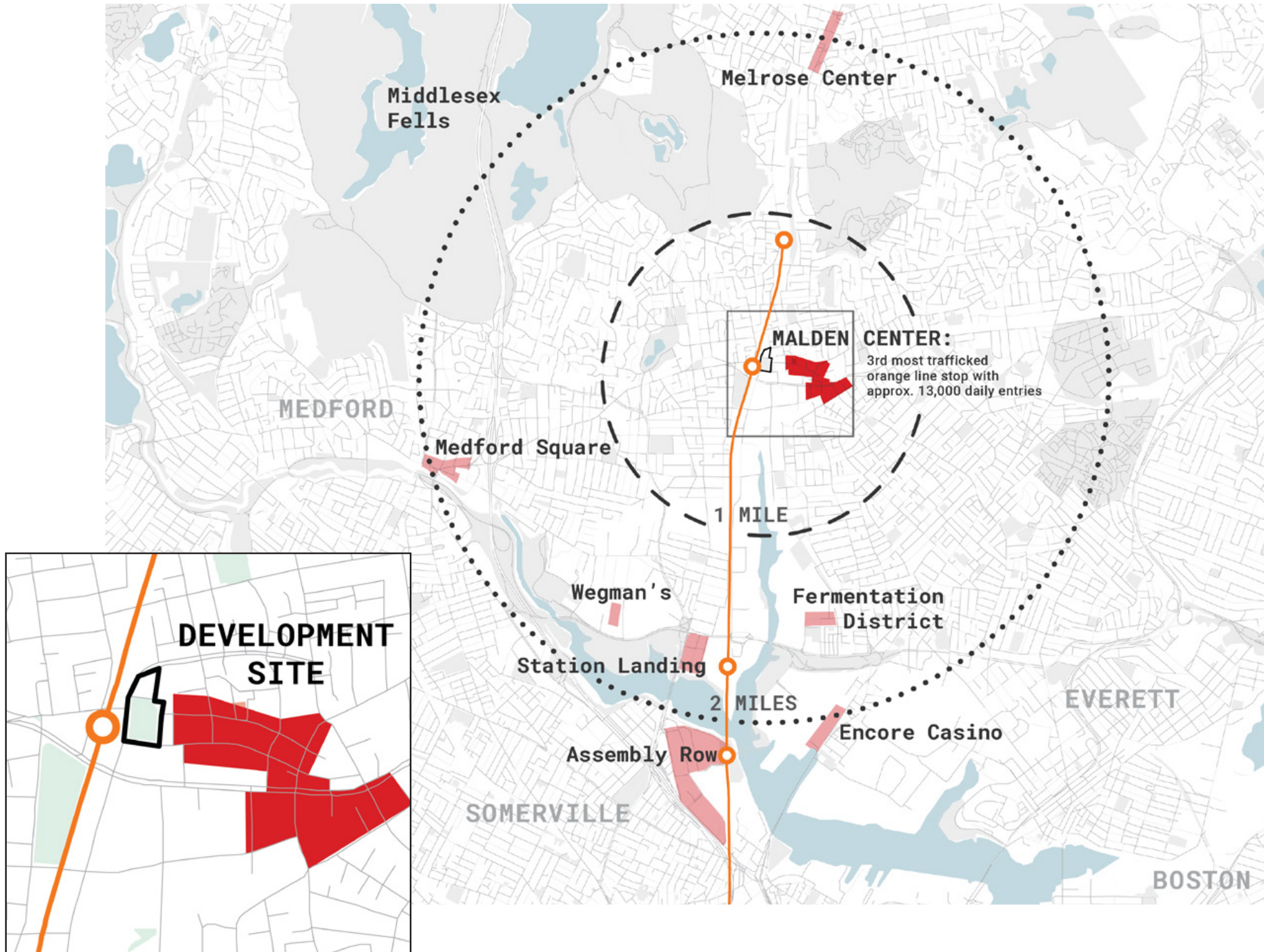
**J Malden Center, a new 320-unit mixed-use residential property located in the heart of Malden Center, sits directly across from one of the busiest MBTA Orange Line stations in the network.**

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





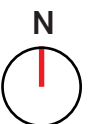
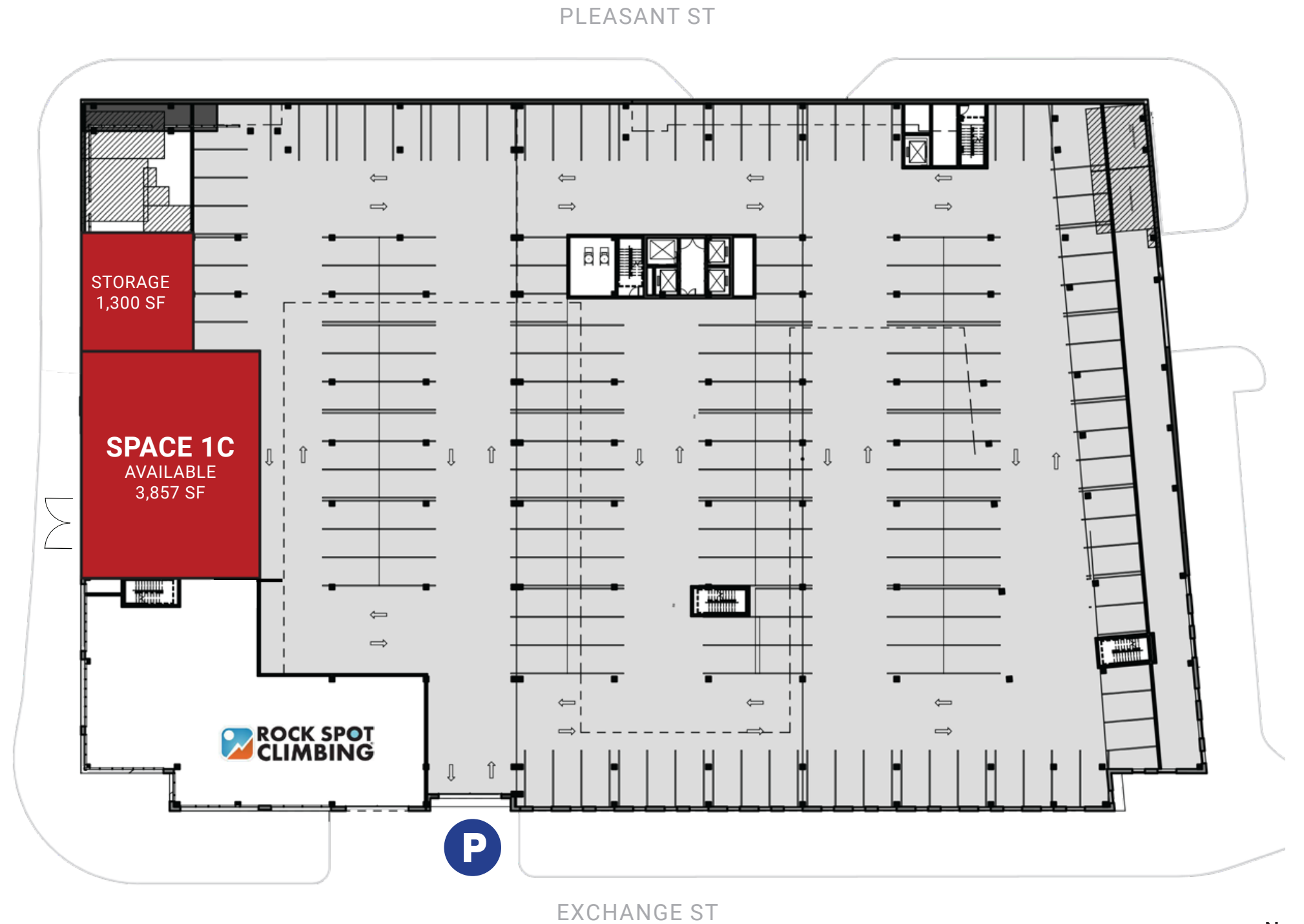
View from the corner of Exchange  
Street and Commercial Street

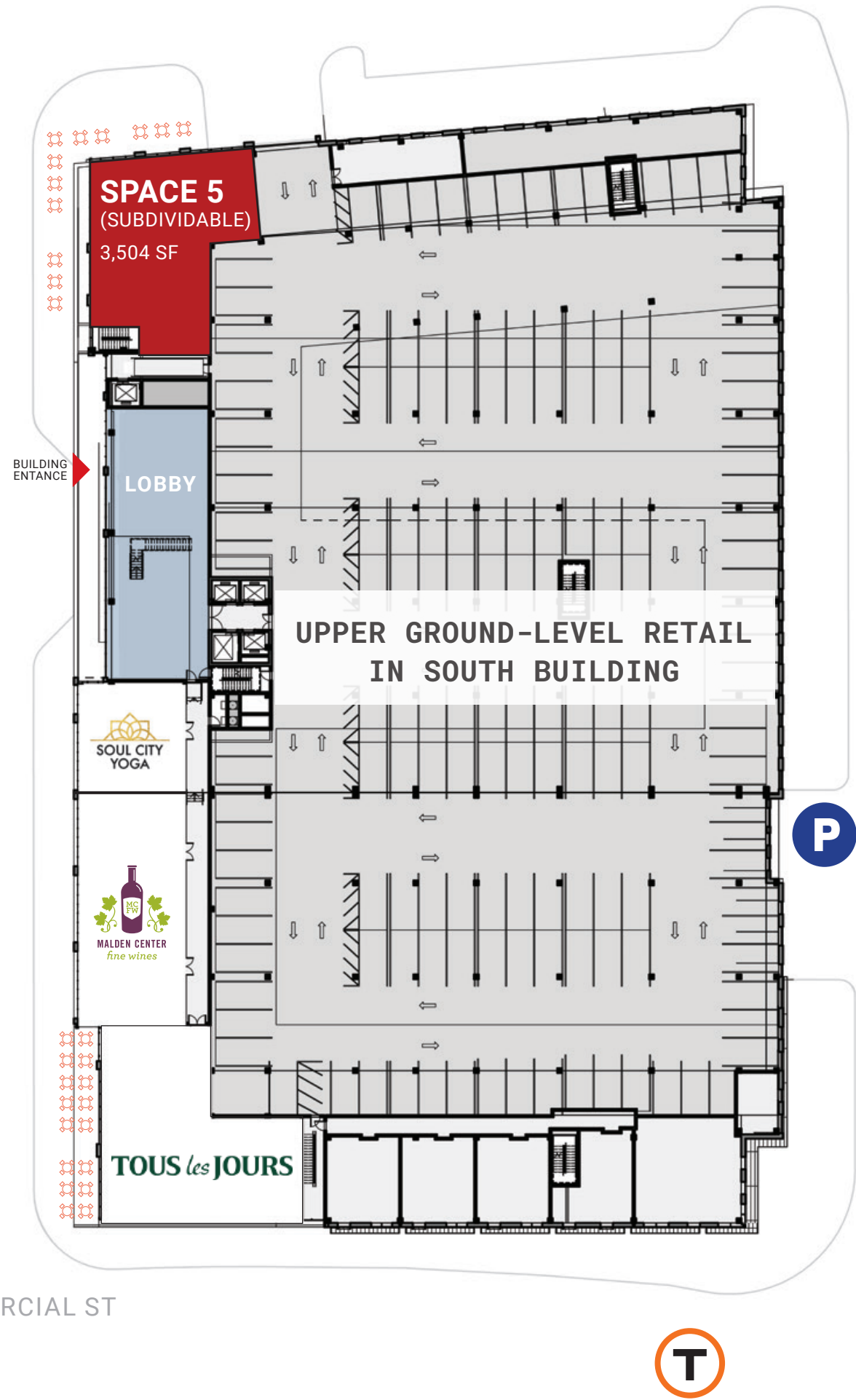
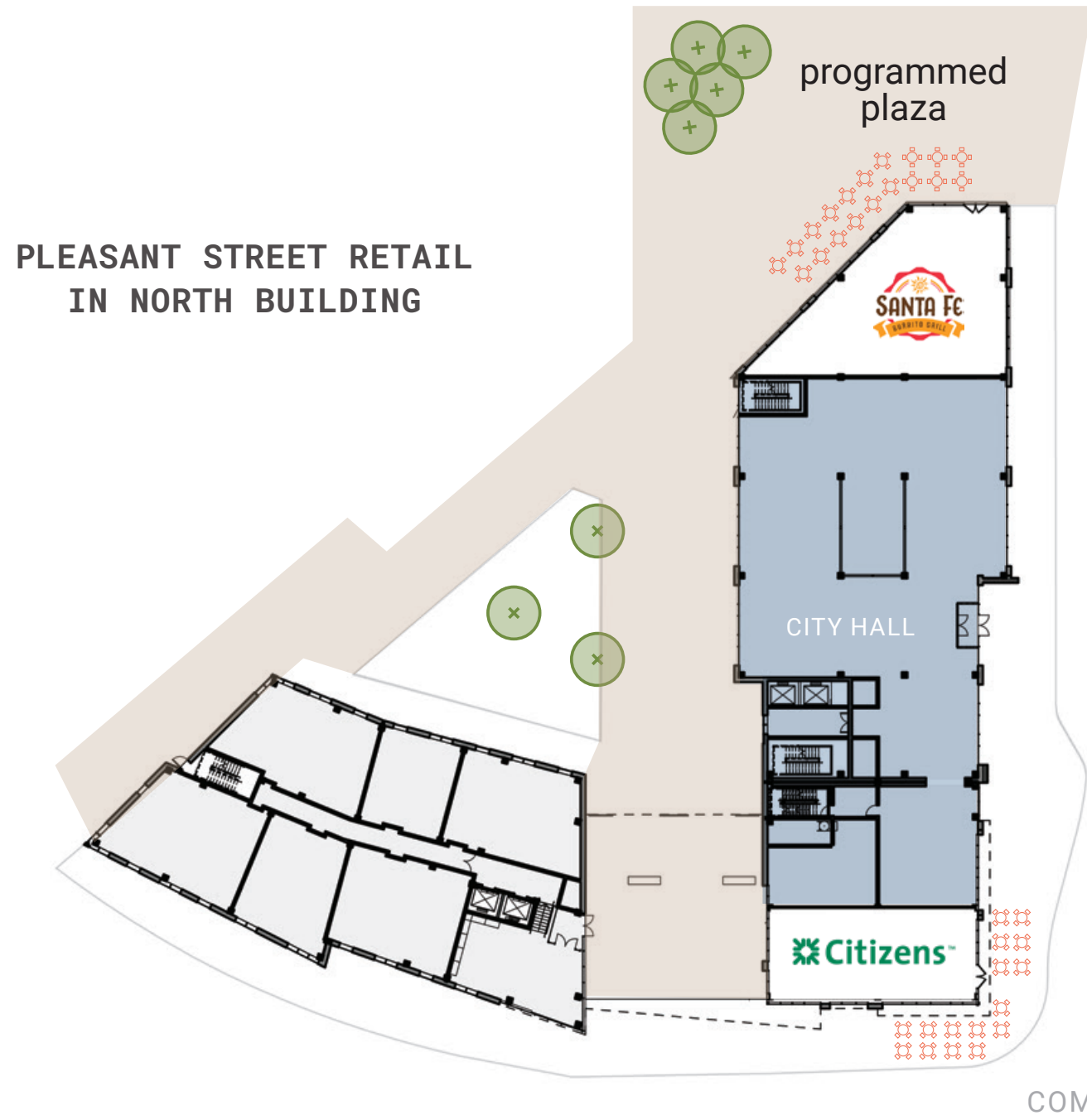




# FLOOR PLANS: LOWER

COMMERCIAL ST. RETAIL  
IN THE SOUTH BUILDING







# 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.



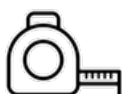
AVAILABLE NOW



RESTAURANT INFRASTRUCTURE



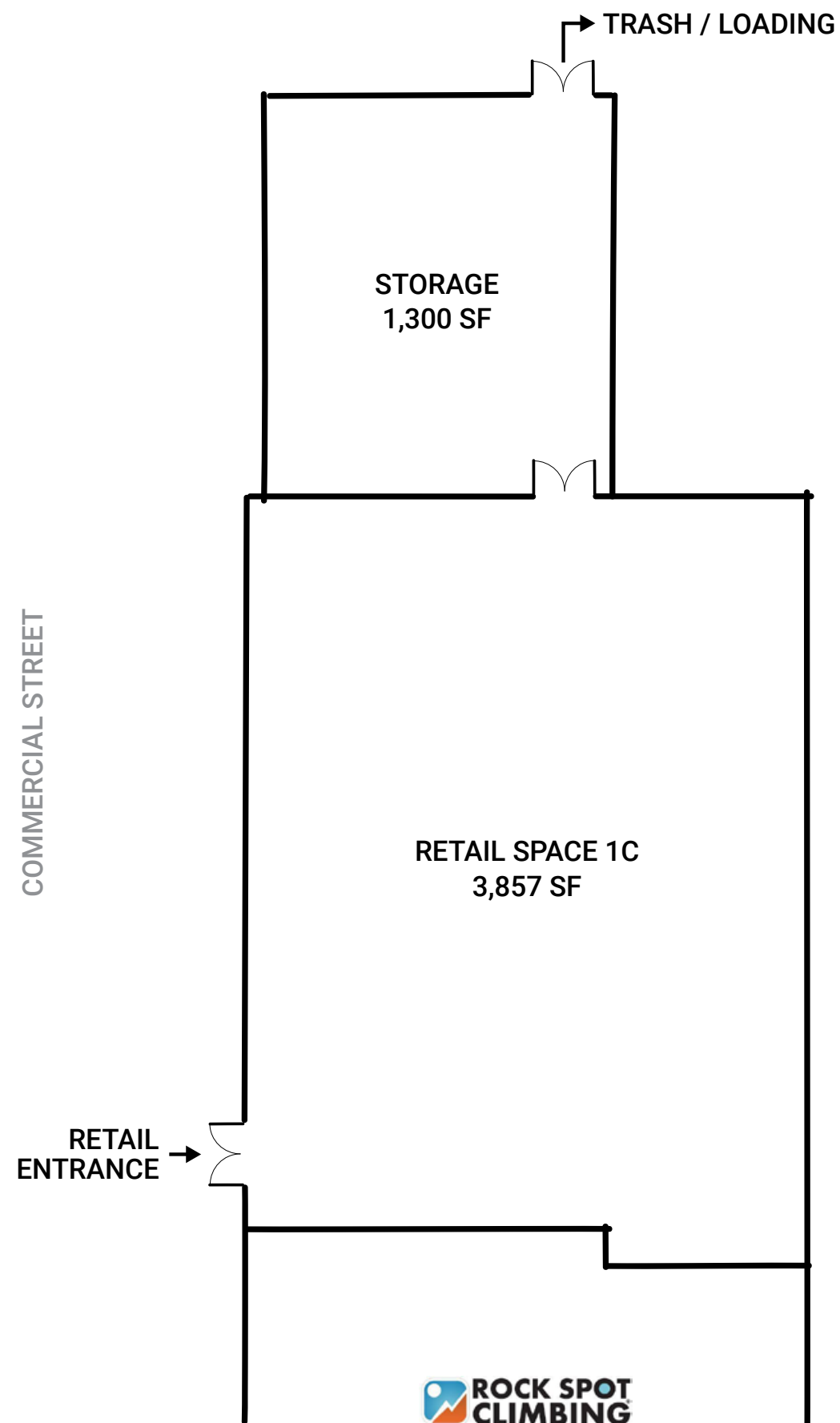
17' CEILINGS



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



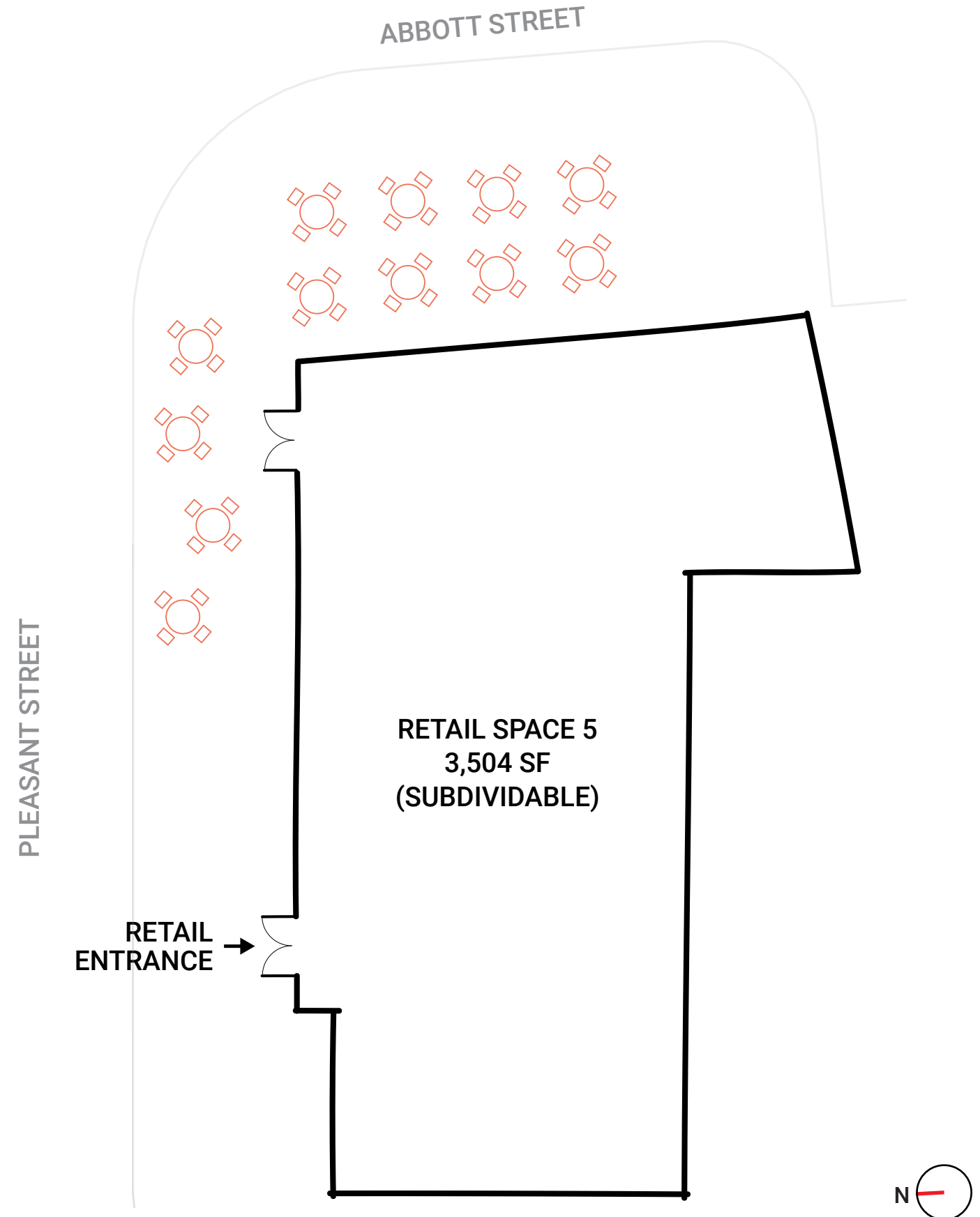
14' CEILINGS



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.

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