

J MALDEN CENTER RETAIL / RESTAURANT OPPORTUNITY



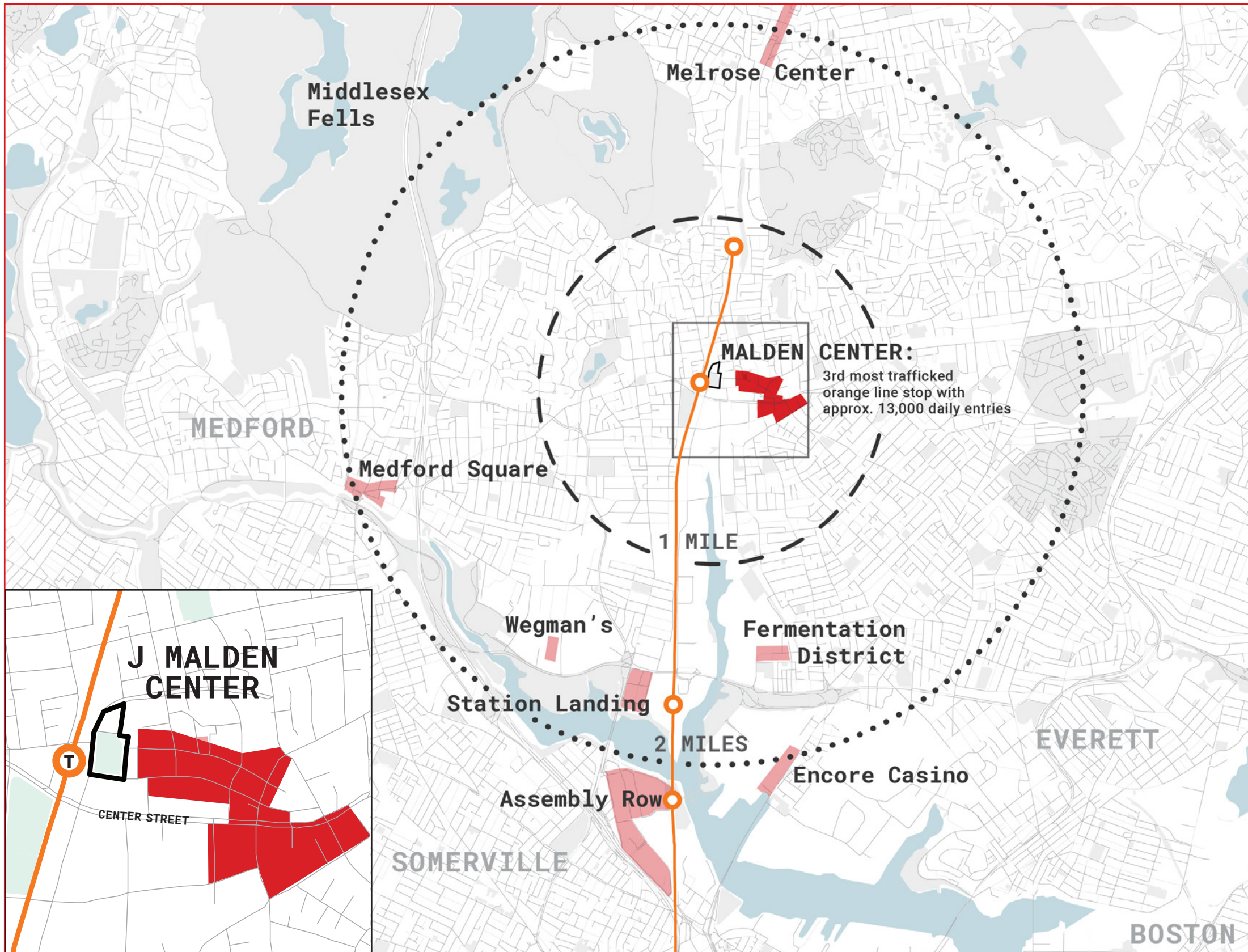
PROJECT ORIENTATION

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

— BY THE NUMBERS

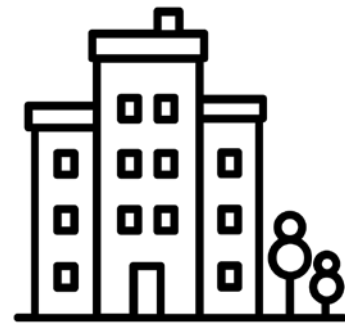


100

employees located in new City Hall building

320

residential units delivered



13,660

people living within a 10-minute walk

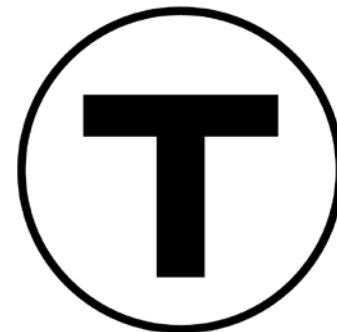
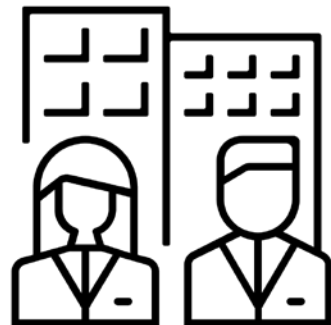
23,000

square feet of retail



1,300

new employees next door at 200 Exchange

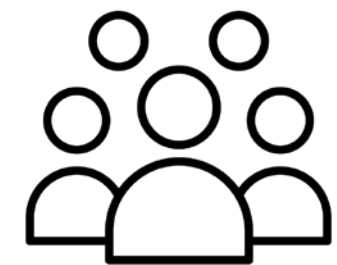


13,000

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




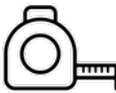



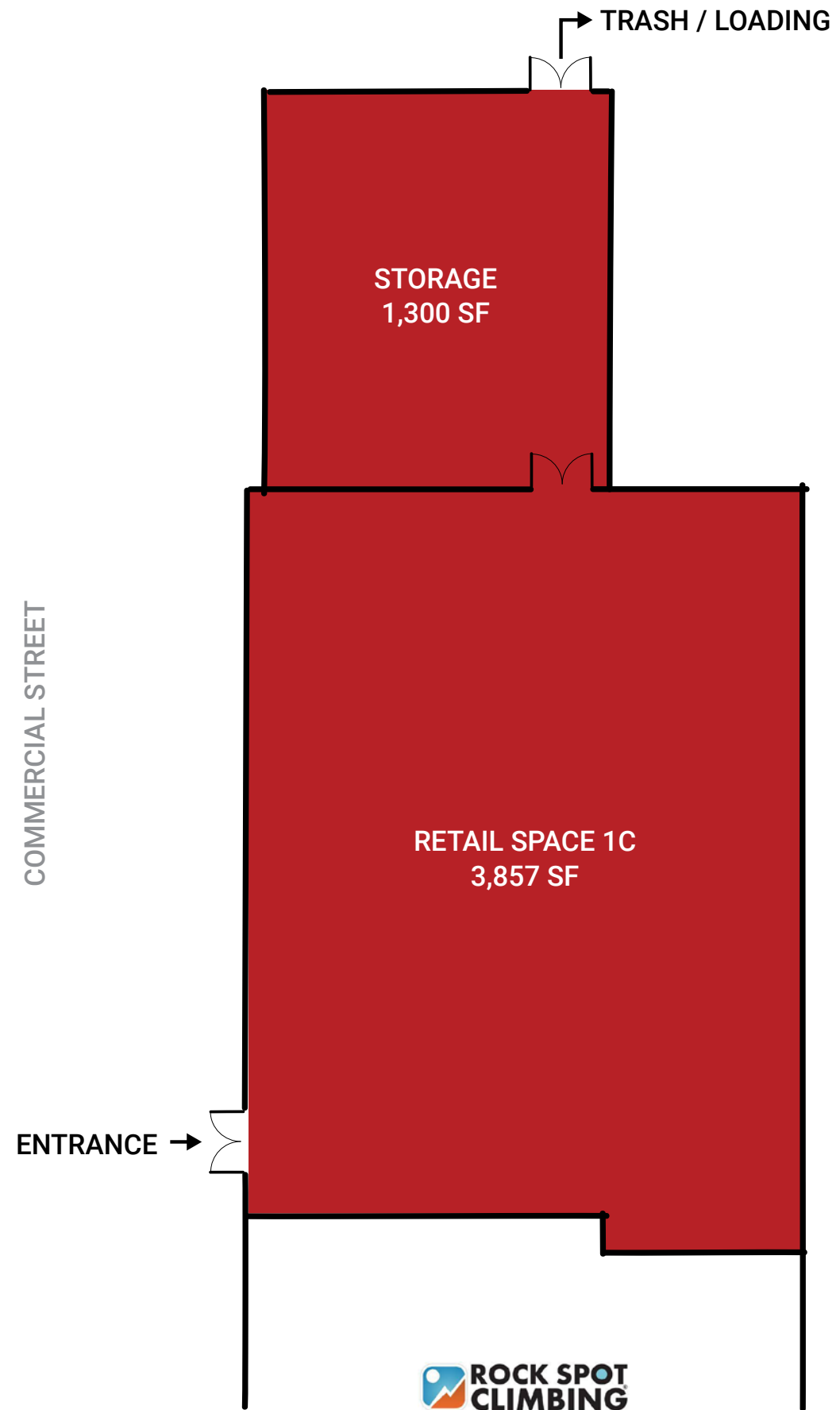
SITE MAP



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 4

946 square feet retail 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



SECOND GENERATION SPACE



16' CEILINGS



20' OF FRONTAGE




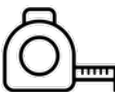



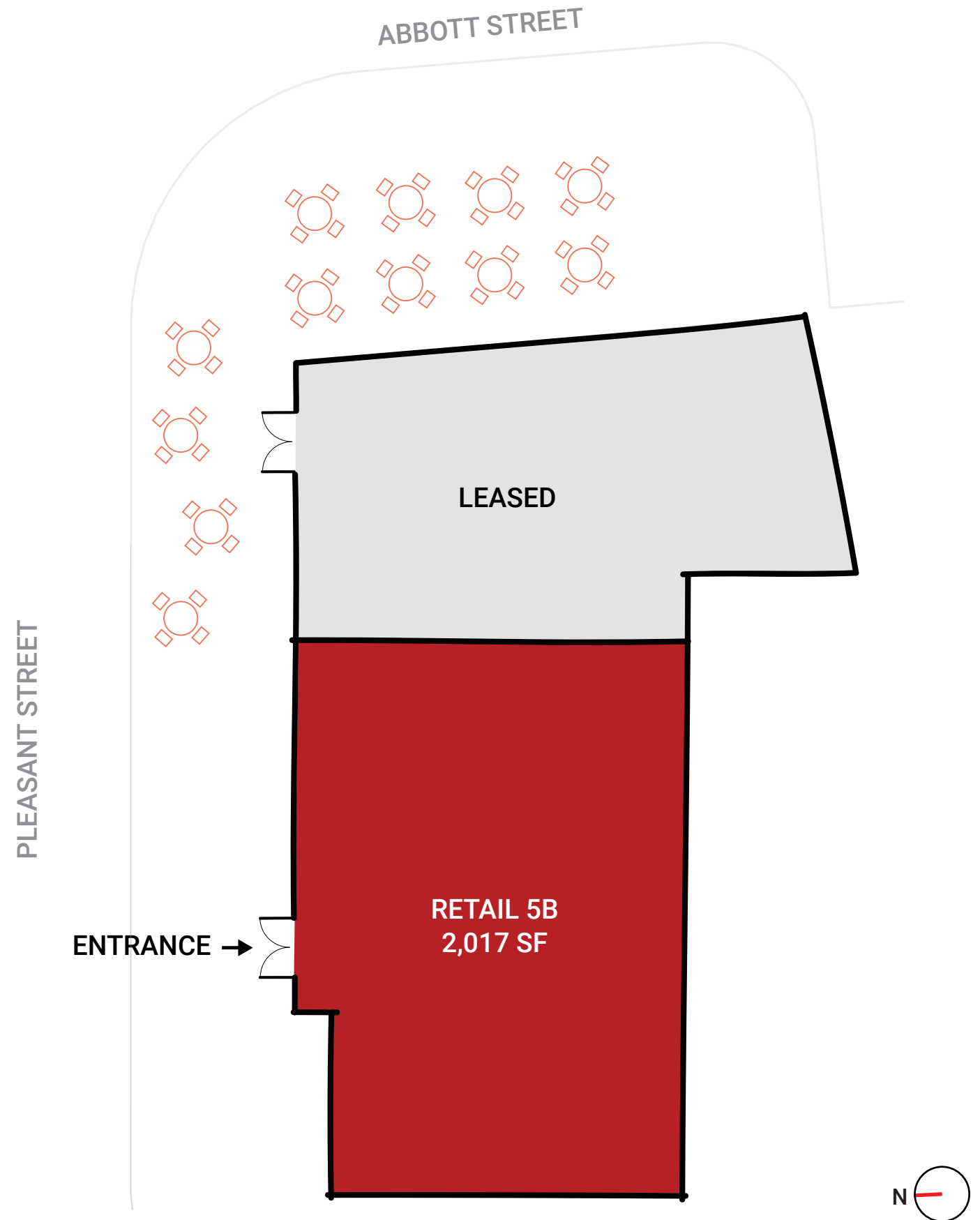
STAFF & CUSTOMER PARKING



RETAIL 5B

2,017 square feet retail facing Pleasant Street. Located along the main pedestrian thoroughfare in Malden Center with direct visibility from City Hall across the street.

-  AVAILABLE NOW
-  RESTAURANT INFRASTRUCTURE
-  14' CEILINGS
-  50' 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.

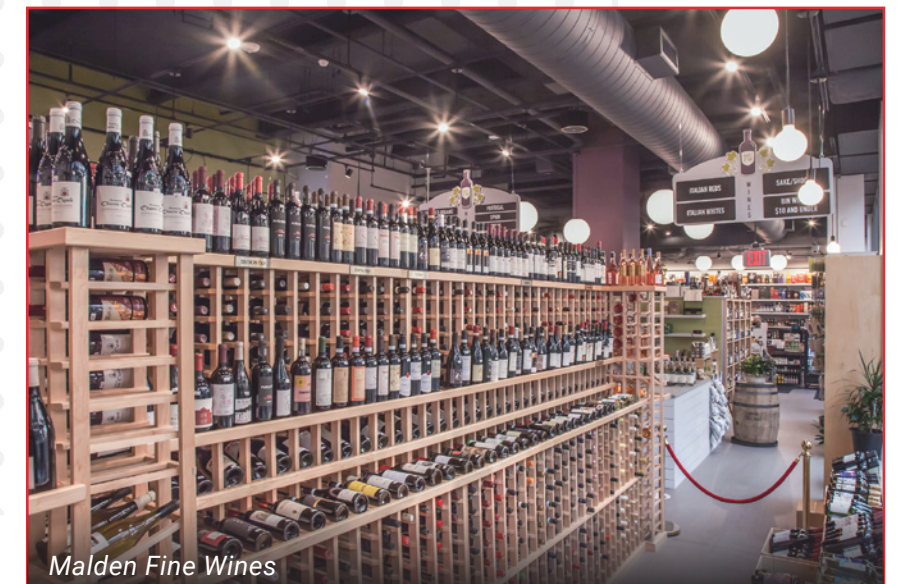
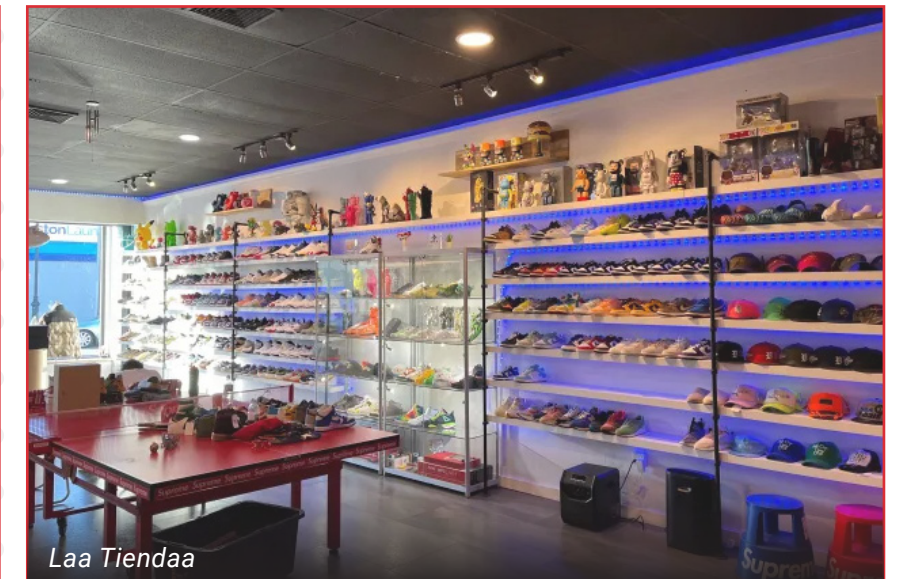


NORTHWESTERN MUTUAL

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 a mix of unique, independent food, retail, and service businesses to join the incredible mix of ground floor tenants open at J Malden Center.



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