

# 1033 MASS AVE HARVARD SQUARE RETAIL OPPORTUNITY





# PROJECT ORIENTATION

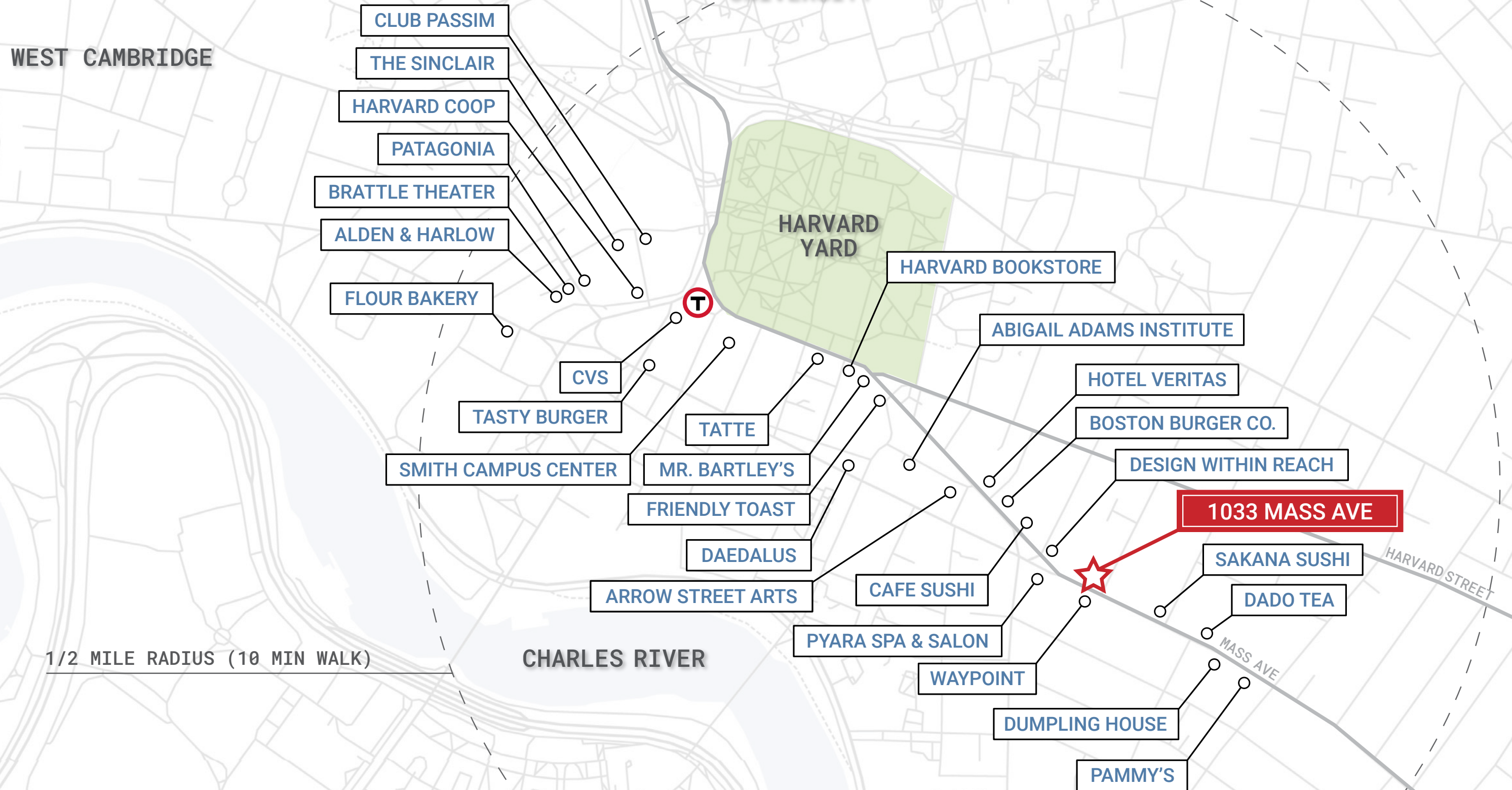
**Harvard Square is home to Greater Boston's most vibrant mix of eclectic retail, dining, arts, and culture. Its dynamic blend of students, faculty, residents, and visitors from around the world creates a truly unique urban neighborhood with unmatched global recognition.**

1033 Massachusetts Avenue presents a rare opportunity to join the Harvard Square market with a versatile second-generation retail space and a supportive, long-term landlord committed to your success.

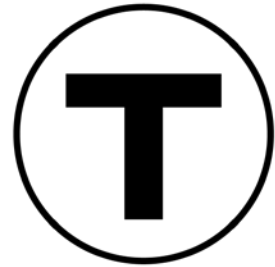




# RETAIL MIX



# IN THE NEIGHBORHOOD



**20,000+**

daily riders at  
Harvard Square T Station



**90**

percent with Higher Ed  
Degree within one mile radius



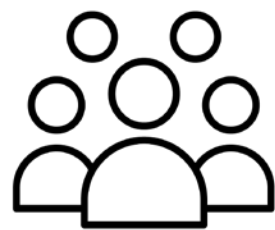
**67,000**

daytime population in  
the trade area



**150,000**

median household income  
within one mile radius



**10M**

annual visitors  
to Harvard Square



**58,000+**

residents within  
one mile radius



**350+**

Harvard Square  
businesses



**8,500**

hotel keys within  
one mile radius





Opportunity as seen  
from Mass Ave





View looking south toward  
Central square





View looking north  
toward Harvard Square



# THE OPPORTUNITY

This 4,002 SF retail space is a flexible, move-in-ready premises in the heart of Harvard Square. Delivered in vanilla box condition with HVAC, basic lighting and bathrooms, the space is well-suited for a range of retail or service users looking to tap into the area's steady mix of students, residents, and visitors.



AVAILABLE NOW



VANILLA BOX DELIVERY



55' OF FRONTAGE ALONG MASS AVE



12' CEILINGS



HIGHLY VISIBLE SIGNAGE



MASS AVE





# LET'S TALK

Graffito is seeking a long-term retail partner for 1033 Massachusetts Avenue in Harvard Square. This location offers the opportunity to join one of Cambridge's most active and recognizable neighborhoods, which supports a strong mix of local, national and global brands.



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