

402 BOSTON AVE RETAIL + RESTAURANT OPPORTUNITIES



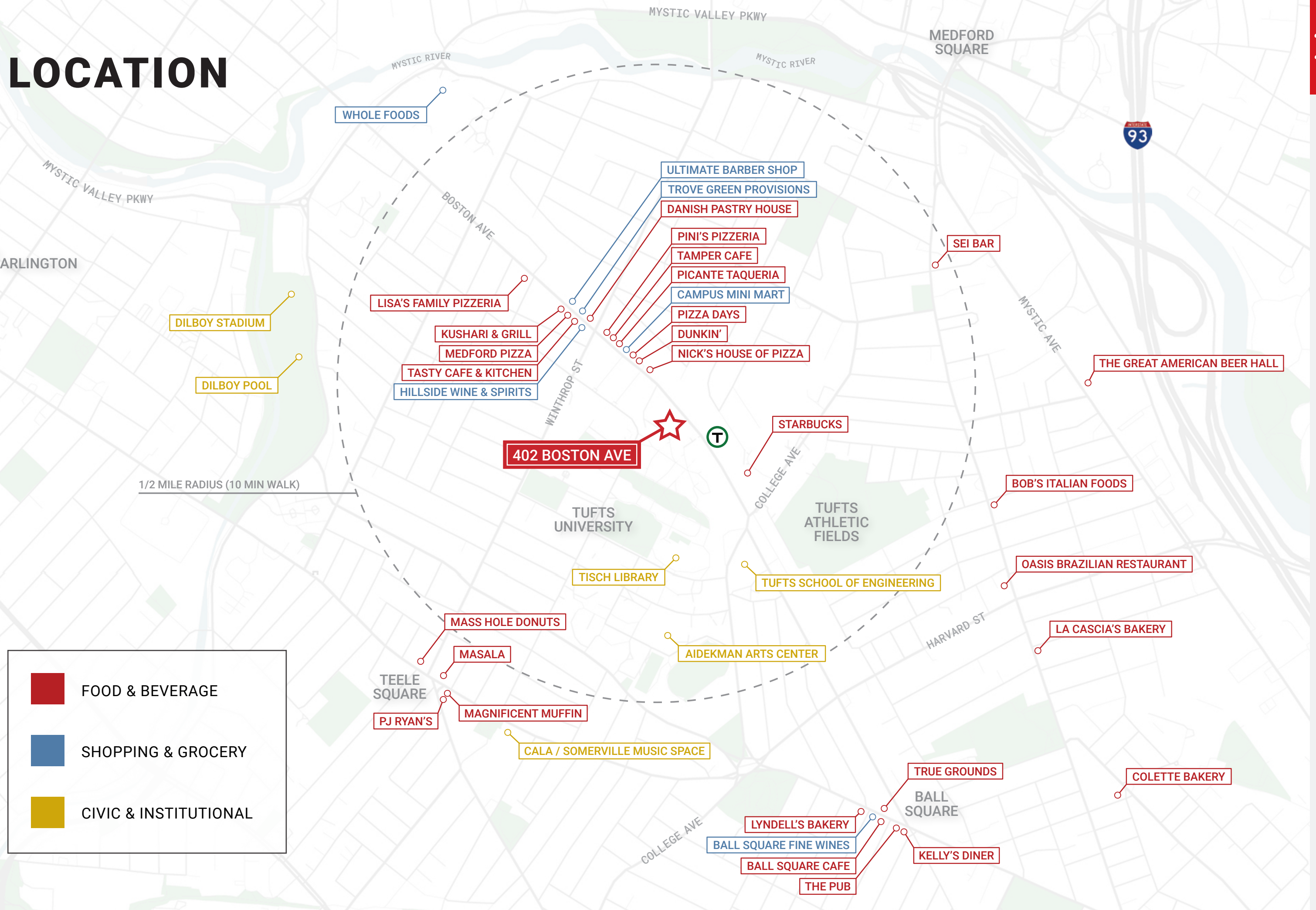
PROJECT ORIENTATION

402 Boston Avenue is a newly constructed residence hall that will house 664 Tufts University students. It is situated along one of the busiest corridors in the neighborhood which connects the dense residential neighborhoods of Medford, Somerville, and Arlington. This new mixed-use building also sits across the street from the new MBTA Green Line station and adjacent to Dowling Hall, which is the main entry building and parking garage to the Tufts campus welcoming a blend of students, faculty, residents and visitors from around the world.

The retail and restaurant opportunities at 402 Boston Avenue present a rare opportunity to join the Tufts University community while also benefitting from the dense residential neighborhoods connected by this busy corridor. Completion of the building will be in Summer 2027, with students occupying the residences upstairs for the Fall semester.



LOCATION

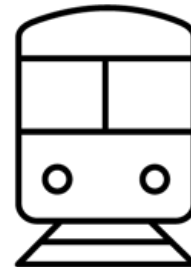


IN THE NEIGHBORHOOD



15,000

students + faculty
on campus



2,500

daily boardings at
MBTA station



\$120K

average household income
within one-mile radius



\$3.1B

economic impact Tufts University
drove across the country



46,000

residents within
one-mile radius



1

mile to I-93, Route 2,
and Route 3

SITE PLAN



BOSTON AVE

UNIVERSITY AVE

HILL HALL

HILLSIDE HOUSING

HALLOWELL HALL

DOWNLING HALL

RETAIL + RESTAURANT OPPORTUNITIES



THE OPPORTUNITY

This +/-3,850 SF space can be subdividable with various configurations. It will be delivered as a cold dark shell with black iron venting available for restaurant users with grease laden cooking. It is well-suited for a range of retail, service, or F&B users looking to tap into the area's steady mix of students, faculty, residents and visitors.



SUMMER 2026: DELIVERY FOR FITOUT



14'+ CEILINGS



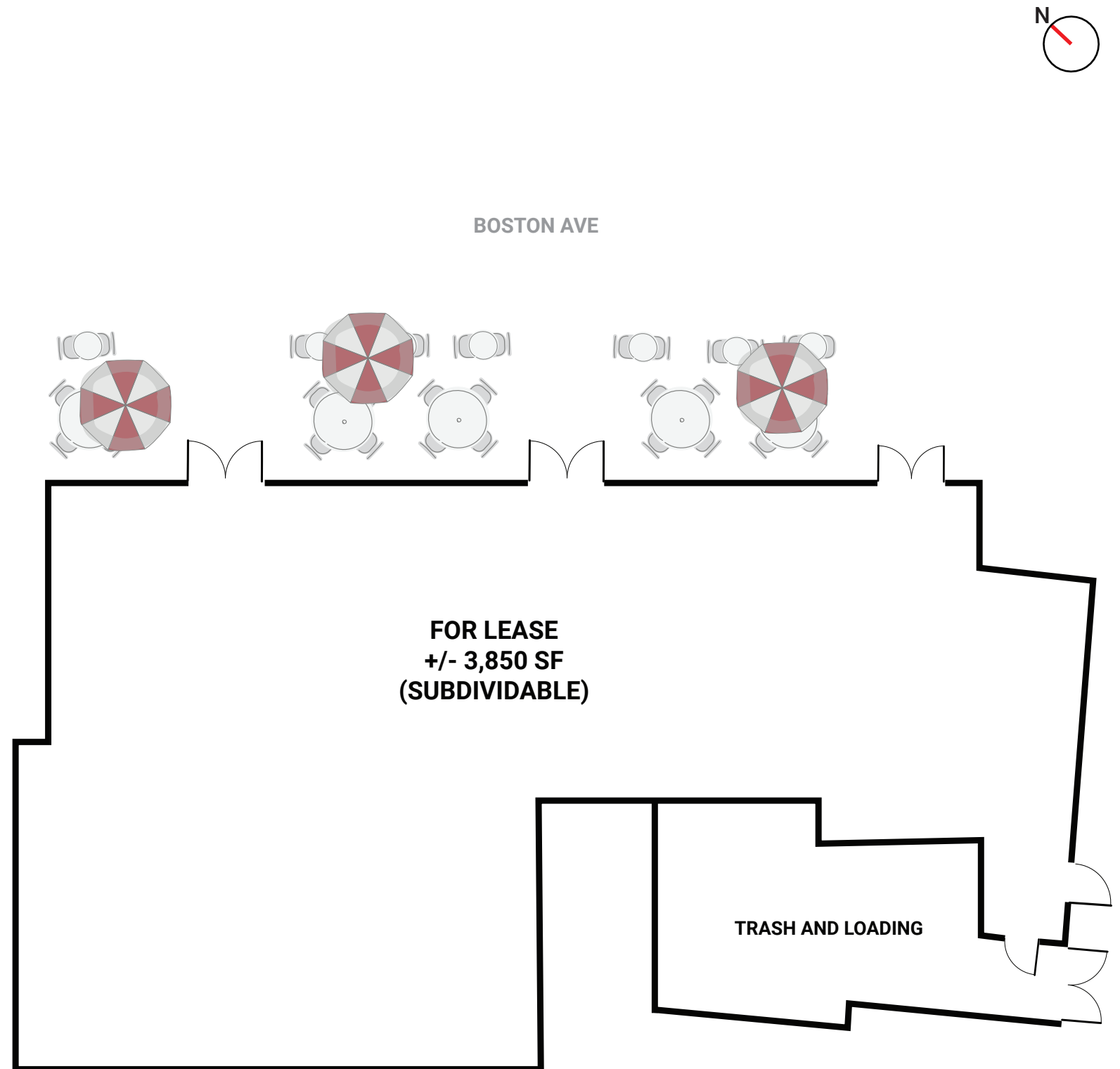
UP TO 75' FRONTAGE ALONG BOSTON AVE



BLACK IRON VENTING



PATIO SEATING





402 Boston Avenue
Rendering



402 Boston Avenue Looking
West Towards Tufts Campus



402 Boston Avenue Looking
North Towards Arlington

LET'S TALK

Graffito is seeking long term retail and restaurant partners for the newly constructed residential project along Boston Avenue on the Medford and Somerville line. This location offers the opportunity to join a busy corridor along the Tufts University campus that connects the dense residential neighborhoods of Medford, Somerville, and Arlington.

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