

TUFTS UNIVERSITY SECOND GENERATION RETAIL + CAFÉ OPPORTUNITY



PROJECT ORIENTATION

177 College Avenue is a newly constructed academic building at Tufts University, which houses classes, offices, events, and conferences year-round. It is situated at the busiest intersection of the neighborhood, which connects the community of the University with the residents of Medford and Somerville. It is adjacent to the new MBTA Green Line station and all of the Universities athletic facilities and events, as well as across from Dowling Hall, 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 +/-1,300 SF space, second-generation café, was constructed in 2022. Tufts University is seeking a café partner, who can provide a coffee program alongside a robust food menu to service the demand from the occupants of the building, residents in the neighborhood, and visitors to the area.

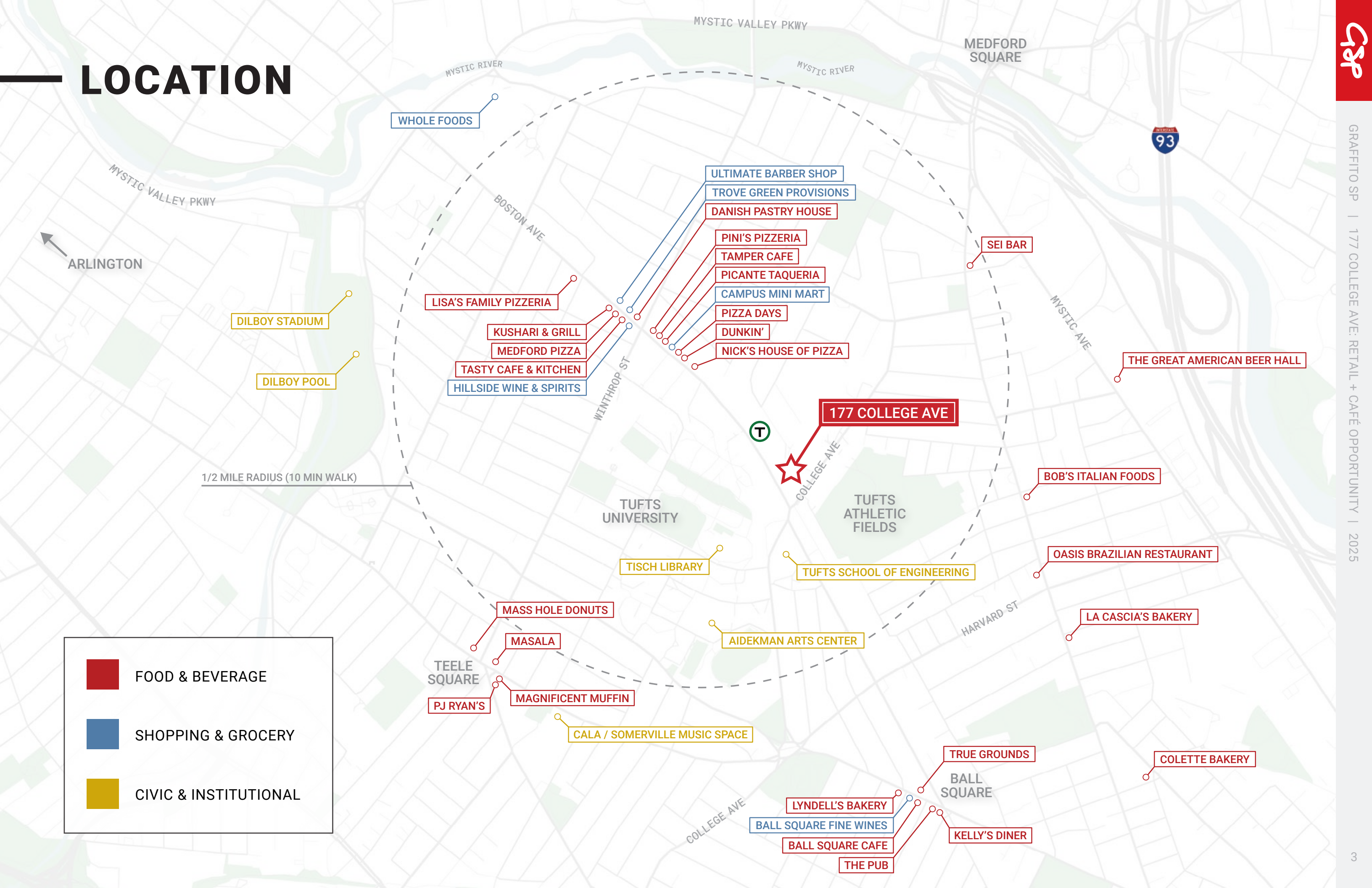


LOCATION

FOOD & BEVERAGE

SHOPPING & GROCERY

CIVIC & INSTITUTIONAL

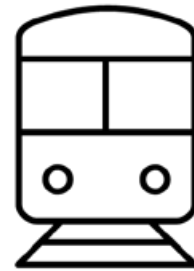


IN THE NEIGHBORHOOD



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

THE OPPORTUNITY

This +/-1,300 SF café is a new second generation space, offering an opportunity to a tenant to get in and operating quickly with little to no work required. This space sits off a very active and highly trafficked lobby that is utilized by the entire Tufts community at the base of a building that houses classes, offices, conferences, and events year-round.



AVAILABLE DECEMBER 2025



14'+ CEILINGS



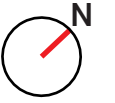
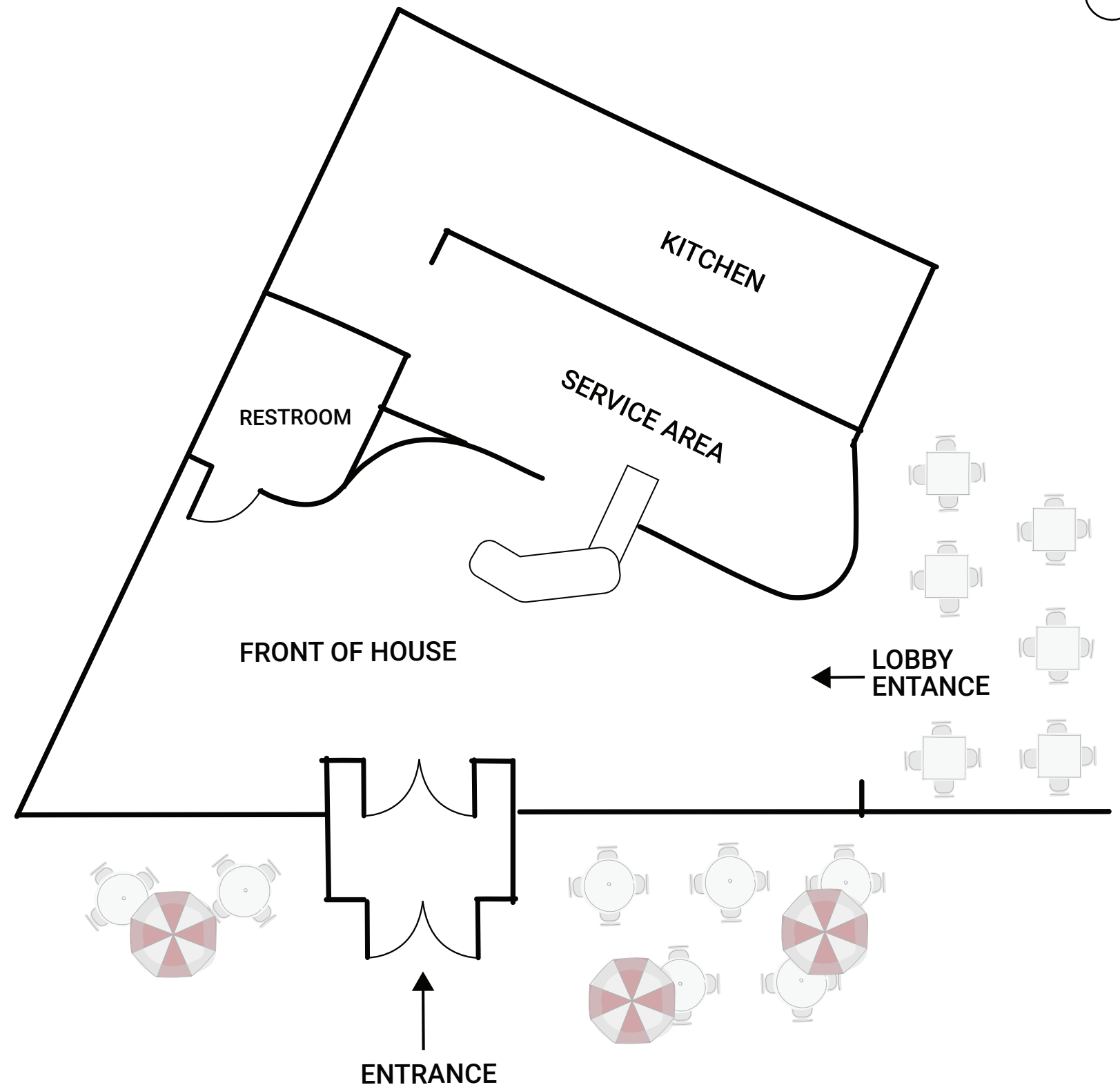
ADDITIONAL STORAGE AVAILABLE



EXPANDED SEATING AREA IN LOBBY



PATIO SEATING



COLLEGE AVE



**View of main entrance
from Colleve Ave**



Entrance into retail space
from lobby area

or Applied
Research

Joyce
Cummings
Center



LET'S TALK

Graffito is seeking a long-term café partner for space at the Joyce Cummings Center, located where the Tufts campus intersects with the Medford and Somerville communities. This location offers the opportunity to join a very busy and dynamic building with minimal barriers to entry and downtime to start operating.

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