

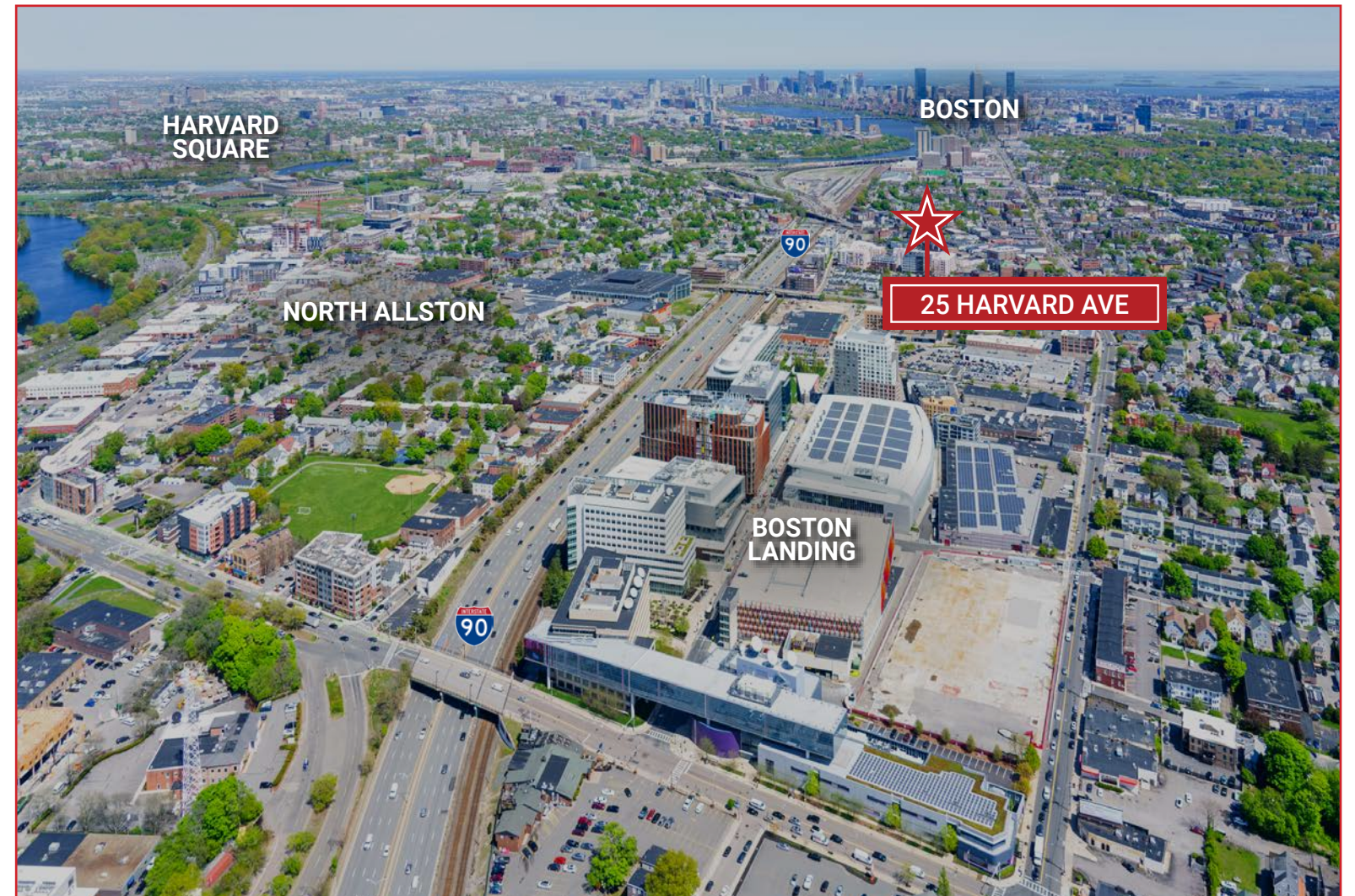
25 HARVARD AVE MAIN STREET RETAIL OPPORTUNITIES



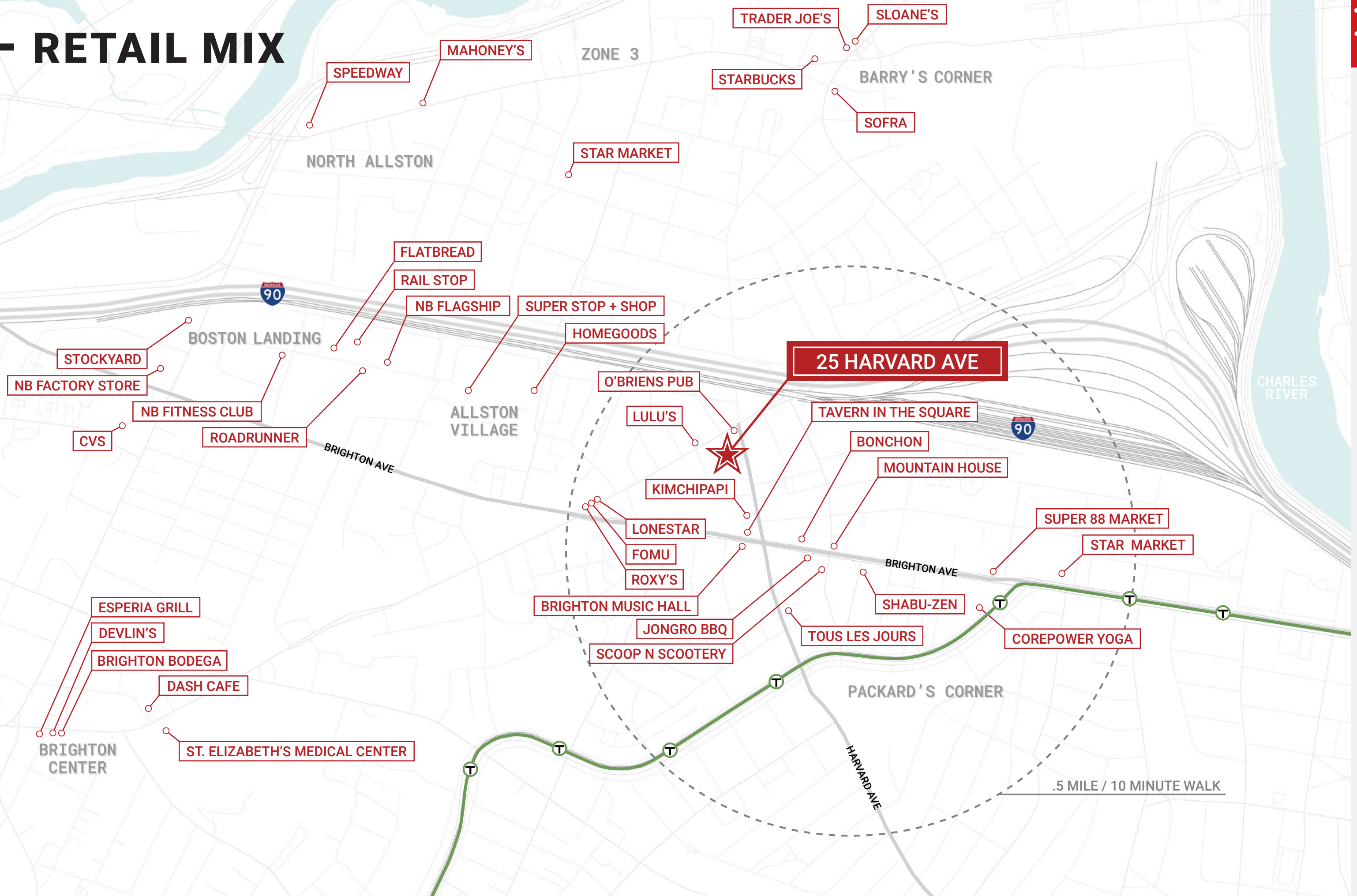
PROJECT ORIENTATION

The Ivy Allston is a newly constructed mixed-use development located in the heart of Allston Village, one of Boston's most active and densely populated retail corridors. Positioned along highly trafficked Harvard Avenue, the property sits at the center of a vibrant neighborhood defined by its diverse dining scene, strong student population, and constant pedestrian activity.

The six-story, 170-unit mixed-use residential project includes 5,200 SF of highly desirable ground floor retail which can accommodate a variety of uses, including the potential of up to two vented restaurant concepts.



RETAIL MIX

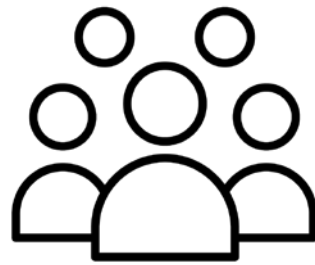


BY THE NUMBERS



43,000

employees within
a one mile radius



69,000

daytime population within
a one mile radius



26,000+

daily vehicles on
Brighton Ave



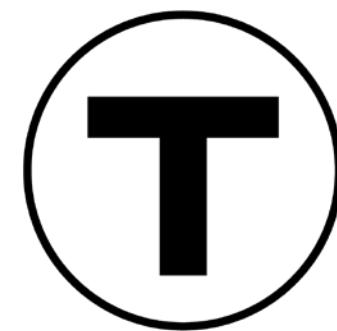
170

residential
units



5,200

square feet of
ground floor retail space



4

Green Line T stops within
10 min walking distance

THE OPPORTUNITY

Newly delivered +/- 5,200 SF retail space with multiple configuration options, including the ability to support restaurant and food-and-beverage uses through dedicated venting infrastructure. The flexible layout allows operators to tailor the footprint to their concept requirements, while prominent Harvard Avenue frontage, exterior seating potential, and strong pedestrian visibility create an exceptional opportunity for businesses seeking a presence in one of Boston's most active neighborhood retail corridors.



AVAILABLE Q2 2027



103' OF HARVARD AVE FRONTAGE



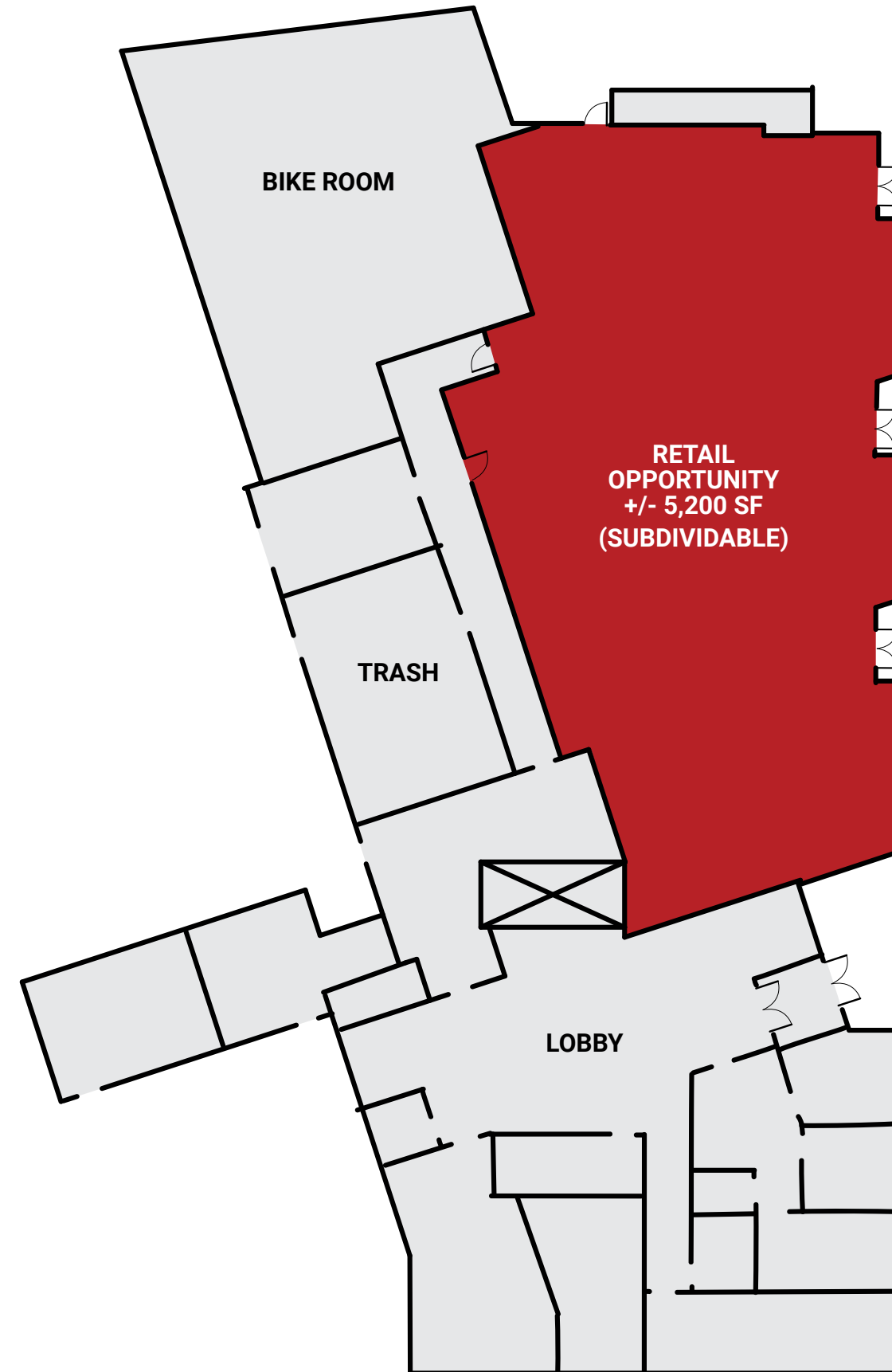
MULTIPLE SIZE/CONFIGURATION OPTIONS



UP TO 14'-5" CEILING HEIGHT



OUTDOOR PATIO OPPORTUNITY



HARVARD AVE





View of Harvard Ave
towards Brighton Ave



View of retail storefronts



View of retail storefronts

LET'S TALK

Graffito is seeking operators with compelling concepts that will contribute to the continued evolution of Harvard Avenue's vibrant retail landscape. This is an opportunity to join a proven neighborhood corridor with strong fundamentals, dense foot traffic, and exceptional long-term visibility.

GRAFFITO

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