

HARVARD SQUARE FLAGSHIP RETAIL OPPORTUNITY UP TO 10K SF



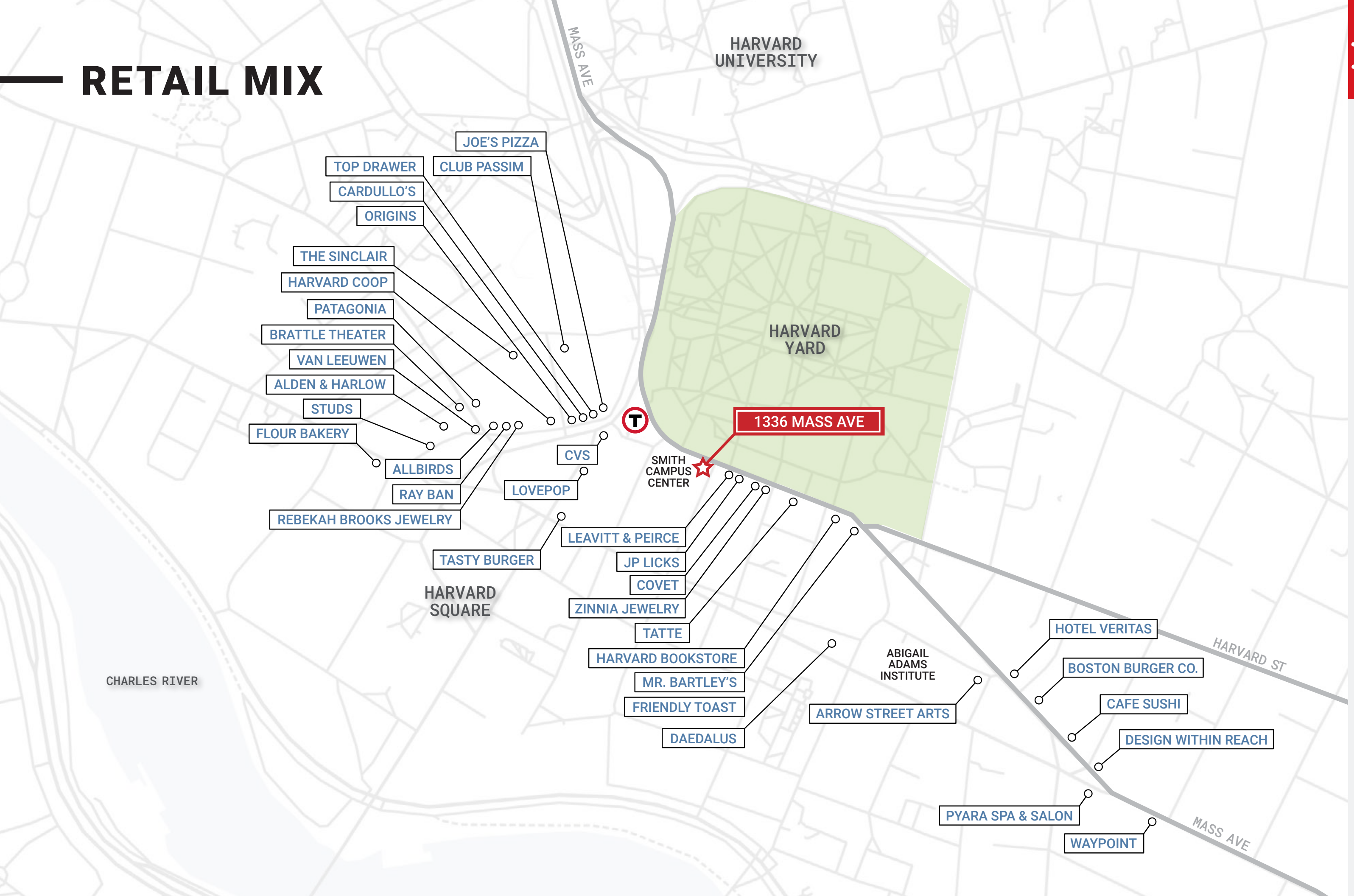
PROJECT ORIENTATION

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

1336 Massachusetts Avenue presents a rare flagship opportunity for multi-level space, up to 10,000 sf, in Harvard Square that hasn't been available in decades. This space offers tenants one of the most sought-after locations within the square, and a chance to join one of New England's prime retail destination neighborhoods.



RETAIL MIX



IN THE NEIGHBORHOOD



20,000+

daily riders at
Harvard Square T Station



90

percent with Higher Ed
Degree within one mile radius



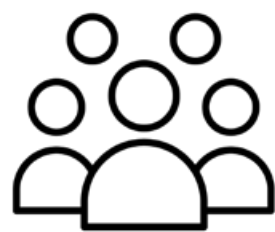
67,000

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



1336 Mass Ave looking towards intersection with JFK and Brattle Streets



1336 Mass Ave looking towards
intersection of Holyoke Street

THE OPPORTUNITY

This 10,091 sf flagship retail space is comprised of approximately 2,953 sf on the street and 7,138 sf on the lower level. It is located in the heart of Harvard Square, along the most trafficked intersection, next to the MBTA station and across from the entrance to Harvard Yard. This space is well-suited for flagship retail with unsurpassed visibility for retailers to tap into the area's steady mix of students, residents and visitors.



AVAILABLE Q4 2026 / Q1 2027



VERTICAL TRANSPORTATION IN PLACE



ABILITY TO SUBDIVIDE



DIRECT ACCESS TO PARKING AND LOADING



NEW ENTRY AND SIGNAGE PROGRAM



LET'S TALK

Graffito is seeking a long-term retail partner for 1336 Massachusetts Avenue in the heart of Harvard Square, on one of New England's busiest corridors. 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.

GRAFFITO

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