

# 495

# BEACON STREET

BOSTON, MASSACHUSETTS

FULLY BUILT OUT PRIME RESTAURANT SPACE



THE  
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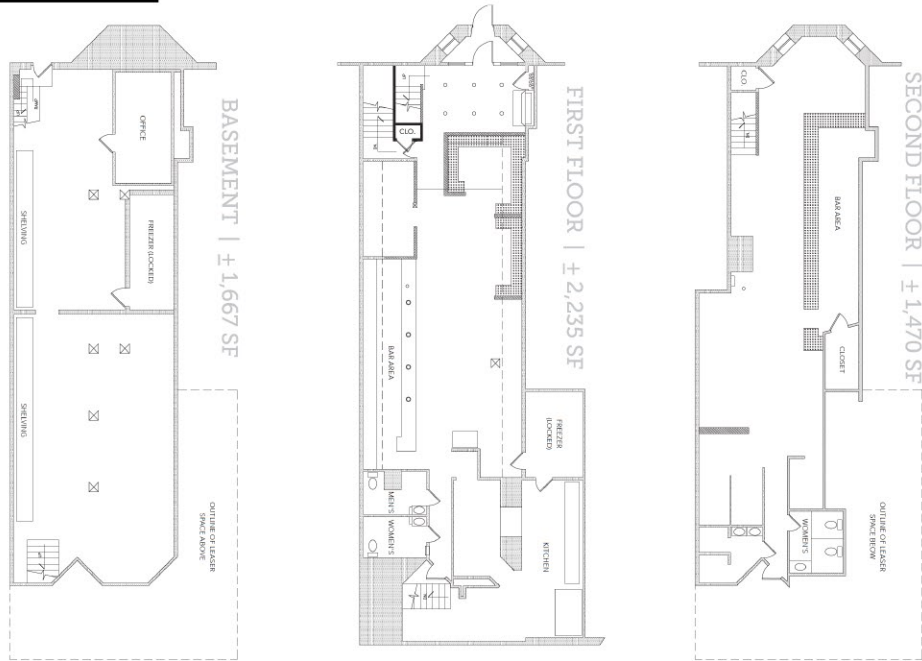
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**SIZE** | +/- 5,372 SF

# SPECIFICATIONS

**Location** 495 Beacon Street, Boston, MA 02215  
**Condominium Unit** C-One  
**Condominium SF** Basement: ± 1,667 SF  
 First Floor: ± 2,235 SF  
 Second Floor: ± 1,470 SF  
 Total: ± 5,372 SF

## SITE PLAN



## DEMOGRAPHICS

	¼ MILE	½ MILE	¾ MILE
<b>Population</b>	6,770	19,926	51,227
<b>Households</b>	3,437	9,822	22,481
<b>Med HH Income</b>	\$99,914	\$85,762	\$76,993
<b>Daytime Population</b>	5,253	37,520	91,557

# SPACE FACTS

- At grade, Brick and Beam restaurant with wide plank wood floors and great character (liquor license available)
- Coveted Beacon St address at the intersection of Back Bay and Cambridge
- Fantastic signage opportunity visible from Massachusetts Ave to pedestrian and vehicular traffic
- Urban restaurant accessible to great Back Bay neighborhood, tourists, Fenway, MIT, Harvard, BU

## PERMITTED RESTAURANT SPACE



## THE NEIGHBORHOOD



THE SHOPS  
AT PRUDENTIAL  
CENTER



CORNER  
TAVERN  
asta

AVAILABLE  
NOW



# BIRD'S EYE AERIAL



Massachusetts  
Institute of  
Technology

4,512 UNDERGRADUATE STUDENTS  
AND 6,807 GRADUATE STUDENTS

**HARVARD**  
UNIVERSITY



6,700 UNDERGRADUATE STUDENTS  
AND 14,500 GRADUATE STUDENTS

**CHARLES  
RIVER**

**SITE**  
495 BEACON  
STREET

**MASSACHUSETTS AVENUE - 28,433 ADT**

**NEWBURY STREET**

**MASSACHUSETTS TURNPIKE - 103,917 ADT**

**PRUDENTIAL CENTER**



sweetgreen



UNDER ARMOUR



sugarfina



TESLA



Microsoft

**HYNES  
CONVENTION  
CENTER**  
200,000+ VISITORS  
EVERY YEAR

**NEWBURY STREET**



rag & bone



patagonia

CHANEL

**KENMORE SQUARE**

ISLAND CREEK  
**OYSTER**



BARNES & NOBLE

**Bertucci's**

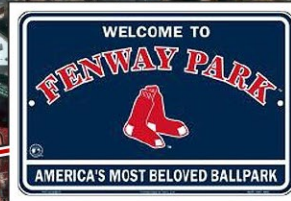


SCOOZI  
GOURMET PIZZERIA + SANDWICH BAR

**Fin's**  
JAPANESE SUSHI + GRILL

**BOSTON  
UNIVERSITY**

16,478 UNDERGRADUATE  
STUDENTS AND 14,150  
GRADUATE STUDENTS



# AERIAL

UNI

COMMONWEALTH AVENUE

*Deuxave*  
Restaurant & Bar

asta

CORNER  
TAVERN

**SITE**

BEACON STREET

MARLBOROUGH STREET

 Massachusetts  
Institute of  
Technology  
MIT HOUSING

BEACON STREET

MASSACHUSETTS AVENUE - 25,000 ADT

STORROW DRIVE

