

# 1647 MASSACHUSETTS AVE

CAMBRIDGE,  
MASSACHUSETTS



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**+/-2,467 SF AVAILABLE**

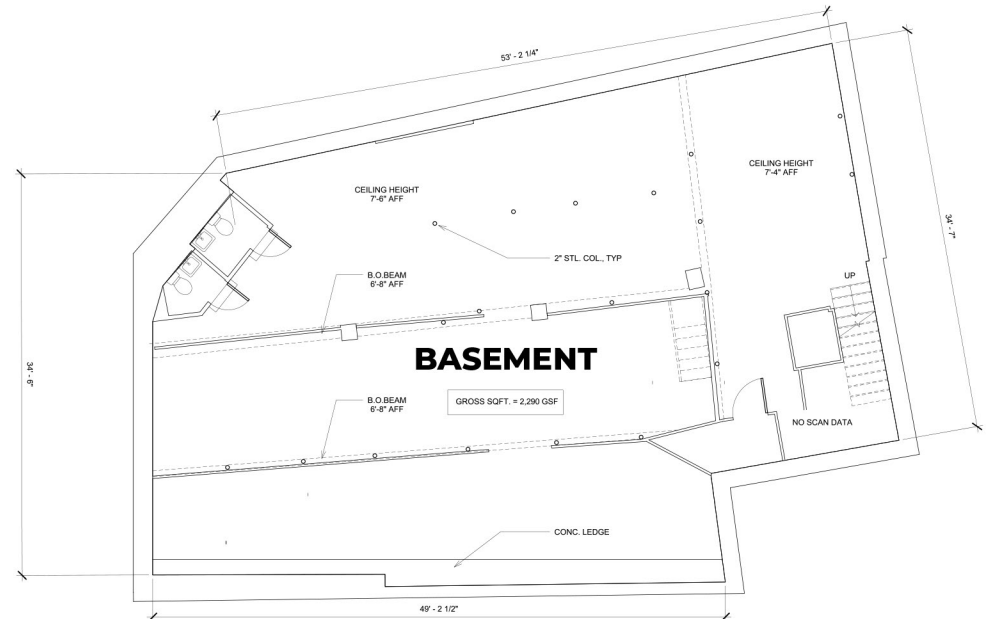
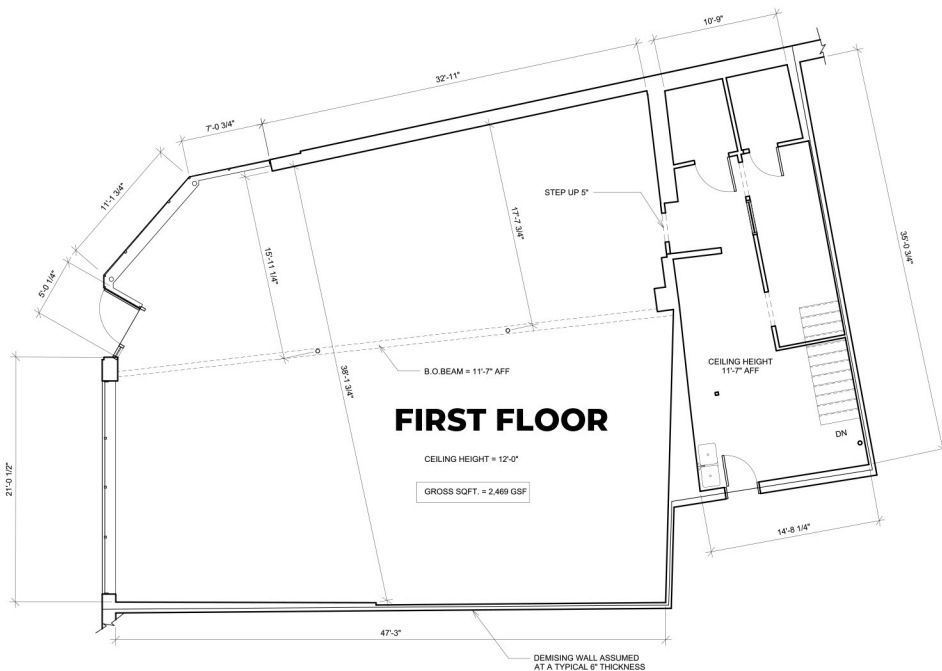
# THE OPPORTUNITY

- Premier corner on Cambridge's major thoroughfare
- In addition to the foot traffic, the vehicular traffic is over 20,000 cars per day
- 9 minute walk to Porter Square T Stop and a 12 minute walk to Harvard Square T Stop

# DEMOGRAPHICS

	¼ MILE	½ MILE	1 MILE
Daytime Population	5,750	15,193	64,381
Population	6,917	15,324	62,054
Med HH Income	\$75,768	\$85,231	\$92,036

# THE NEIGHBORHOOD





BRATTLE COURT REDEVELOPMENT  
WHOLE SOME FRESH  
BEYOND MOLESKINE  
MONELLA  
REBEKAH BROOKS  
patagonia  
COMING SOON

GAP THE COOP HARVARD/MIT  
BEAT BREW & HALL

LE  
Cafe CAFE  
DADO TEA

1440 MASS AVE  
Pokeworks  
&pizza  
ORIGINS HARVARD/MIT  
BLACK INK  
Cardullo's

VERI TAS HARVARD  
6,700 UNDERGRADUATES  
14,500 GRADUATE & PROFESSIONAL STUDENTS  
2,400 FACULTY MEMBERS

HARVARD SQUARE  
23,199 DAILY RIDERS

OTTO  
T-Mobile

Capital One  
PAPYRUS  
RUSSELL ROUSE  
STARBUCKS COFFEE  
CVS pharmacy  
BIKRAM YOGA  
barre & soul

Zinnia  
J. AUGUST  
clover  
CIBOT'S CANDY  
Cambridge Trust Company

1288 MASS AVE  
L'atte  
BAKERY & CAFE  
Qdoba MEXICAN GRILL  
TD Bank  
SEE

zoe's  
BOSTON Burger Company  
The Bellini Bar Day Spa and Salon  
cafesushi

BRATTLE SQUARE OPTICAL  
drybar

Aesop  
FIJAL RAVEN  
FIRST REPUBLIC BANK

Crema  
fclP&S

TOSCANO  
L.A. BURDICK  
Handbook Chocolates

ANTHROPOLOGIE  
HARVEST ANN TAYLOR

BRATTLE  
ALDEN & HARLOW

verizon  
Citizens Bank

ABBOTT BUILDINGS  
REGENCY DEVELOPMENT

sweetgreen  
DAVID'S TEA  
WARBY PARKER

J.P. PRESS

The Angover Shop  
boloco  
INSPIRED BURRITOS  
Zambreno  
Insomniac cookies

40 BOW STREET  
BLUE BOTTLE COFFEE

THE BOATHOUSE  
RESTAURANT  
DEDALUS

graffon street  
SANTOUKA  
Harvard Book Store  
Mr. Bartley's

au bon pain  
cafe bakery  
KARMA  
KARMA TEA CAFE

CHIPOTE  
GNC LIVE WELL  
Webster Bank  
Visionworks

flour bakery + cafe  
pure barre

Peet's Coffee & Tea  
BENNETT'S PUB RESTAURANT & BAR  
Parvizi

Amorino  
GELATO AL NATURALE

SMITH CENTER  
1350 MASS AVE  
saloniki  
GREEK  
swissbakers  
BON ME  
PAVE MENT  
WHOLE HEART  
BLACKBIRD

FOR EYES  
Shays  
pub & wine bar

HARVARD SQUARE HOTEL  
73 KEYS

wagamama  
CLOSED

SHAKE SHACK  
STAPLES

DUNKIN' DONUTS  
park RESTAURANT & BAR

THE CHARLES HOTEL  
295 KEYS  
WELLBRIDGE  
NOIR  
benedetto

MEMORIAL DRIVE

CHARLES RIVER

JFK STREET

DEVOLFE STREET

BANKS STREET

QUINCY STREET

PRESCOTT STREET

HARVARD

MASSACHUSETTS AVENUE

MOUNT AUBURN STREET

BRATTLE STREET

CAULFIELD

# AREA RETAIL



PORTER  
8,850 DAILY RIDERS

**SOMERVILLE**  
Population: 80,713  
Median HH Income: \$76,280  
Daytime Population: 55,130

**SITE**  
1674 MASSACHUSETTS AVENUE

**CAMBRIDGE**  
Population: 116,565  
Median HH Income: \$84,750  
Daytime Population: 166,595

HARVARD  
23,199 DAILY RIDERS

bourbon coffee  
SHAKING CRAB

Sprint  
ANNA'S TAQUERIA

PORTER SQUARE  
star market  
Michaels  
CVS pharmacy  
Henry Bears Park  
HEALTHWORKS  
FITNESS CENTERS FOR WOMEN  
Emack & Bolio's  
Books

BAGELSAURUS  
PHO HOUSE  
UPPER CRUST  
CHARLIE'S BARBERSHOP

Lesley UNIVERSITY  
SAPPORO RAMEN  
Wafu-Ya  
mami

NOMAD

The ABBEY  
ONE RAMEN & SUSHI

abodeon  
UNIVERSITY WINE SHOP

MADE BY MIA  
CITY MARKET

STARBUCKS COFFEE  
FLOYD'S BARBERSHOP

MARATHON SPORTS

CAMBRIDGE COMMON  
Hi Rise bread Company

BARBERSHOP

THE ATRIUM  
THE SINCLAIR  
FLAT PATTIES  
MOLESKINE

T-Mobile  
OTTO  
Pokeworks

Santander  
Bank of America  
CVS pharmacy  
Cardullo's  
GOURMET MEAT & BIRD SHOPPE

ANTHROPOLOGIE  
ANN TAYLOR  
COOP HARVARD/MIT

ALDEN & HARLOW  
HARVEST

BEAT BREW HALL  
fries

SHAKE SHACK

swetgreen  
verizon  
DAVIDsTEA

Tasty Burger  
LUSH  
RUSSELL HOUSE TAVERN  
Capital One  
MKE'S PASTRY