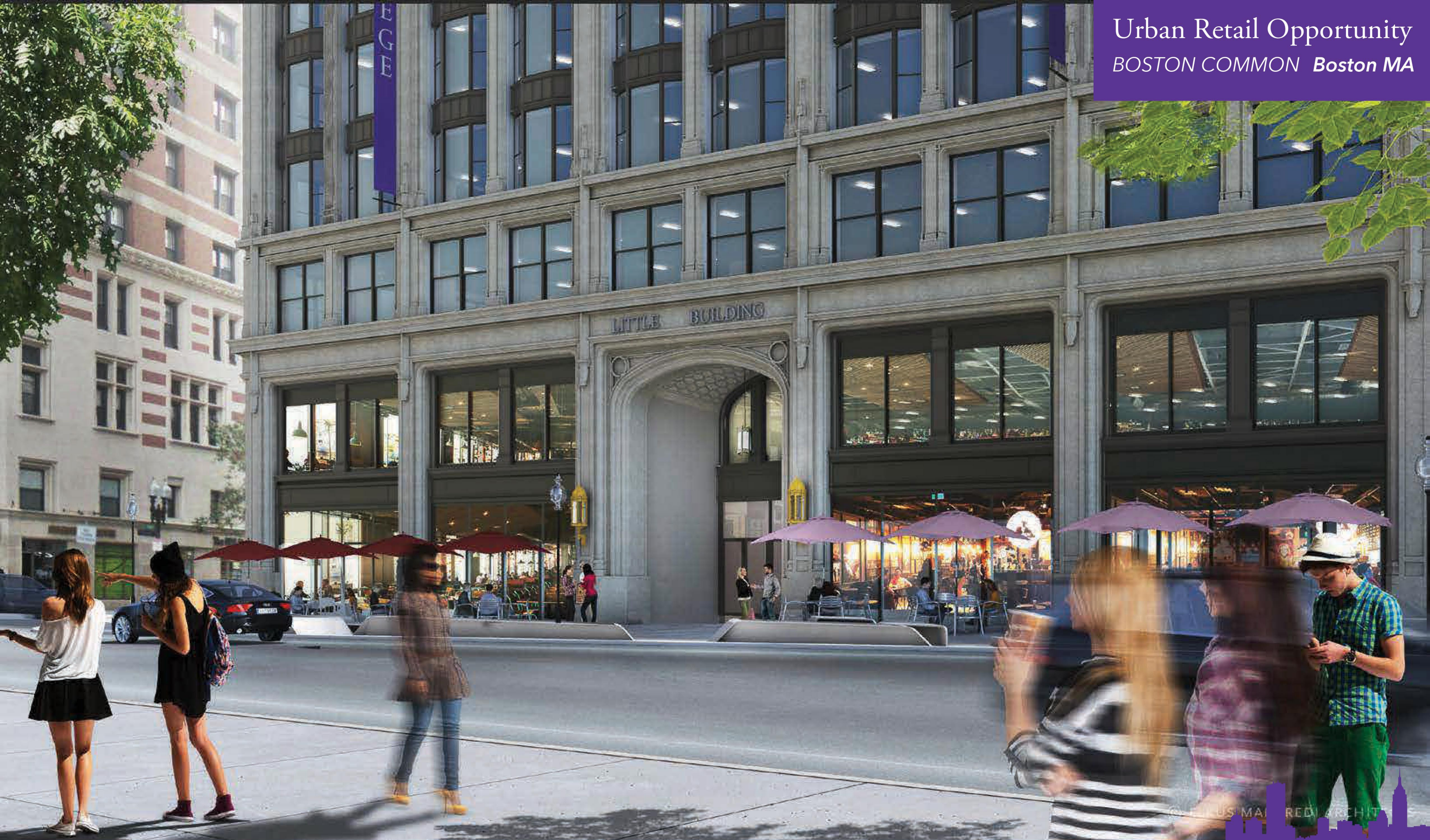


Urban Retail Opportunity  
BOSTON COMMON Boston MA



Emerson  
COLLEGE

80 BOYLSTON STREET

AVAILABLE: 2,207 SF  
TOTAL GLA: 8,800 SF

THE  
DARTMOUTH  
COMPANY

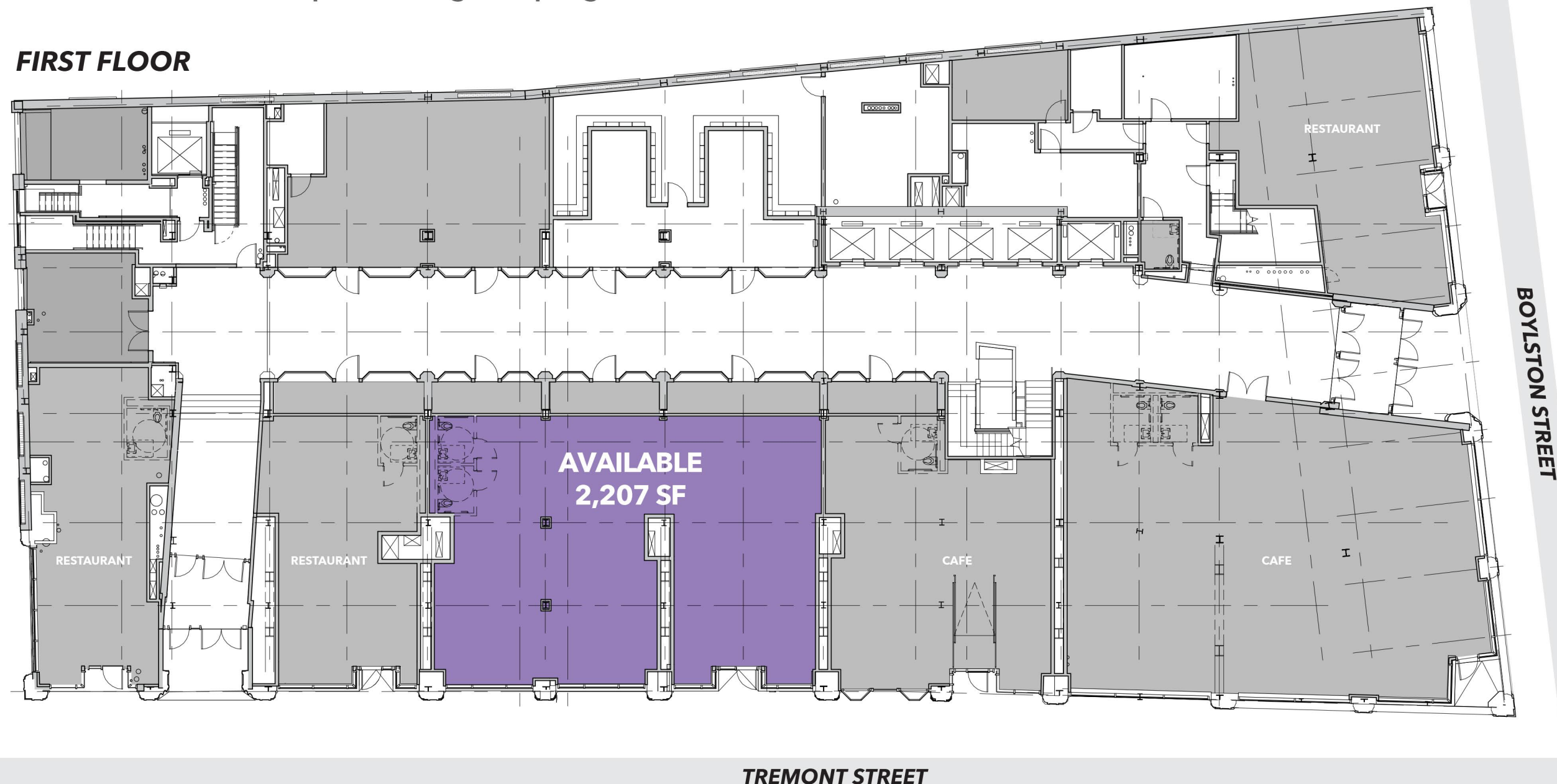
## THE PROPERTY

- 1917 historic building being completely redeveloped.
- Rapidly evolving and improving area located on Boylston and Tremont streets across from Boston Common.
- \$170M project replacing the building's facade, increasing student- and general-purpose space and upgrading residence halls (1,000 bed dormitory).
- Emerson College serves 4,500 students and is known for its communications and performing arts programs.

## THE OPPORTUNITY

- 2,207 SF of retail space available.
- January 2020 delivery for a Spring opening.
- Join a group of local restaurants and cafes.

### FIRST FLOOR





### CENTRALLY LOCATED

Emerson's Little Building is centrally located in downtown Boston surrounded by other major retail and residential nodes of the city: Back Bay, Beacon Hill, South End, and Chinatown.



### TRANSIT ORIENTED

The property is located directly across the street from the heavily traveled MBTA Green line with over 6,900 daily entries. It is also located within 5-10 minutes of the Red, Orange, and Blue lines, South Station (Amtrak/Commuter Rail), and the on-ramp to the Mass Pike and I-93.



### DAYTIME DENSITY

There are over 128,000 employees within a 10 minute walk of the Little Building.



### UNMATCHED FOOT TRAFFIC

Downtown Boston, has the highest foot traffic intersections in the city, with over 250,000\* pedestrians per day and a walk-ing a score of 99.



### CITY DWELLERS

The area is home to an abundance of new high-end residential development. There are over 24,000 people living within a 10 minute walk and more units being built in the immediate area.

### DEMOGRAPHICS

POPULATION

0.25 MI

9,734

0.5 MI

24,728

0.75 MI

47,111

1.0 MI

75,980

DAYTIME POPULATION

42,088

127,555

255,068

341,453

AVERAGE HH INCOME

\$107,346

\$147,406

\$170,009

\$169,308



### NEIGHBORHOOD



EQUINOX



sweetgreen



PRIMARK



FOREVER 21



\*Boston Business Improvement District

# Downtown Boston | RETAIL



BOWDOIN  
1,526 DAILY RIDERS

BOSTON CITY HALL/  
GOVERNMENT CENTER

GOV'T CENTER  
10,828 DAILY RIDERS

STATE  
13,258 DAILY RIDERS

OneBostonPlace  
804,444 SF OFFICE SPACE

MILLENNIUM TOWER  
1.2M SF  
442 RESIDENTIAL UNITS  
475,000 SF OF OFFICE

SUFFOLK UNIVERSITY  
BOSTON  
7,560 STUDENTS

AMPFITNESS

PARK STREET  
19,653 DAILY RIDERS

DOWNTOWN CROSSING  
23,478 DAILY RIDERS

T.J. Maxx  
Marshalls  
BSC  
boston sports clubs

MILLENNIUM TOWER & BURNHAM BUILDING  
Roche Bros.  
PRIMARK  
OLD NAVY  
CAFFÈ NERO

SONOS  
375 EMPLOYEES  
CARBONITE  
350 EMPLOYEES

SOUTH STATION  
25,037 DAILY RIDERS

**SITE**  
LITTLE BUILDING  
80 BOYLSTON STREET  
Emerson COLLEGE

sip  
WINE BAR • KITCHEN

BOYLSTON  
6,826 DAILY RIDERS

EQUINOX

AMC THEATRES

CVS pharmacy

CHINATOWN  
6,498 DAILY RIDERS

MILLENNIUM PLACE  
LEGAL CROSSING  
CAFFÈ NERO

WALGREENS

PARTNERS HEALTHCARE

W HOTELS

WANG THEATRE

CITY PLACE  
STARBUCKS COFFEE  
CHIPOTLE  
BLAZE PIZZA

SHUBERT THEATRE

REVERE  
HOTEL | BOSTON COMMON

PARK SQUARE  
REAL SEA FOOD

OSTRA

adesso

M. STEINERT & SONS

RESTORATION HARDWARE

STRIP BY STREGA

MONTAGE

DAVIOS

PAPER SOURCE  
LUX BOND & GREEN  
Sprint

PARK PLAZA

REVERE

ANNE FONTAINE  
ESCADA  
BISTRO di MIA  
BOTTEGA VENETA  
LA PERLA  
HERMÈS

repower YOGA  
Tatte  
PARISH  
Century Bank  
Cartier  
POMPADOUR MILLS  
Peoples United Bank  
GIORGIO ARMANI  
by CHLOE.

MaxMara VINCE.  
UGG australia  
Barbour  
D&G  
TIFFANY & CO.  
CHANEL  
VALENTINO  
D&G  
babycoltons

LONGCHAMP PARIS  
B&O  
BANG & OLUFSEN  
COLE HAAN  
rag & bone  
Camper  
Joie

501 BOYLSTON  
H&M  
Nordstrom  
rack  
BSC  
SEPHORA  
ATHLETA

1.2M SQ FT  
TALBOTS  
Bank of America  
MODELL'S SPORTING GOODS

COPLLEY  
14,021 DAILY RIDERS

Tatte  
BAKERY & CAFE

RED WAGON

TOSCANO

J. McLaughlin

Bin 26  
ENOTECA

UPPER CRUST

BOSTON PUBLIC GARDEN

CHARLES RIVER

BOSTON





# Emerson

COLLEGE

THE LITTLE BUILDING



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