

77 Holland Street

Somerville, MA



FREESTANDING RETAIL PROPERTY | 3,662 SF | SUBJECT TO OFFER

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Freestanding Retail Property
- Easily Divisible into Smaller Suites to Maximize Base Rent PSF
- Future Redevelopment Potential
- Highly Sought-After Submarket with Extremely Low Retail Vacancy

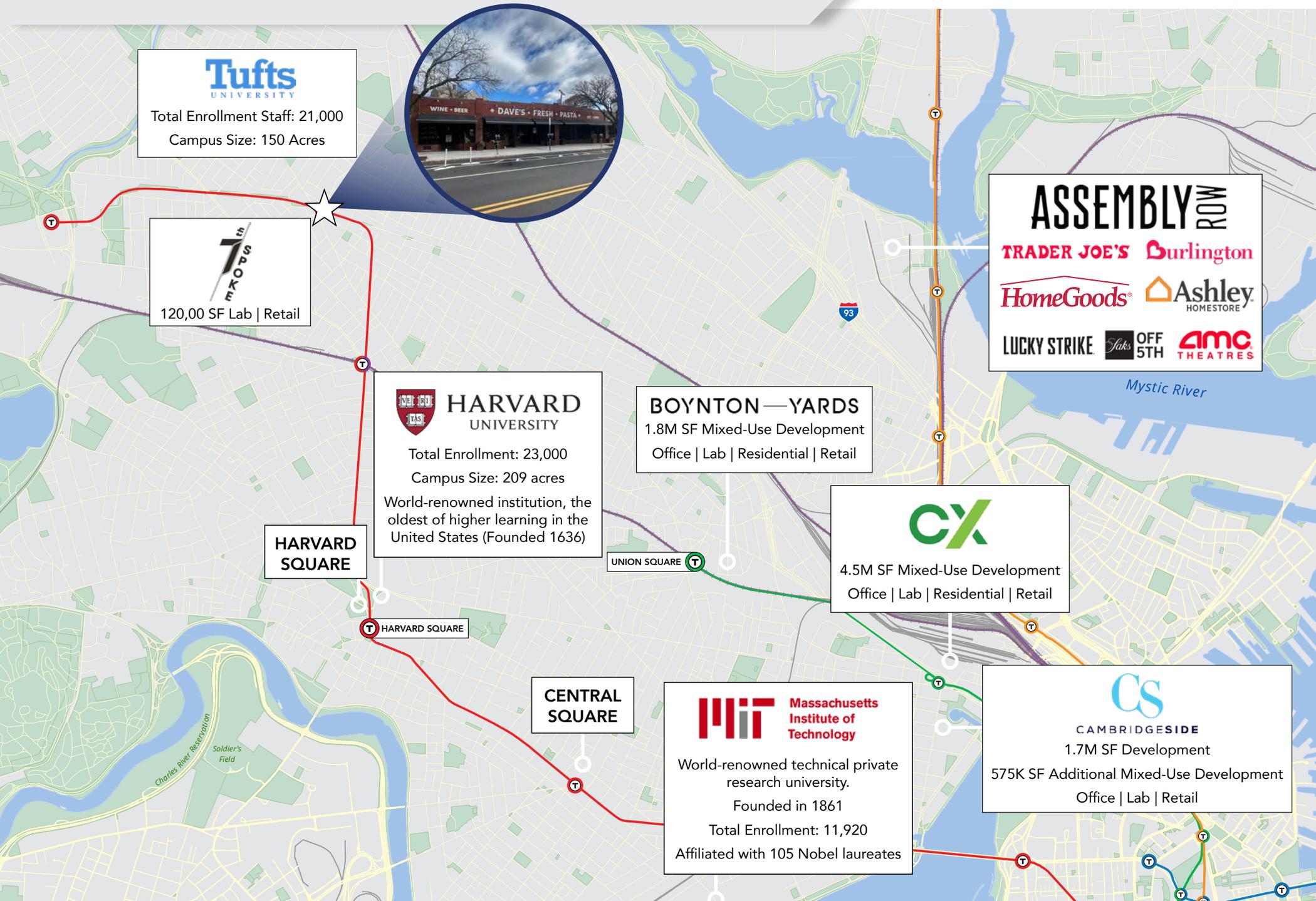
KEY NEARBY TENANTS



MARKET AERIAL



MARKET AERIAL



Tufts
UNIVERSITY

Total Enrollment Staff: 21,000
Campus Size: 150 Acres



7th
MKOPUS

120,00 SF Lab | Retail

ASSEMBLY ROW

TRADER JOE'S Burlington
HomeGoods Ashley HOMESTORE
LUCKY STRIKE Jabs OFF 5TH AMC THEATRES

 **HARVARD**
UNIVERSITY

Total Enrollment: 23,000
Campus Size: 209 acres

World-renowned institution, the oldest of higher learning in the United States (Founded 1636)

BOYNTON—YARDS

1.8M SF Mixed-Use Development
Office | Lab | Residential | Retail

CX

4.5M SF Mixed-Use Development
Office | Lab | Residential | Retail

HARVARD SQUARE

UNION SQUARE 

HARVARD SQUARE 

CENTRAL SQUARE

 **Massachusetts**
Institute of
Technology

World-renowned technical private research university.
Founded in 1861
Total Enrollment: 11,920
Affiliated with 105 Nobel laureates

CS
CAMBRIDGEBSIDE

1.7M SF Development
575K SF Additional Mixed-Use Development
Office | Lab | Retail

CURRENT RENT DEEPLY UNDER MARKET



Over the past several years, 2nd generation quick service restaurant (QSR) or food purveyor spaces have consistently proven to be a leading subcategory of retail where landlords have enjoyed low vacancy, high tenant demand, and high leasing velocity when there is vacancy.

EXPOSURE TO THE HOTTEST RETAIL SUBCATEGORY

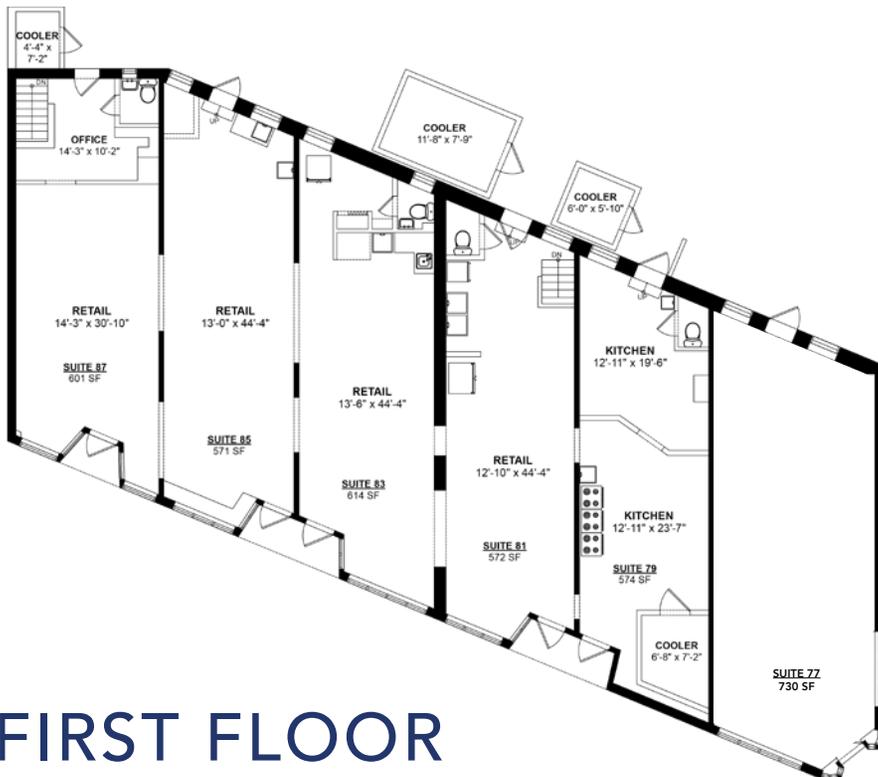


This offering represents a rare opportunity to utilize low retail vacancy rates, continued inflationary pressures, and an irreplaceable location to drive competitive rent increases through marking rents to market and NNN conversion over a long term investment horizon.

3

FLEXIBLE FLOOR PLAN

Floorplan may not reflect exact existing conditions today and may not reflect recent modifications



FIRST FLOOR



BASEMENT

LIMITED LEASE TERM

LXD 12/31/29

±4 Years Remaining

SURROUNDED BY NEW DEVELOPMENT



7TH SPOKE PROJECT

DEVELOPMENT OVERVIEW | 120,000 SF

- Transformational Urban Lab/Retail Development
- 63,000 SF Lab
- 20,000 SF Retail
- Vibrant New Civic Square



UNION SQUARE

DEVELOPMENT OVERVIEW | 2.4M SF DEVELOPMENT

- 15 AC neighborhood
- 1.0M SF of commercial
- 1.0M SF of residential



COPPER MILL PROJECT (PROPOSED)

DEVELOPMENT OVERVIEW | +/-500 RESIDENTIAL UNITS

- Ground Floor Restaurant / Retail
- 25 Stories



BOYNTON YARDS

DEVELOPMENT OVERVIEW | 1.8M SF DEVELOPMENT

- 12 AC Neighborhood
- 1.2M SF of Office and Lab Space
- 1,000+ Residential Units

SURROUNDED BY NEW DEVELOPMENT



KENDALL SQUARE AT MIT – SITE 2

DEVELOPMENT OVERVIEW | 330K SF DEVELOPMENT

- 13-Story Mixed-Use Development
- Research & Development, Office, and Retail space
- Two-Stack Volumned Offset at 90 Degrees



CAMBRIDGESIDE

DEVELOPMENT OVERVIEW | 1.665M SF DEVELOPMENT

- Redeveloping the Existing Shopping Mall into New, Mixed-Use Space
- Will Include Office, Lab, Residential, and Retail space
- 1.09M SF of Existing Retail Space
- 575K SF of New Development



BXP LIFE SCIENCES CENTER

DEVELOPMENT OVERVIEW | 400K+ SF DEVELOPMENT

- Housing and Office / Life Science Space
- Eversource Substation Underneath the Development
- First Underground Substation in U.S.
- 30,000 SF of Open Space About the Substation



ASSEMBLY SQUARE

DEVELOPMENT OVERVIEW | 2.8M SF DEVELOPMENT

- 2.8M SF of Commercial / Office / Lab Space
- 972K SF of Retail Space
- A 160-Key Hotel
- 1,822 Residential Units

AREA HIGHLIGHTS





WHITNEY GALLIVAN

Managing Director & Partner

617.850.9612

wgallivan@bradvisors.com

JOE WAGNER

Managing Director

617.850.9675

jwagner@bradvisors.com

HARRISON DEMERITT

Associate Director

617.223.1486

hdemeritt@bradvisors.com

GUS HOFFMANN

Senior Associate

617.448.5005

ahoffmann@bradvisors.com

LUKE SWEENEY

Retail Associate

401.601.1145

lsweeney@bradvisors.com

136 Newbury Street | Boston, MA 02116 | 617.375.7900 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.