



# WELCOME

## BEACHMONT SQUARE

### Suffolk Downs

**HYM**



**BLACKLINE**  
RETAIL GROUP





Suffolk  
Downs

# LOCATION OVERVIEW





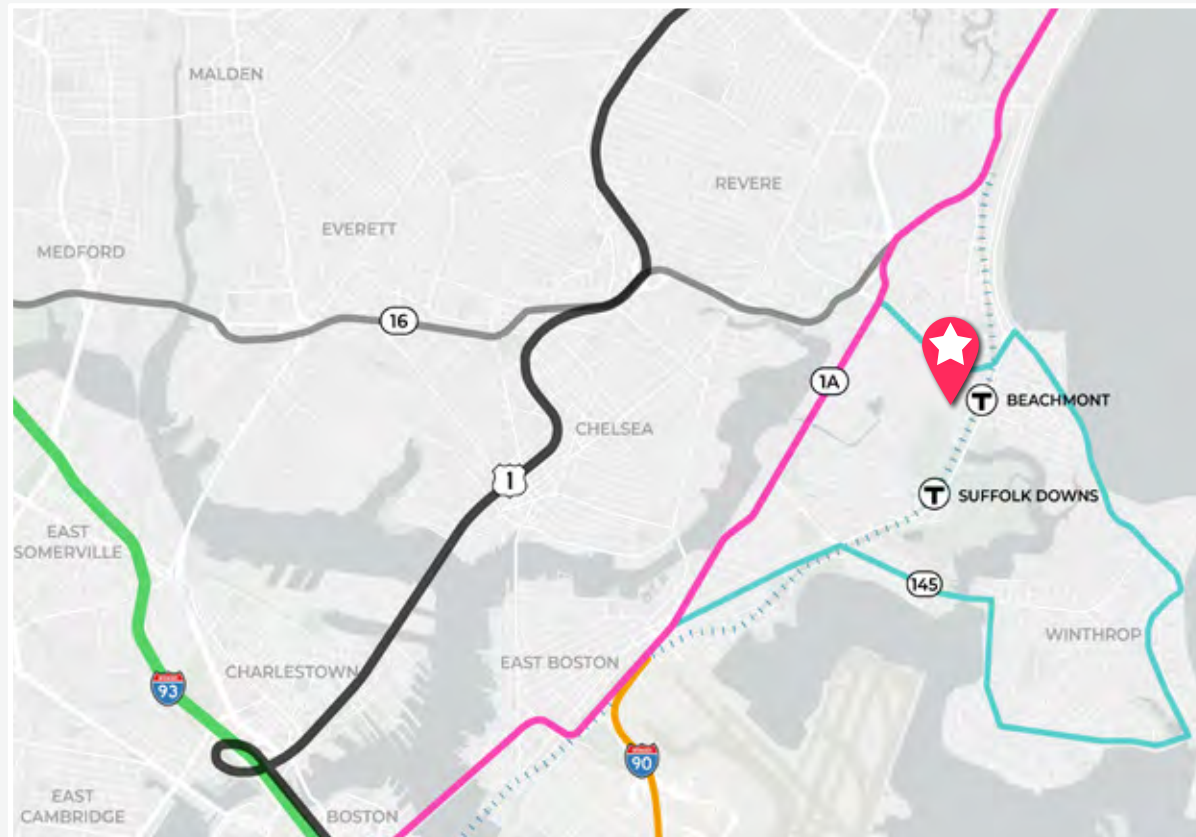
Suffolk  
Downs

# TWO CITIES. ONE NEW NEIGHBORHOOD.

The HYM Investment Group is on a mission to reconnect the East Boston and Revere communities that surround Suffolk Downs.

In 2017, Suffolk Downs was purchased by HYM and its investors with a vision to create a welcoming neighborhood designed around new ways of living and working. Today, Suffolk Downs is being reborn as a new urban district with a dynamic mix of uses and offerings connected and supported by public open space, neighborhood retail, and civic spaces. Directly connected to a rich history, and to the communities it adjoins, this extraordinary evolution of our city promises all who live, work, and visit the opportunity to feel optimism for the future.

## Site Access





# SUFFOLKS DOWNS AT A GLANCE



**161 acre** site with  
**40 acres** of open space



**16.2 MSF** of dynamic uses



**450,000 SF** of retail &  
restaurant space



**\$337M+** on and offsite  
infrastructure investment



**The Stage at Suffolk Downs** in  
partnership with The Bowery Presents



**Life science & office campus**  
within the community



**Highly amenitized** community  
with frequent events



**Playgrounds**, sport courts,  
biking, and walking paths



**2 MBTA** blue line stations  
for commuters



**Convenient access** to major highways



**3 hotels** with 800 keys



**10,000** residential units



**58.5%** apartments



**31.5%** homeownership units



**10%** senior housing







# THE NUMBERS

## Here we grow!

The Suffolk Downs development is projected to nearly double the 1-mile residential and daytime population over the next five to ten years.

Once fully built, Suffolk Downs expects to welcome nearly 50,000 residents, employees, and visitors each day.

## 2024 5-Mile Demographics

	POPULATION	DAYTIME POPULATION	AVERAGE HOUSEHOLD INCOME	MEDIAN AGE	COLLEGE DEGREES	MEDIAN HOME VALUE
SUFFOLK DOWNS	463,403	601,198	\$132,625	37.0	25.3%	\$645,115
NORTHSHORE MALL	247,685	246,519	\$124,660	42.7	27.3%	\$575,017
MARKET STREET	221,219	212,666	\$151,348	45.3	29.2%	\$629,182
ARSENAL YARDS	864,437	697,379	\$168,725	34.2	32.2%	\$891,799
ASSEMBLY ROW	981,724	863,976	\$151,027	34.3	30.1%	\$784,089





# THE MASTER PLAN





# BEACHMONT SQUARE

Beachmont Square is the first phase of the Suffolk Downs development. It is designed as a welcoming, pedestrian-friendly plaza with a large central lawn offering seating, shade, and attractions. Beachmont Square will include full-service, sit-down restaurants, fast-casual concepts, and a variety of shops and entertainment making this square the new go-to for residents and employees of this dense and rapidly-growing neighborhood.



**10%**  
local business



**500+**  
parking spaces



**30+**  
retail and restaurant spaces



**85,000 SF**  
retail and restaurant SF



BEACHMONT  
SQUARE



PORTICO







Suffolk Downs



# The Plan



**Retail Key**

Food & Beverage

Retail/Non-Food & Beverage

## amaja



- 475 luxury apartment units
- 24,000 SF of ground floor retail
- 191 underground resident parking spaces

## PORTICO



- 473 luxury apartment units
- 29,000 SF of ground floor retail
- 200 underground resident parking spaces
- 8 and 15 stories

## 10 Suffolk Downs Blvd



- 47,700 SF of office/lab
- 11,000 SF of retail/restaurant

## 100 | 150 SALT STREET

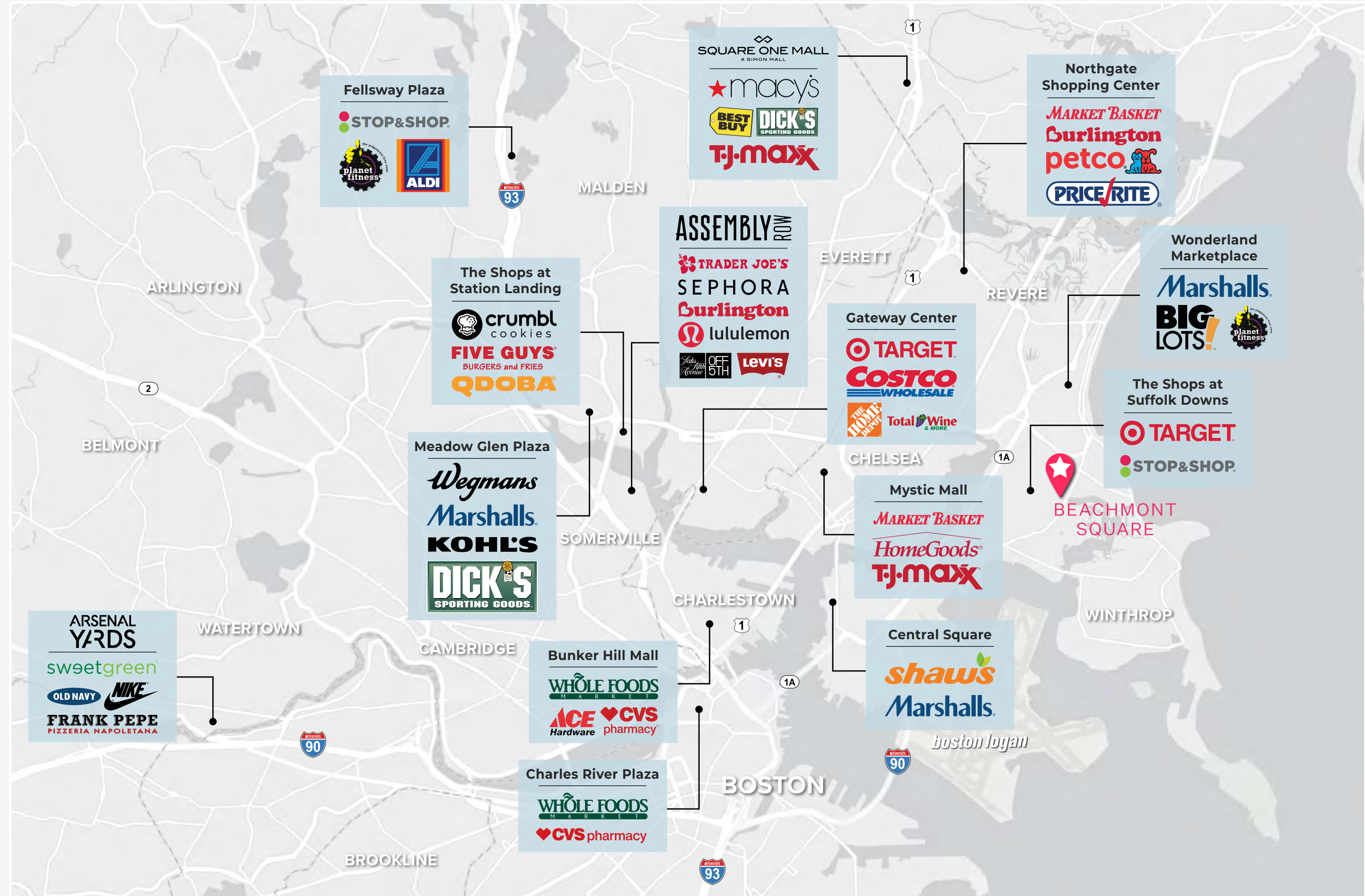


- 519,000 SF of office/lab
- 2,300 SF of ground floor retail
- 444 underground resident & employee parking spaces

The information provided herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no representation, guarantee or warranty, express nor implied, about the accuracy or completeness of this information. It is your responsibility to independently confirm this information. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



# Retail Landscape

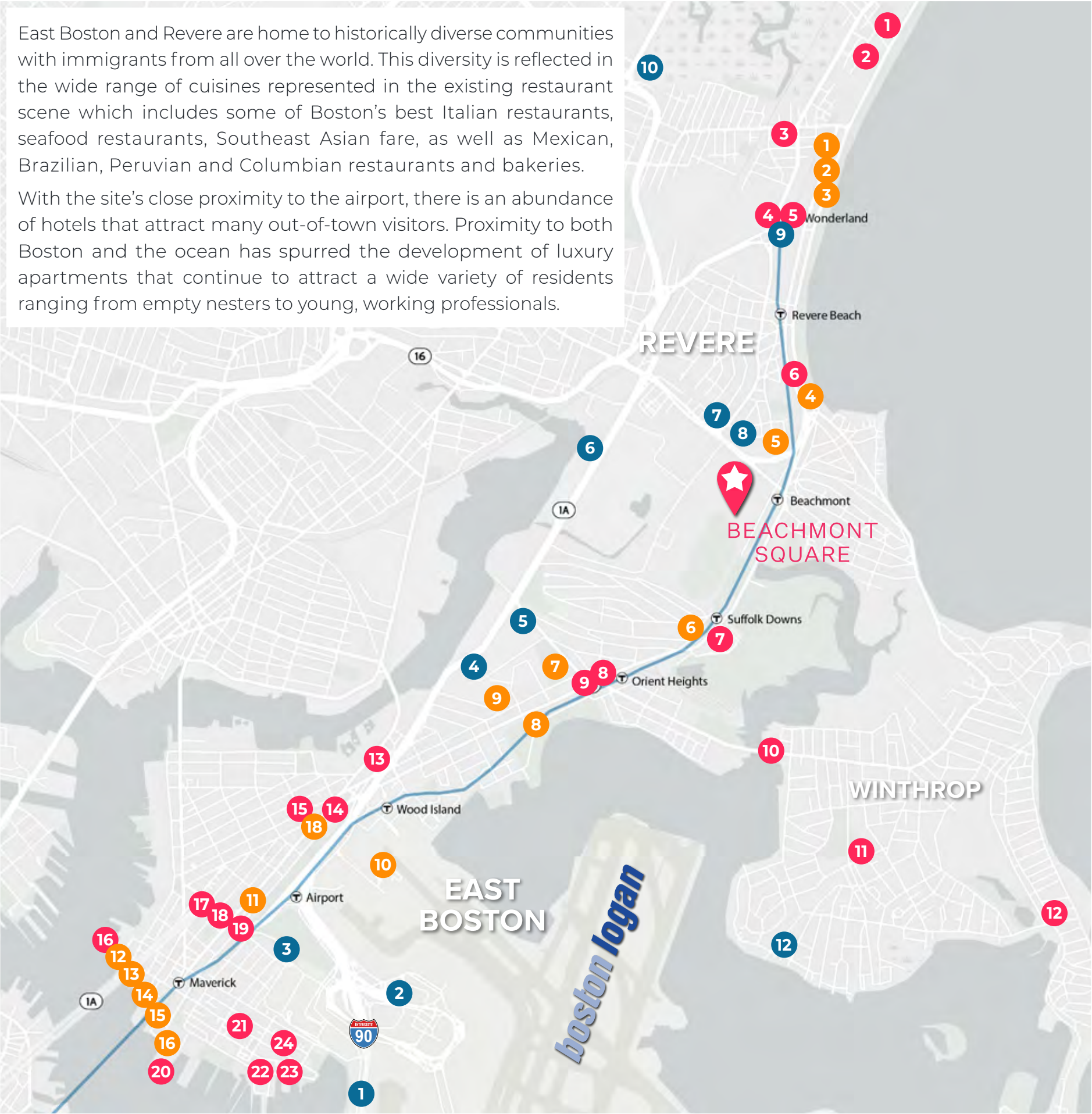




# Local Landscape

East Boston and Revere are home to historically diverse communities with immigrants from all over the world. This diversity is reflected in the wide range of cuisines represented in the existing restaurant scene which includes some of Boston's best Italian restaurants, seafood restaurants, Southeast Asian fare, as well as Mexican, Brazilian, Peruvian and Columbian restaurants and bakeries.

With the site's close proximity to the airport, there is an abundance of hotels that attract many out-of-town visitors. Proximity to both Boston and the ocean has spurred the development of luxury apartments that continue to attract a wide variety of residents ranging from empty nesters to young, working professionals.



## LOCAL RESTAURANTS

- |                    |                                  |                                               |
|--------------------|----------------------------------|-----------------------------------------------|
| 1 <b>KELLY'S</b>   | 9 <b>Sunny Cafe</b>              | 17 <b>NEXT DOOR SUSHI BAR</b>                 |
| 2 <b>BIANCHI'S</b> | 10 <b>BELLE ISLE SEAFOOD</b>     | 18 <b>PAZZA ON PORTER</b>                     |
| 3 <b>ESQUITE</b>   | 11 <b>Nick's Place</b>           | 19 <b>Santarpio's Pizza</b>                   |
| 4 <b>EINE</b>      | 12 <b>DPARMA Ristorante</b>      | 20 <b>THE TALL SHIP</b>                       |
| 5 <b>DRYFT</b>     | 13 <b>Rincon LOMENO</b>          | 21 <b>THE QUIET FEW</b>                       |
| 6 <b>CUT 21</b>    | 14 <b>Taqueria Jalisco</b>       | 22 <b>DOWNEAST THE UNFILTERED CRAFT CIDER</b> |
| 7 <b>VINAPOLIS</b> | 15 <b>Rino's Place</b>           | 23 <b>SEA BISCUIT</b>                         |
| 8 <b>Angela's</b>  | 16 <b>Reel House EAST BOSTON</b> | 24 <b>TAWAKAL</b>                             |

## HOTELS

- |                                                |                                                |
|------------------------------------------------|------------------------------------------------|
| 1 Hyatt Regency Boston Harbor                  | 7 Hyatt Regency Boston Harbor                  |
| 2 Hilton Boston Logan Airport                  | 8 Hilton Boston Logan Airport                  |
| 3 Embassy Suites by Hilton Boston Logan Aiport | 9 Embassy Suites by Hilton Boston Logan Aiport |
| 4 Courtyard Marriot Boston Logan Aiport        | 10 Courtyard Marriot Boston Logan Aiport       |
| 5 Courtyard Marriot Boston Logan Aiport        | 11 Courtyard Marriot Boston Logan Aiport       |
| 6 Courtyard Marriot Boston Logan Aiport        | 12 Courtyard Marriot Boston Logan Aiport       |

## LUXURY HOUSING

- |                        |                                        |
|------------------------|----------------------------------------|
| 1 The Eliot on Ocean   | 10 Maverick Shipyard Condos            |
| 2 Ocean 650 Apartments | 11 Paris Flats                         |
| 3 500 Ocean Avenue     | 12 The Eddy                            |
| 4 Ryder                | 13 The Mark                            |
| 5 One Beachmont        | 14 Slip 45 Condos                      |
| 6 The Pacer            | 15 Clippership Apartments on the Wharf |
| 7 The Tess             | 16 Portside at East Pier               |
| 8 The Bennington       | 17 Boston East                         |
| 9 Addison              | 18 319 & Park                          |



# Site Activation at The Track

## Events, exercise, festivals, concerts and more!

Since 1935, Suffolk Downs has been home to live events and entertainment. In the earlier days of operating as a thoroughbred horserace track, famous horseraces hosted over 35,000 attendees. Throughout the decades, tens of thousands of fans also attended memorable live events like the Beatles Farewell Tour in 1966, Radiohead in 2001, and the annual Hot Dog Safari festival with the Cystic Fibrosis Foundation.

The team at HYM has combined their creative talents and innovative thinking to bring the energy back to the historic track at Suffolk Downs. In 2021, HYM worked with Artists for Humanity to install an art installation on the Grandstand windows and opened the track to the public for walking and exercise. In 2022, HYM turned the Paddock into an outdoor public seating area and built a dog park featuring two areas for large and small dogs. The track and dog park are open daily and are frequently used by residents of the Orient Heights neighborhood. HYM continues to develop new placemaking strategies to make Suffolk Downs a destination for the community now and in the future.

HYM carries on the tradition of activating the site by hosting annual events and offering free programming at the track. From weekly run club to food truck festivals, traveling circuses, 5k fundraiser walks, dog competitions, Touch-a-Truck, and more, HYM works with local businesses, non-profit organizations, and partners from Revere and East Boston to curate and host events year-round.



Touch-a-Truck



Dog Park at The Track



Food Truck Festival



Marathon Daffodil Dash



Artists for Humanity



Run Club



Suffolk  
Downs

# the stage

## @Suffolk Downs

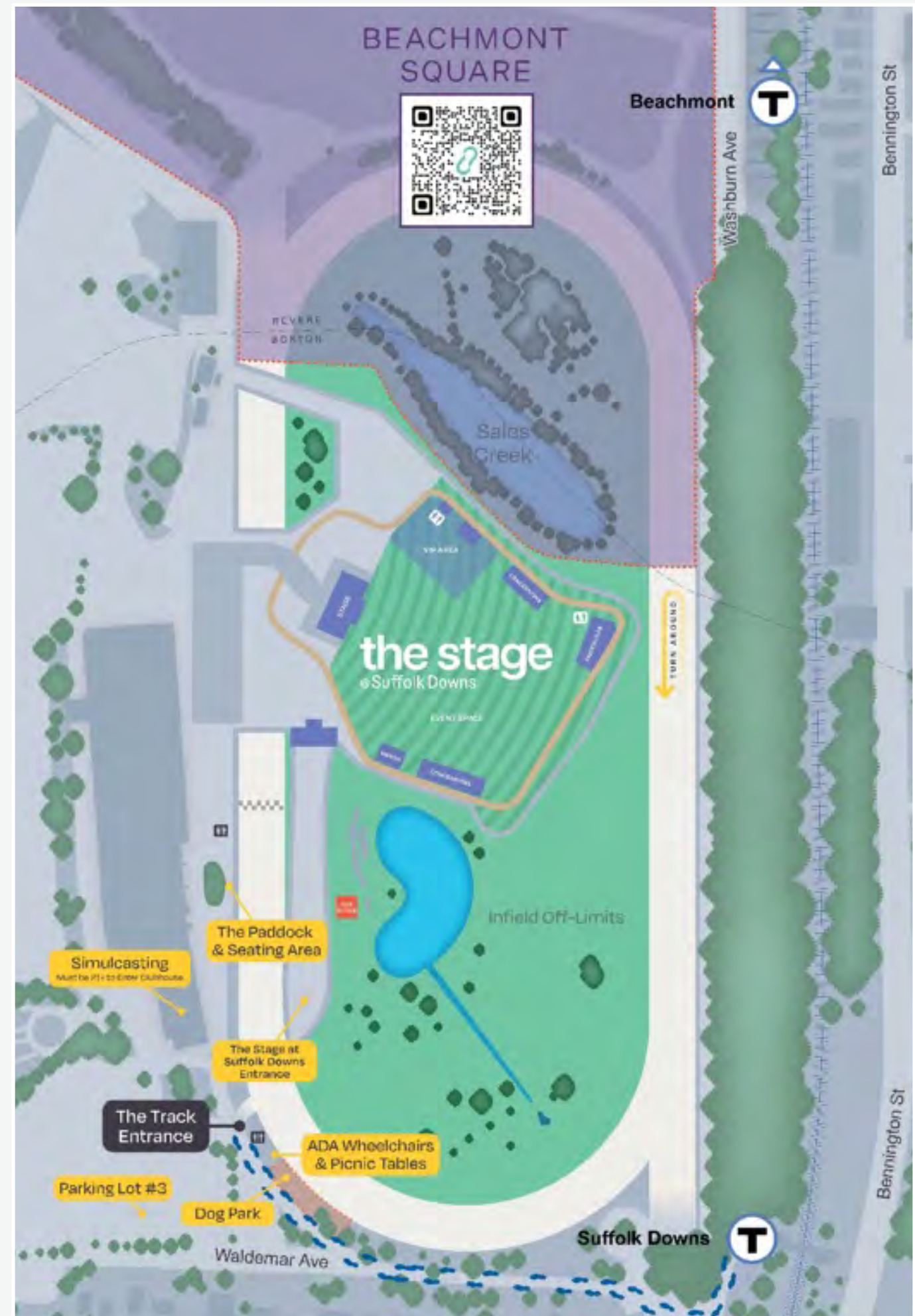
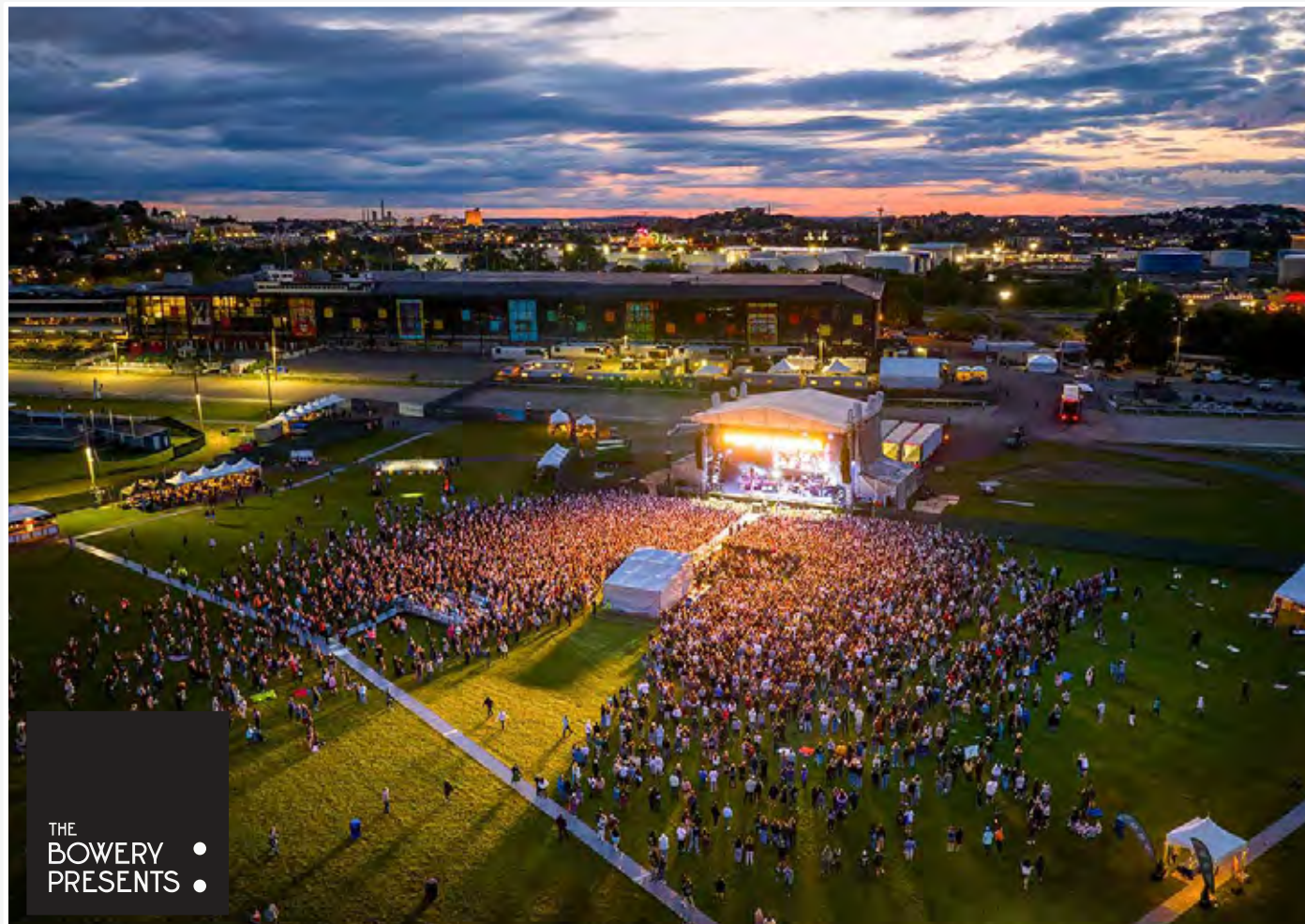
The HYM Investment Group is proud to partner with The Bowery Presents to bring music back to Suffolk Downs! The Stage at Suffolk Downs opened in Summer 2023 as a seasonal outdoor concert venue located in the infield of the legendary East Boston racetrack.

### Capacity:

- 8,500 attendees
- Mainly general admission and a VIP area

### Venue Season:

- June - October
- Summer 2023 - 2026





# BEACHMONT SQUARE

## Suffolk Downs

### LEASING INFORMATION

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