

776 Boylston Street

FOR LEASE — 1,989-5,917 SF



MANDARIN HOTEL RETAIL CONDO IN THE PRUDENTIAL CENTER



PRIME RETAIL OPPORTUNITY IN BOSTON'S ICONIC PRUDENTIAL CENTER

Boston Realty Advisors is pleased to present a rare opportunity to lease 5,917 SF of prime retail space at the Mandarin Hotel within the Prudential center, one of Boston's most prestigious and high-traffic shopping destinations. This premier storefront, formerly occupied by Lululemon for over a decade, is now available, offering a unique chance for a new brand to establish a flagship presence in the heart of Boston's Back Bay.



A HIGH-PERFORMANCE RETAIL DESTINATION

The Prudential Center is one of Boston's most sought-after retail locations, drawing millions of visitors annually with its unmatched foot traffic, surrounding office towers, world-class shopping, and premier dining experiences. Anchored by luxury and high-end lifestyle brands, the center is home to retailers such as Eataly, Sephora, Canada Goose, Warby Parker, and Tesla, making it a proven destination for both locals and tourists alike.

BACK BAY RESIDENTIAL DEMOGRAPHICS

	0.5 Miles	1 Mile	1.5 Miles
Total Population	5,504	26,610	94,628
Average Household Income	\$165,909	\$156,967	\$132,901
Average Age	34.2	34.8	32.8



BACK BAY BY THE NUMBERS



PRUDENTIAL DEMOGRAPHICS

Annual Foot Traffic: Over 60,000 visitors per day, totaling over 22 million visitors per year

Retail Performance: Existing Prudential Center brands report sales per square foot exceeding \$1,500, ranking among Boston's highest-performing retail destinations

Affluent Customer Base: The Back Bay district boasts an average household income of \$175,000+

Unparalleled Accessibility: Direct access to MBTA's Green Line, major highways, and pedestrian pathways ensuring seamless connectivity to the greater Boston area



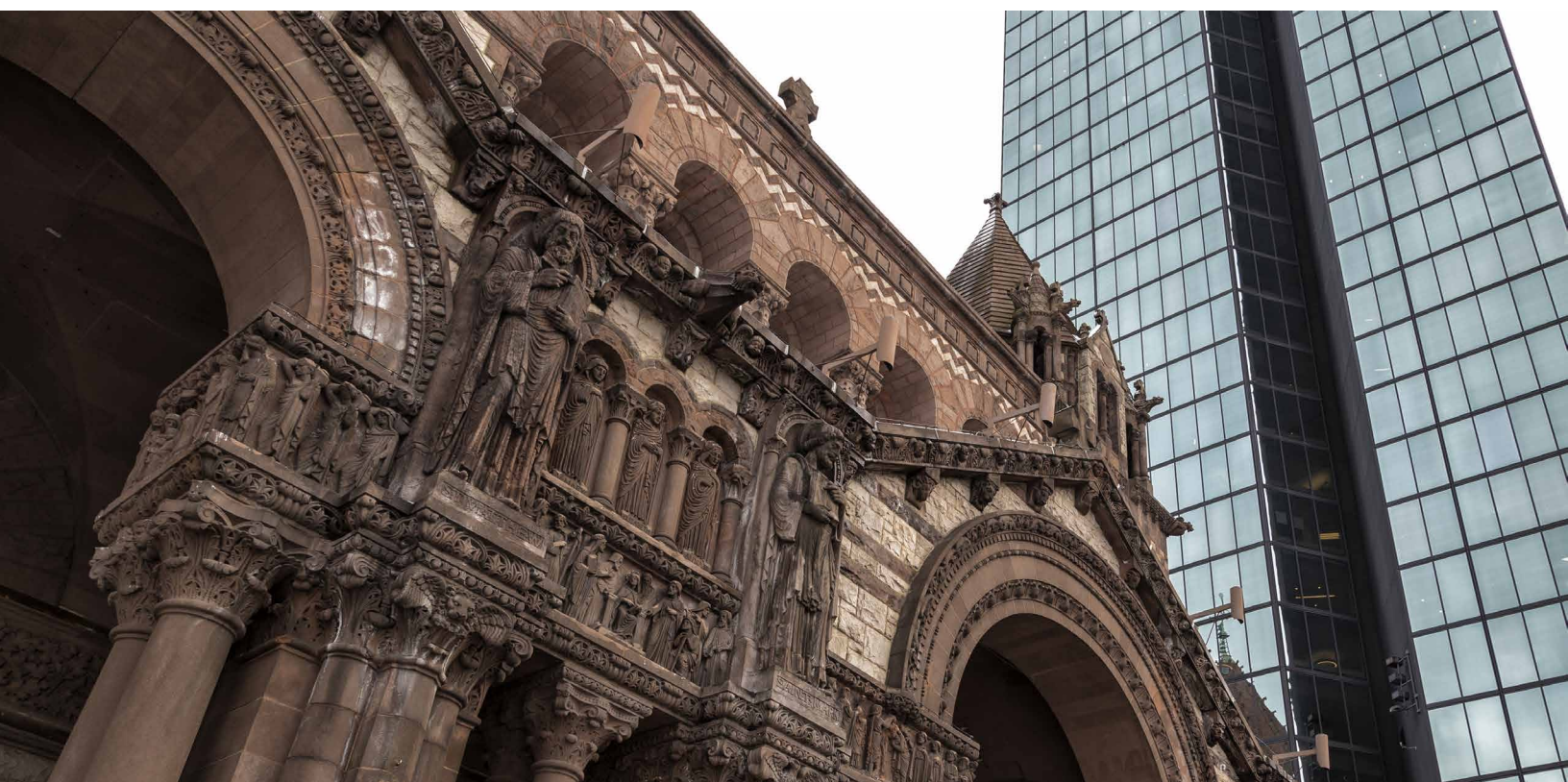
INCOME

- In 2017, the median household income in Back Bay was \$107,071, significantly higher than the \$62,021 throughout Boston.



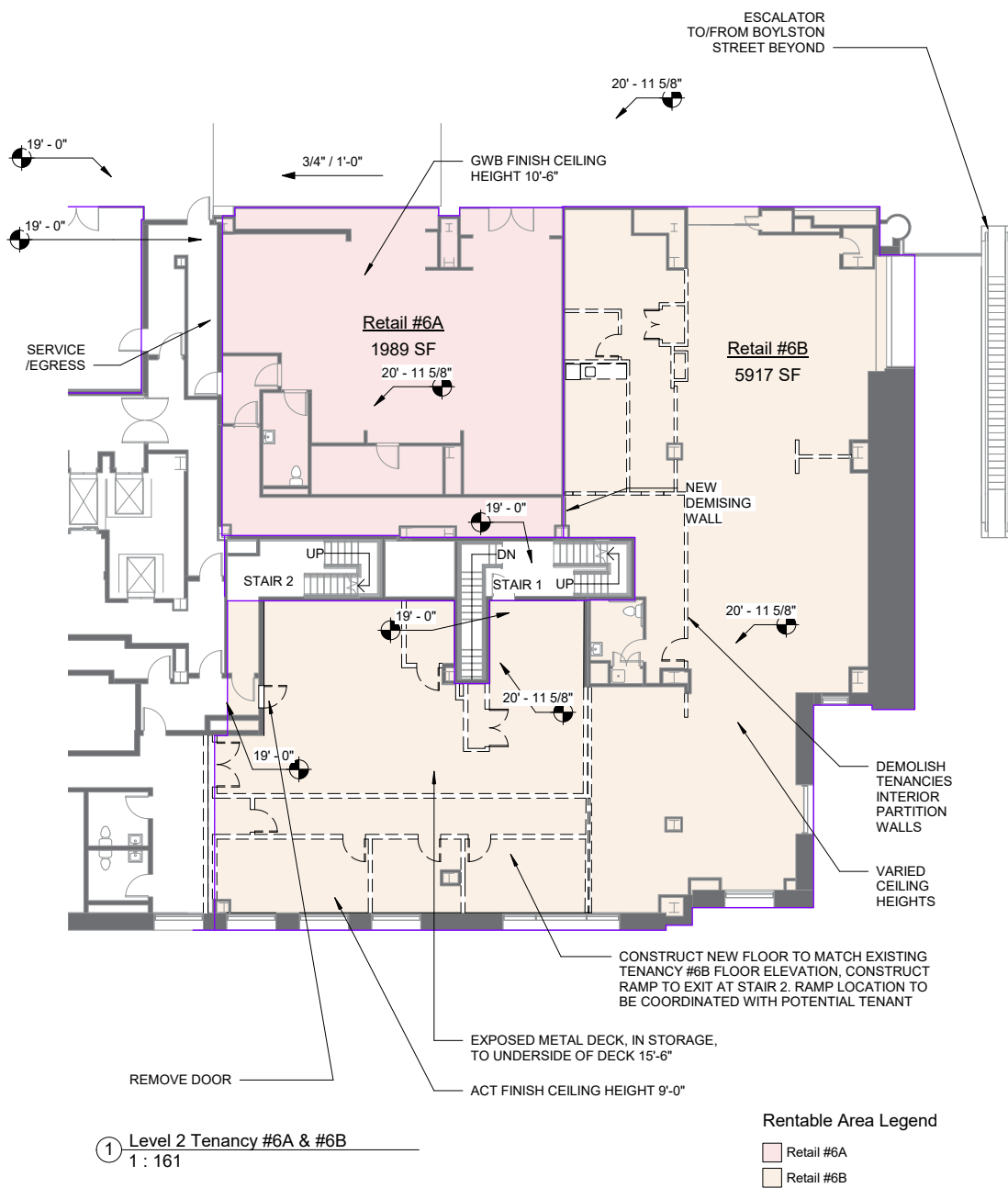
EDUCATION

- In 2017, 20% of Back Bay's residents were enrolled in college or university, higher than 16% of Boston's residents
- 85% of Back Bay's adult residents had at least a bachelor's degree, compared to 47% of Boston's adult residents.
- In 2015, Back Bay had 70,248 payroll jobs 21% of which were in Finance and Insurance
- Back Bay had 5.9 payroll jobs for every resident worker, 11% of the payroll jobs in Boston





FLOOR PLAN



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