

# WELCOME

## BEACHMONT SQUARE

Suffolk Downs

**HYM**



**BLACKLINE**  
RETAIL GROUP





Suffolk  
Downs

# LOCATION OVERVIEW

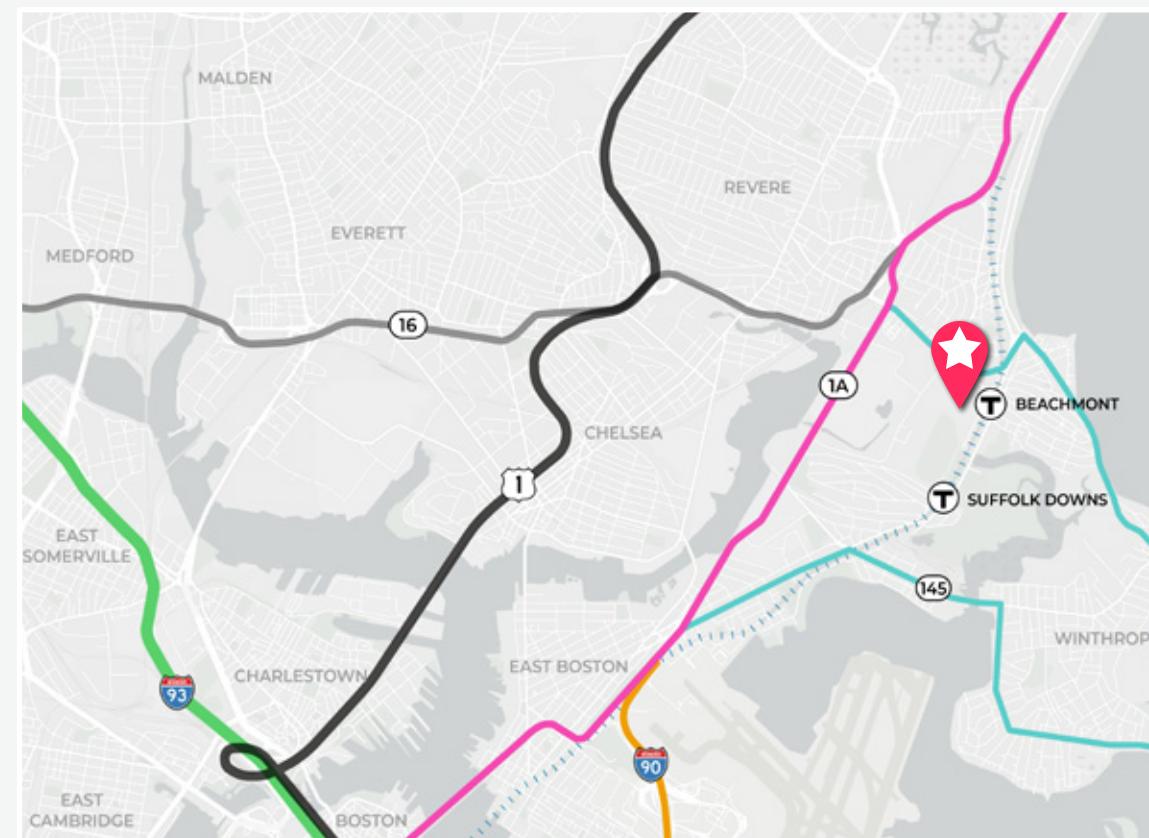


# TWO CITIES. ONE NEW NEIGHBORHOOD.

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 fifteen to twenty years.

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



## 2025 5-Mile Demographics

	POPULATION	DAYTIME POPULATION	AVERAGE HOUSEHOLD INCOME	MEDIAN AGE	COLLEGE DEGREES	MEDIAN HOME VALUE
SUFFOLK DOWNS	454,518	597,062	\$149,323	35.9	25.6%	\$720,084
NORTHSORE MALL	252,167	239,917	\$137,514	42.1	26.5%	\$661,901
MARKET STREET	226,532	213,802	\$161,535	\$161,535	28.0%	\$715,454
ARSENAL YARDS	860,618	1,084,432	\$182,538	33.5	30.9%	\$1,013,618
ASSEMBLY ROW	956,976	1,251,136	\$164,395	33.5	29.6%	\$895,259



# THE MASTER PLAN





Suffolk  
Downs

# 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

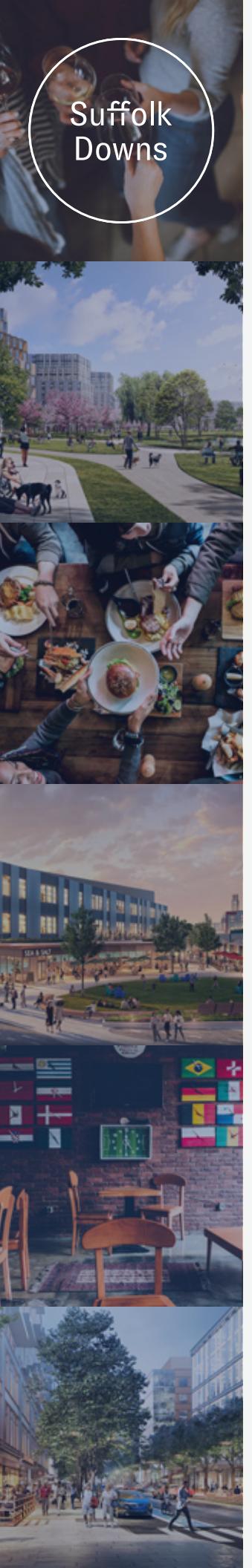


**30+**  
retail and restaurant spaces



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





# The Plan



# anaya

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

# PORTICO

- 473 luxury apartment units
- 33,423 SF of ground floor retail
- 200 underground resident parking spaces
- 8 and 15 stories

# 75 Suffolk Downs Blvd

- 150 key hotel
- 243 luxury apartment units
- 12,500 SF of ground floor retail

10 Suffolk  
Downs Blvd

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

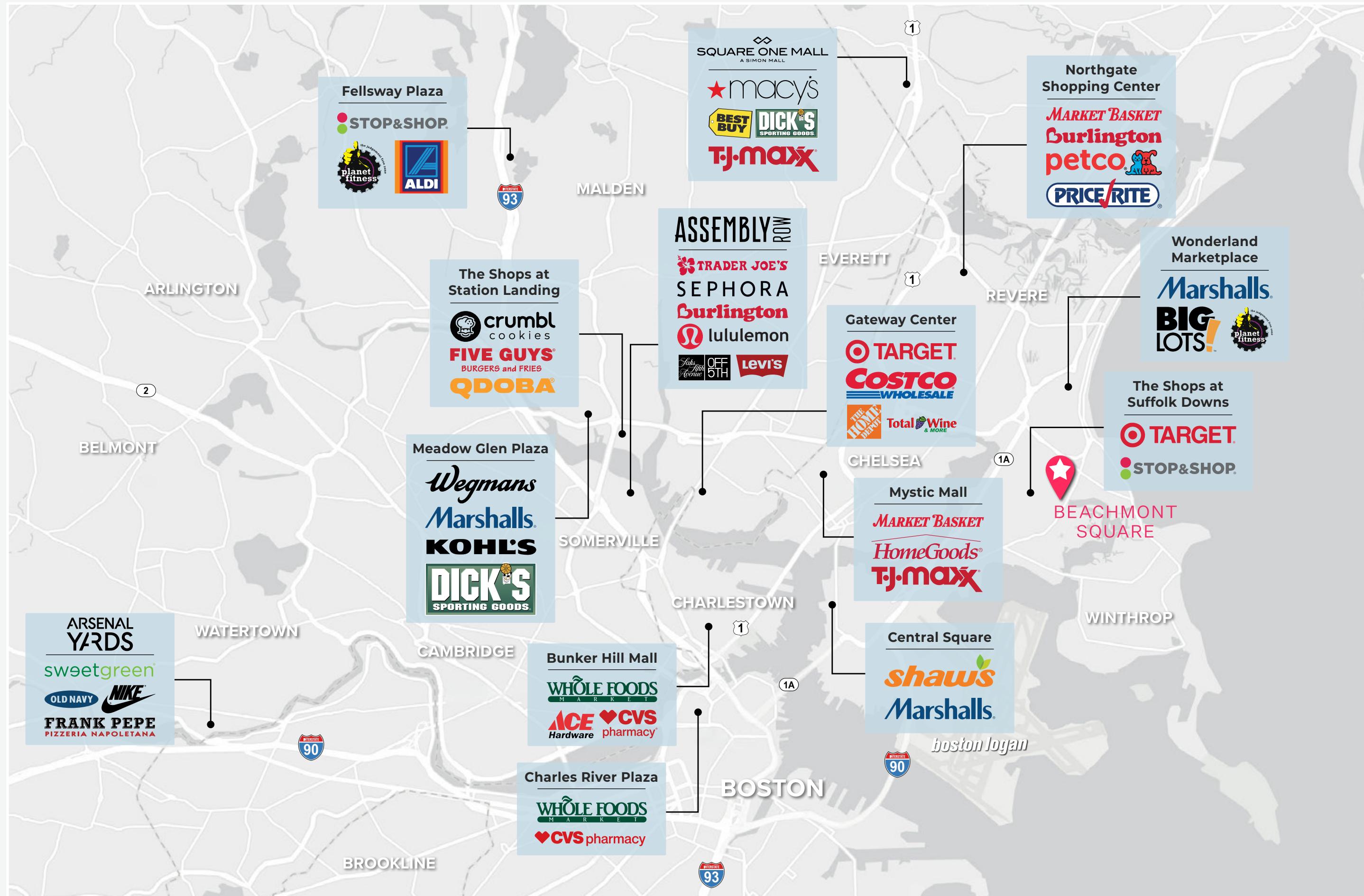
**100 150**  
**SALT STREET**

- 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

Suffolk  
Downs

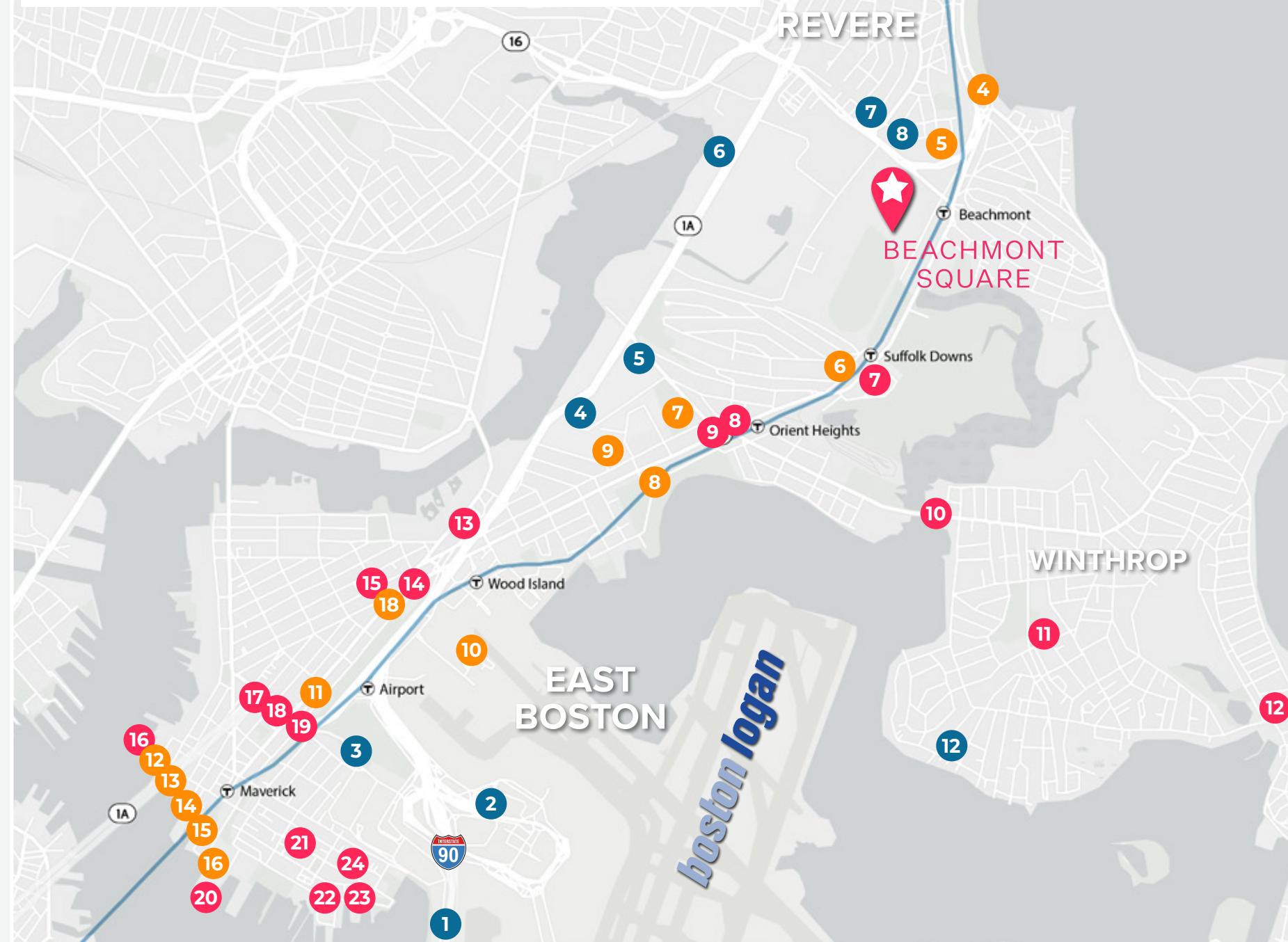




# Local Landscape

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>FINE</b>	12 <b>DIPARMA Ristorante</b>	20 <b>THE TALL SHIP</b>
5 <b>D R Y F T</b>	13 <b>Rincon LIMENO</b>	21 <b>THE QUIET FEW</b>
6 <b>MISSION BEACH HOUSE BAR + GRILL</b>	14 <b>Taqueria Jalisco</b>	22 <b>DOWNEAST THE UNFILTERED CRAFT CIDER</b>
7 <b>NAPOLÉON</b>	15 <b>Rino's Place</b>	23 <b>SEA BISCUIT</b>
8 <b>Angela's A TASTE OF PUEBLA</b>	16 <b>ReelHouse 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 Airport	9 Embassy Suites by Hilton Boston Logan Airport
4 Courtyard Marriot Boston Logan Airport	10 Courtyard Marriot Boston Logan Airport
5 Courtyard Marriot Boston Logan Airport	11 Courtyard Marriot Boston Logan Airport
6 Courtyard Marriot Boston Logan Airport	12 Courtyard Marriot Boston Logan Airport

## 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

# Beachmont Square Happenings

## Welcome to The Yard @ Beachmont Square!

This interim activation space sits in the heart of Suffolk Downs' Beachmont Square neighborhood adjacent to Amaya, the first residential building at Suffolk Downs. Located at 10 Suffolk Downs Boulevard, The Yard features The Dog Park @ The Yard as well as flexible areas for events, relaxation, and seasonal fun.



Blue Line Flex @ Suffolk Downs



Spring Farmers Market



Makers @ The Yard



Thursday Night @ The Yard

**The Yard**  
@ BEACHMONT SQUARE



**The Amp - Coming Soon**





Suffolk  
Downs

# the stage

## @Suffolk Downs

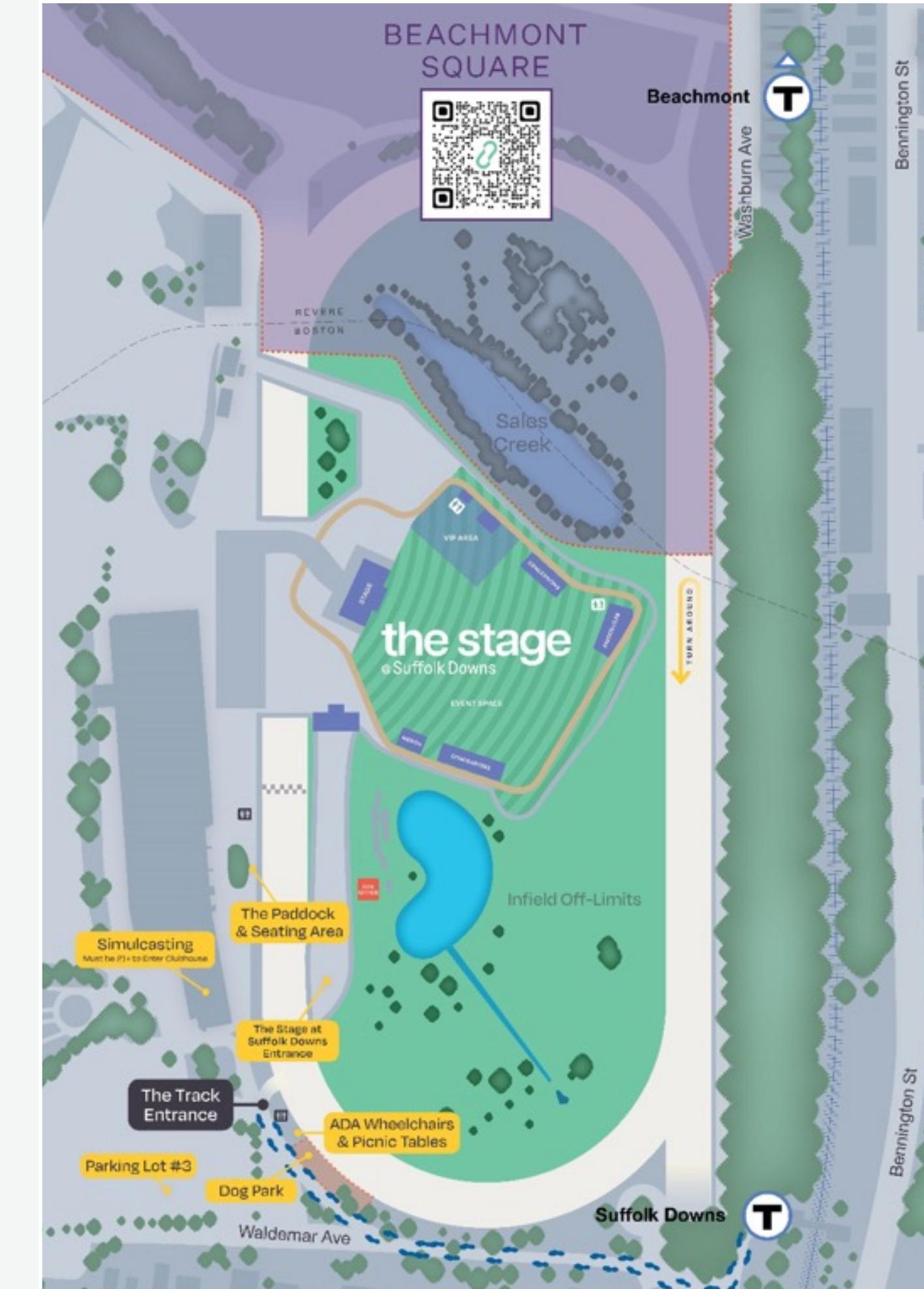
The HYM Investment Group is proud to partner with The Bowery Presents to bring music back to Suffolk Downs! The Stage at Suffolk Downs opened in Summer 2023 as a seasonal outdoor concert venue located in the infield of the legendary East Boston racetrack.

### Capacity:

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

### Venue Season:

- June - October
- Summer 2023 - 2026





# BEACHMONT SQUARE

## Suffolk Downs

### LEASING INFORMATION

DANIEL DORI  
[dan@blacklinere.com](mailto:dan@blacklinere.com)  
617.553.1840

SARA TAYLOR  
[sara@blacklinere.com](mailto:sara@blacklinere.com)  
617.553.1824

