

ALLSTON YARDS



NEW ENGLAND
DEVELOPMENT

Be part of something big.





Live Well. Work Hard.

NEVER MISS A BEAT.

The pulse of Boston beats here at Allston Yards, just one rail stop away from the bustle of downtown but with an energy and buzz all its own. Whether it's an iced coffee after hot yoga or a quick bite before a long night with friends, you can have it all. Join our fresh new community crackling with potential. Here at Allston Yards, we live well, work hard, and never miss a beat.



By The Numbers.



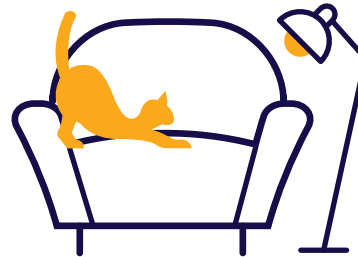
117K

Retail SF



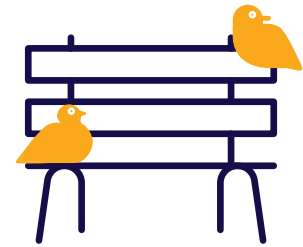
350K

Office/Lab SF



868

Residences



1 acre

Community Green



Retail.

YOU CAN HAVE IT ALL.

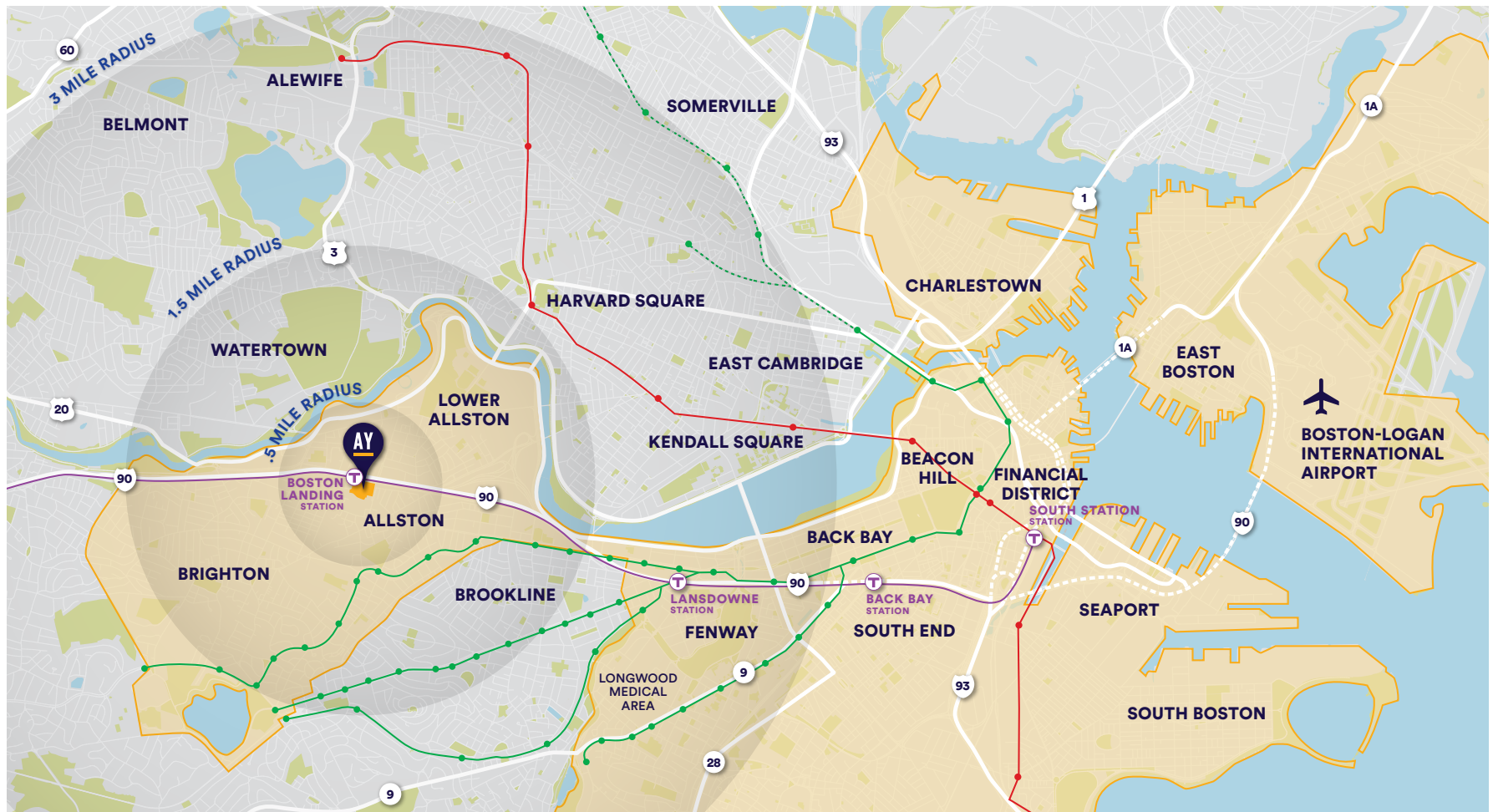
Whatever retail opportunity you're looking for in the Boston market, Allston Yards has it.

Our 117,000 sf of retail features exciting new stores and restaurants, including a state-of-the-art Stop & Shop that will showcase a brand new, urban prototype. With nearly 900 residences, 350,000 sf of office and lab space, and a 1 acre community green, our vibrant mix of uses makes this super connected community an ideal location for retailers, restaurants, fitness, and services.

Location.

AT THE CENTER OF IT ALL.

Situated right along the Mass Pike and adjacent to Boston Landing Station, Allston Yards is super connected to both downtown Boston and the 'burbs.





Connectivity.

EVERYTHING IS WITHIN REACH.

Whether you travel by bike, train, car or bus, Allston Yards is close and connected.



Commuter Rail

LANDSDOWNE || 5 MINUTE RIDE
BACK BAY || 10 MINUTE RIDE
SOUTH STATION || 15 MINUTE RIDE



Vehicular Access

FINANCIAL DISTRICT || 12 MINUTE RIDE
ROUTE 128 || 12 MINUTE RIDE
SOUTH STATION || 10 MINUTE RIDE



BLUEBikes

STATION ON-SITE
2,500 FEET OF NEW
DEDICATED CYCLE LANES



Parking

ON-SITE
GARAGE PARKING



Shuttle

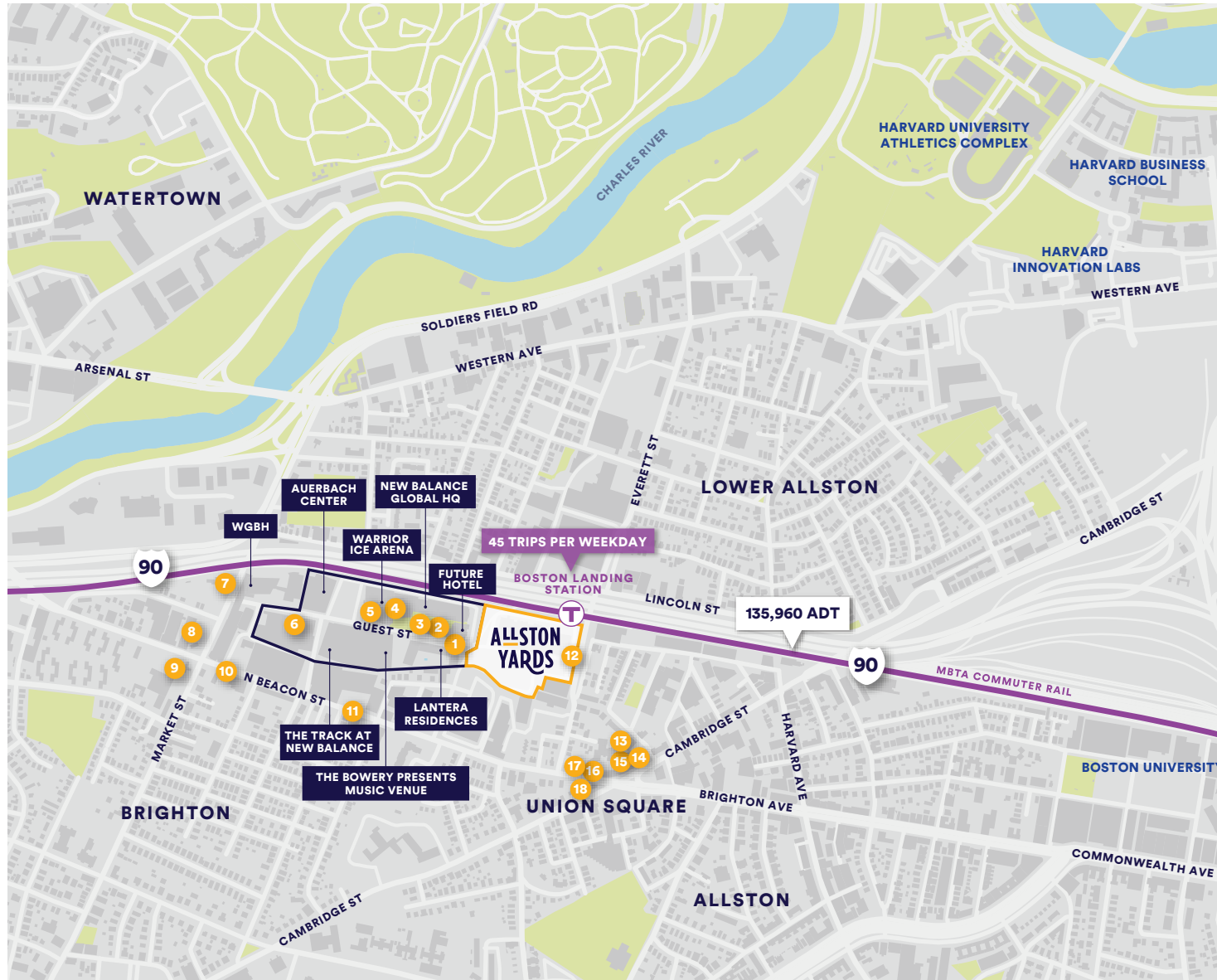
VIA HARVARD SQ
15 MINUTE RIDE



Bus Route

64 BUS TO KENDALL SQUARE
ON-SITE || 25 MINUTES

Meet the neighbors.



LOCAL GEMS

- 1 Mainly Burgers
- 2 New Balance Global Flagship
- 3 KoHi Coffee
- 4 Rail Stop Restaurant & Bar
- 5 Flatbread Company
- 6 NB Fitness Club
- 7 Stockyard Restaurant
- 8 New Balance Factory Store
- 9 CVS
- 10 Tin Tin Buffet
- 11 Darbar
- 12 Stop & Shop
- 13 Lone Star Taco Bar
- 14 FoMu (vegan ice cream)
- 15 Roxy's Grilled Cheese & Burgers
- 16 Le Befana Pizzeria
- 17 Grasshopper Restaurant
- 18 Twin Donuts

**Filled with so many eclectic restaurants, shops and experiences,
our neighborhood has something for everyone.**



What's Opening First.

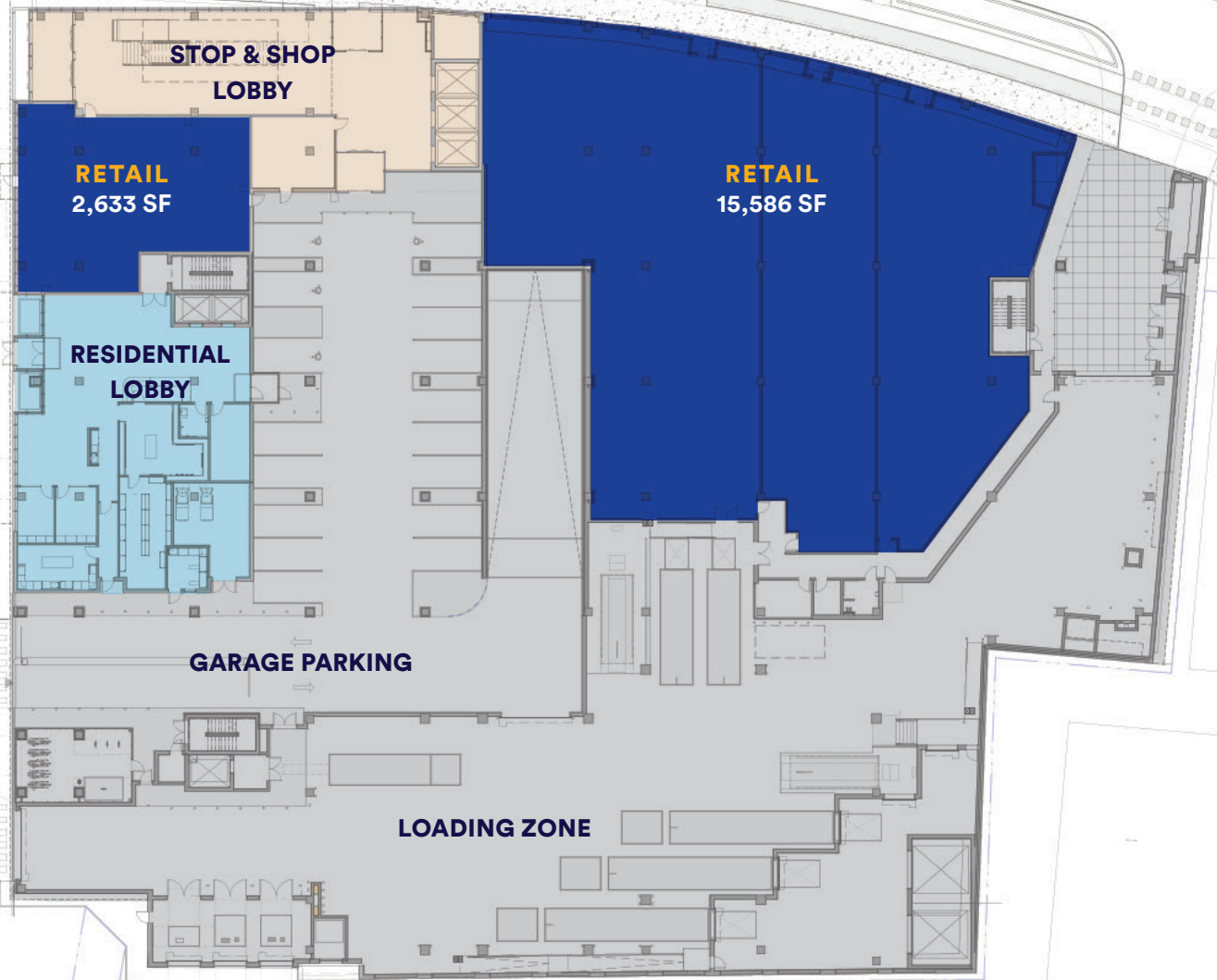
COMMUNITY GREEN

West Street Extension

Guest Street

BUILDING A

- » 18,219 sf of stores and restaurants
- » State-of-the-art Stop & Shop
 - First Floor Lobby: 6,036 sf
 - Second Floor: 65,442 sf
- » 200 retail parking spaces
- » 165 rental residences
- » Adjacent new 1 acre Community Green



Building A, First Floor



RESIDENTIAL

15 stories || 306 units

RESIDENTIAL

21 stories || 386 units

OFFICE / LAB

14 stories || 350,000 SF

Guest Street



400
GUEST STREET

Everett Street

COMMUNITY GREEN

1 acre || Public space

GROCERY/RESIDENTIAL/RETAIL

6 stories || 165 units

A Dynamic Destination.



Demographics.

DEMOGRAPHIC ANALYSIS

Population	1 Mile	3 Miles	5 Miles
2021 Estimated Population	54,463	429,165	957,292
2026 Projected Population	56,560	438,561	980,242
2021 Adj. Daytime Demographics Age 16 Years or Over	47,787	405,346	1.09 M
2021 Median Age	31.4	32.2	34.5

Income

2021 Average Household Income	\$87,419	\$130,965	\$139,308
2021 Median Household Income	\$75,828	\$98,933	\$102,048

Households

2021 Estimated Households	23,430	173,997	399,429
2026 Projected Households	25,012	182,785	421,454

Education (Age 25+)

2021 Some College	10.1%	7.9%	9.5%
2021 Associates Degree Only	3.9%	3.0%	3.6%
2021 Bachelors Degree Only	36.5%	32.9%	30.2%
2021 Graduate Degree	29.1%	41.0%	35.5%

Business

2021 Total Business	2,365	20,455	56,262
2021 Total Employees	31,646	265,484	788,461

WITHIN A 5 MILE RADIUS



957,292

POPULATION



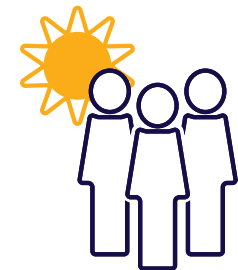
\$139,308

AVERAGE HOUSEHOLD
INCOME



229,469

COLLEGE STUDENTS



1.09 M

DAYTIME POPULATION

ALLSTON YARDS

Uniquely Boston.

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NEW ENGLAND
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