

182-186
NEWBURY

The
BEST PLAZA on Newbury Street!



405 COCHITUATE ROAD | SUITE 301 | FRAMINGHAM, MA 01701 | PH: 508.405.1918 | FX: 508.405.1931 | WWW.SRARETAIL.COM

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UPDATED: FEBRUARY 2023

BACK BAY

BOSTON, MASSACHUSETTS



THE KENSINGTON INVESTMENT COMPANY, INC.

INTRODUCTION



BACK BAY: BOSTON, MA

THE BACK BAY is home to Boston's high street retail node, in addition to upscale shopping at Copley Place and The Prudential Center. The district is known for its boutiques, cafes, and brownstones.

This destination shopping district attracts visitors and students, as well as daytime employees. It has a highly affluent residential population, with Median Household Incomes of \$139,015 within .25 miles.

MAJOR INDUSTRIES ¹

TOURISM

SHOPPING

HOSPITALITY

BUSINESS

TRANSPORTATION



WALK SCORE ²
97



TRANSIT SCORE
96



BIKE SCORE
87

NEIGHBORHOOD AMENITIES ¹

FITNESS, HEALTH & PERSONAL SERVICES



HOTELS & ACCOMMODATIONS



5. Sources available upon request

BEVERAGE, DRINKS & DINING



ARTS & ENTERTAINMENT



\$1.05
MILLION

AVERAGE 1 BR
HOME VALUE ³

\$2.18
MILLION

AVERAGE 2 BR
HOME VALUE ³

17.44
MILLION SF

OFFICE
SPACE ⁴

3,078
BUSINESSES

NUMBER OF
BUSINESSES ¹

- ESRI / INFOGROUP, 2019
- Walk, Transit, & Bike scores: walkscore.com, 2020
- zillow.com, 2020
- bostonofficespaces.com, 2020

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BACK BAY DISTRICT: BOSTON

MASSACHUSETTS

AERIAL

LEGEND

- RESIDENTIAL
- RETAIL
- OFFICE
- HOTEL

HOTEL ROOMS: 5,480

GARAGE SPACES: 8,616

OFFICE GLA: 16,722,719

HOTEL AND GARAGE COUNTS ARE REPORTED BY THE BUSINESSES. OFFICE GLA FROM BRA.

THE FACTS

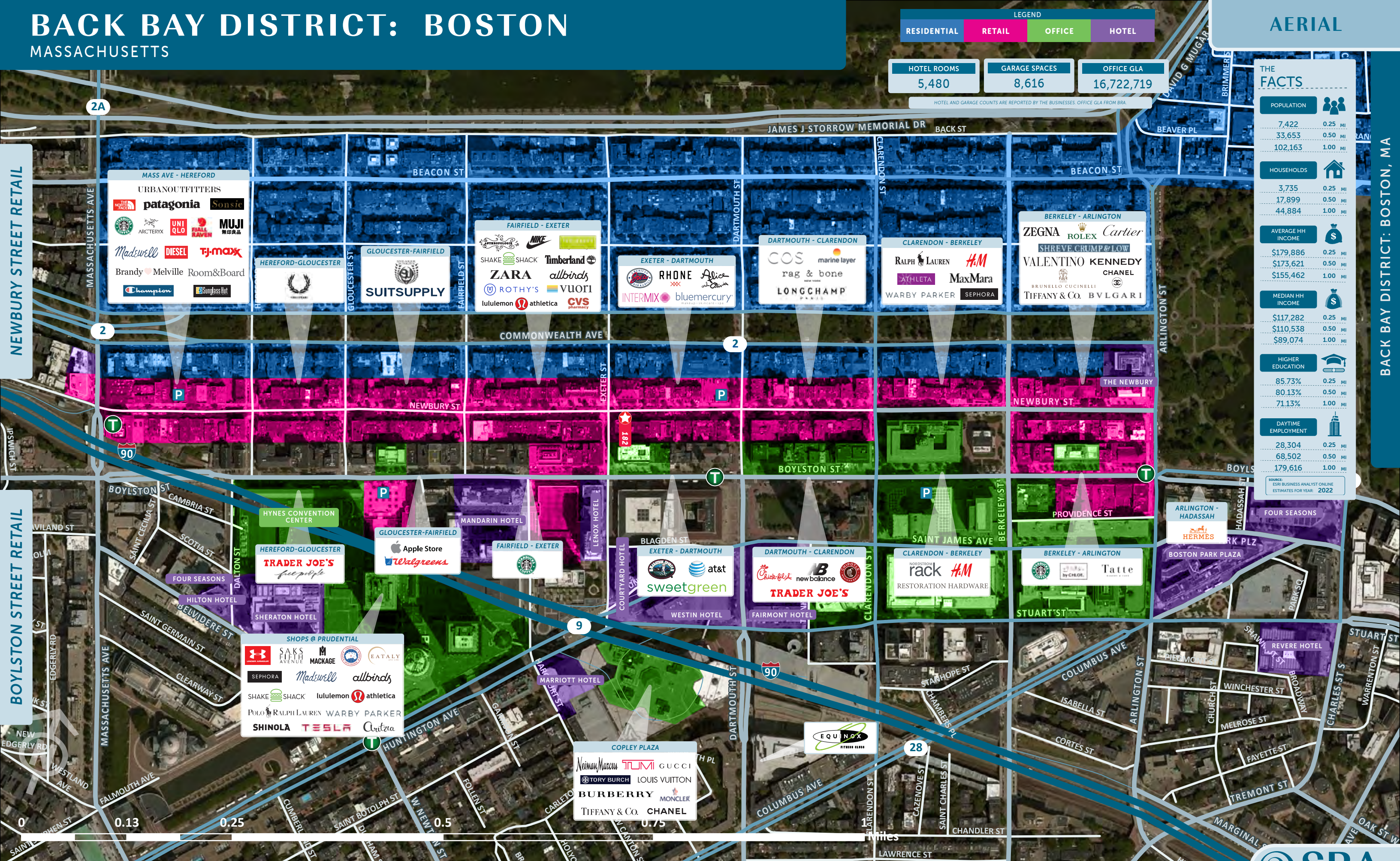
POPULATION	7,422	0.25 MI
	33,653	0.50 MI
	102,163	1.00 MI
HOUSEHOLDS	3,735	0.25 MI
	17,899	0.50 MI
	44,884	1.00 MI
AVERAGE HH INCOME	\$179,886	0.25 MI
	\$173,621	0.50 MI
	\$155,462	1.00 MI
MEDIAN HH INCOME	\$117,282	0.25 MI
	\$110,538	0.50 MI
	\$89,074	1.00 MI
HIGHER EDUCATION	85.73%	0.25 MI
	80.13%	0.50 MI
	71.13%	1.00 MI
DAYTIME EMPLOYMENT	28,304	0.25 MI
	68,502	0.50 MI
	179,616	1.00 MI

SOURCE: ESRI BUSINESS ANALYST ONLINE ESTIMATES FOR YEAR: 2022

NEWBURY STREET RETAIL

BOYLSTON STREET RETAIL

BACK BAY DISTRICT: BOSTON, MA



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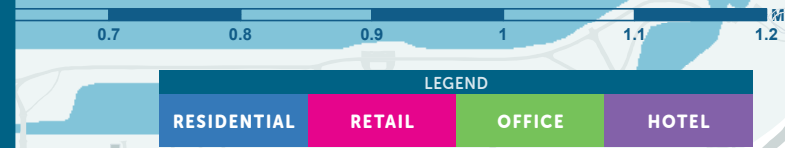
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RESIDENTIAL OVERVIEW

BACK BAY: BOSTON, MASSACHUSETTS

FAST FACTS



BACK BAY DISTRICT: BOSTON, MA

1 CHURCH COURT
492 BEACON ST

7
STORIES

41
UNITS

AVG SALE PRICE
\$1,597,000

DEVELOPER / YEAR BUILT
SAMUELS & ASSOCIATES 1983

2 360 NEWBURY
360 NEWBURY ST

8
STORIES

54
UNITS

AVG SALE PRICE
\$2,100,000

DEVELOPER / YEAR BUILT
BOSTON RESIDENTIAL GROUP 2005

3 ONE DALTON
1 DALTON ST

61
STORIES

180
UNITS

AVG RENT
\$14,921

DEVELOPER / YEAR BUILT
CARPENTER & COMPANY 2018

4 THE BELVEDERE
100 BELVIDERE ST

11
STORIES

61
UNITS

AVG SALE PRICE
\$3,670,000

DEVELOPER / YEAR BUILT
INTERCAPITAL PARTNERS 2002

5 PROVIDENCE ON NEWBURY
294 NEWBURY ST

3
STORIES

7
UNITS

AVG SALE PRICE
\$849,000

DEVELOPER / YEAR BUILT
2007

6 330 BEACON STREET
330 BEACON ST

17
STORIES

81
UNITS

AVG SALE PRICE
\$1,033,941

DEVELOPER / YEAR BUILT
1959

7 274 BEACON STREET
274 BEACON ST

10
STORIES

16
UNITS

AVG SALE PRICE
\$2,400,000

DEVELOPER / YEAR BUILT
1929

8 PRINCE ON NEWBURY
201 NEWBURY STREET

5
STORIES

36
UNITS

AVG SALE PRICE
\$1,282,500

DEVELOPER / YEAR BUILT
1987

9 MANDARIN ORIENTAL RESIDENCE
776 BOYLSTON ST

14
STORIES

85
UNITS

AVG SALE PRICE
\$3,668,560

DEVELOPER / YEAR BUILT
WEINER VENTURES 2007

10 RESIDENCE AT COPLEY PLACE
16 HARCOURT ST

9
STORIES

11
UNITS

AVG SALE PRICE
\$899,000

DEVELOPER / YEAR BUILT
1985

11 BRYANT BACK BAY
303 COLUMBUS AVE

9
STORIES

50
UNITS

AVG SALE PRICE
\$2,795,833

DEVELOPER / YEAR BUILT
VORNADO / WASSERMAN 2009

12 TRINITY PLACE
1 HUNTINGTON AVE

17
STORIES

100
UNITS

AVG SALE PRICE
\$3,726,875

DEVELOPER / YEAR BUILT
2000

13 40 TRINITY PLACE
40 TRINITY PL

31
STORIES

146
UNITS

UNDER CONSTRUCTION

DEVELOPER / YEAR BUILT
TRINITY STUART 2018

14 THE CLARENDON
400 STUART ST

33
STORIES

107
UNITS

AVG SALE PRICE
\$3,350,000

DEVELOPER / YEAR BUILT
THE BEAL COMPANIES 2009

15 ALBERTA A POPE BUILDING
221 COLUMBUS AVE

6
STORIES

25
UNITS

AVG SALE PRICE
\$1,680,000

DEVELOPER / YEAR BUILT
HEATH PROPERTIES 1998

16 172 BEACON STREET
172 BEACON ST

11
STORIES

10
UNITS

AVG SALE PRICE
\$4,505,000

DEVELOPER / YEAR BUILT
1927

17 128 BEACON STREET
128 BEACON ST

4
STORIES

11
UNITS

AVG SALE PRICE
\$6,100,000

DEVELOPER / YEAR BUILT
THE BEAL COMPANIES 2005

18 301 BERKELEY
301 BERKELEY ST

7
STORIES

9
UNITS

AVG SALE PRICE
\$2,875,000

DEVELOPER / YEAR BUILT
1923

19 HERITAGE ON THE GARDEN
300 BOYLSTON ST

12
STORIES

84
UNITS

AVG SALE PRICE
\$4,638,000

DEVELOPER / YEAR BUILT
1988

20 FOUR SEASONS PLACE
220 BOYLSTON ST

14
STORIES

95
UNITS

AVG SALE PRICE
\$4,854,000

DEVELOPER / YEAR BUILT
1985

AVERAGE SALE PRICE SOURCE:
Zillow.com (12 Month Past Sales as of September 2022)

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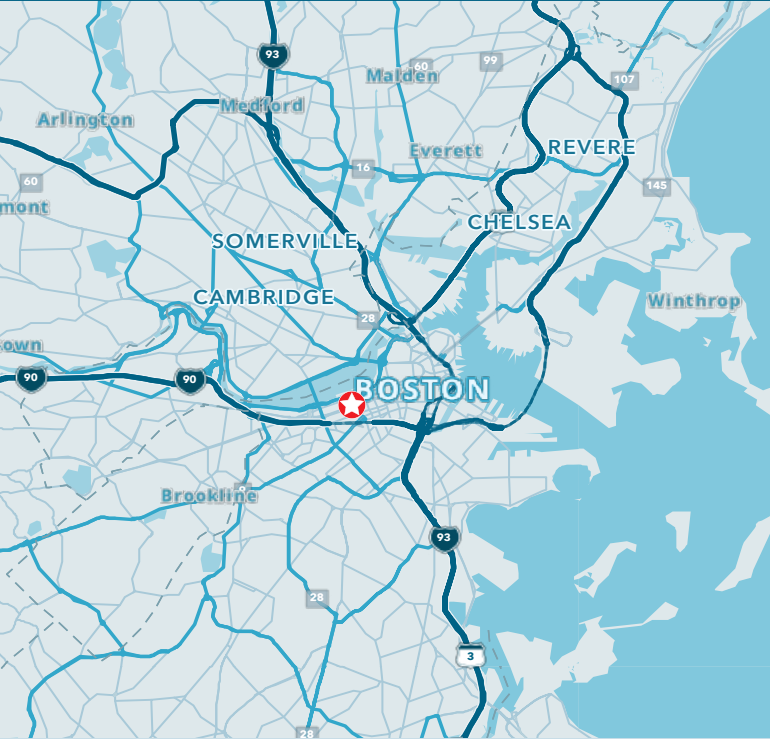


UPDATED: FEBRUARY 2023

182-186 NEWBURY STREET

BACK BAY: BOSTON, MASSACHUSETTS

FACT SHEET



THE OPPORTUNITY

This site is located in the **BACK BAY** section of Boston, Massachusetts on **Newbury Street** between Dartmouth Street and Exeter Street. Newbury Street is renowned for its **premiere urban shopping scene**. Foot traffic on Newbury Street averages **15,000 PER DAY**.

BACK BAY SUMMARY

32,000 EMPLOYEES WITHIN .5 MILES
16 MILLION SF OF OFFICE GLA

SPACE DETAILS

186 NEWBURY	2,163 SF
182 NEWBURY	1,400 SF
TOTAL	3,563 SF

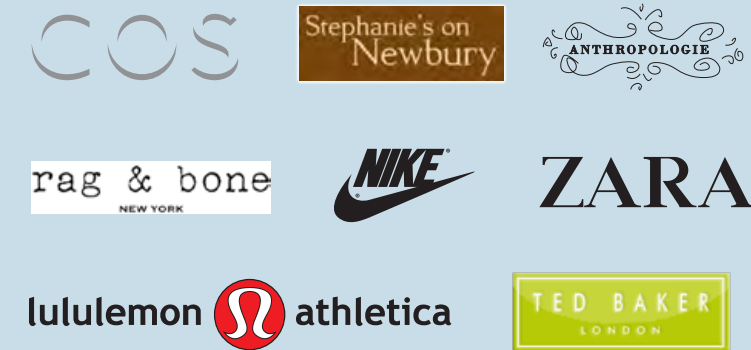
ANNUAL RENT / CAM & TAXES

TBD	\$2.50	\$50
RENT	CAM PSF	TAX PSF

DELIVERY

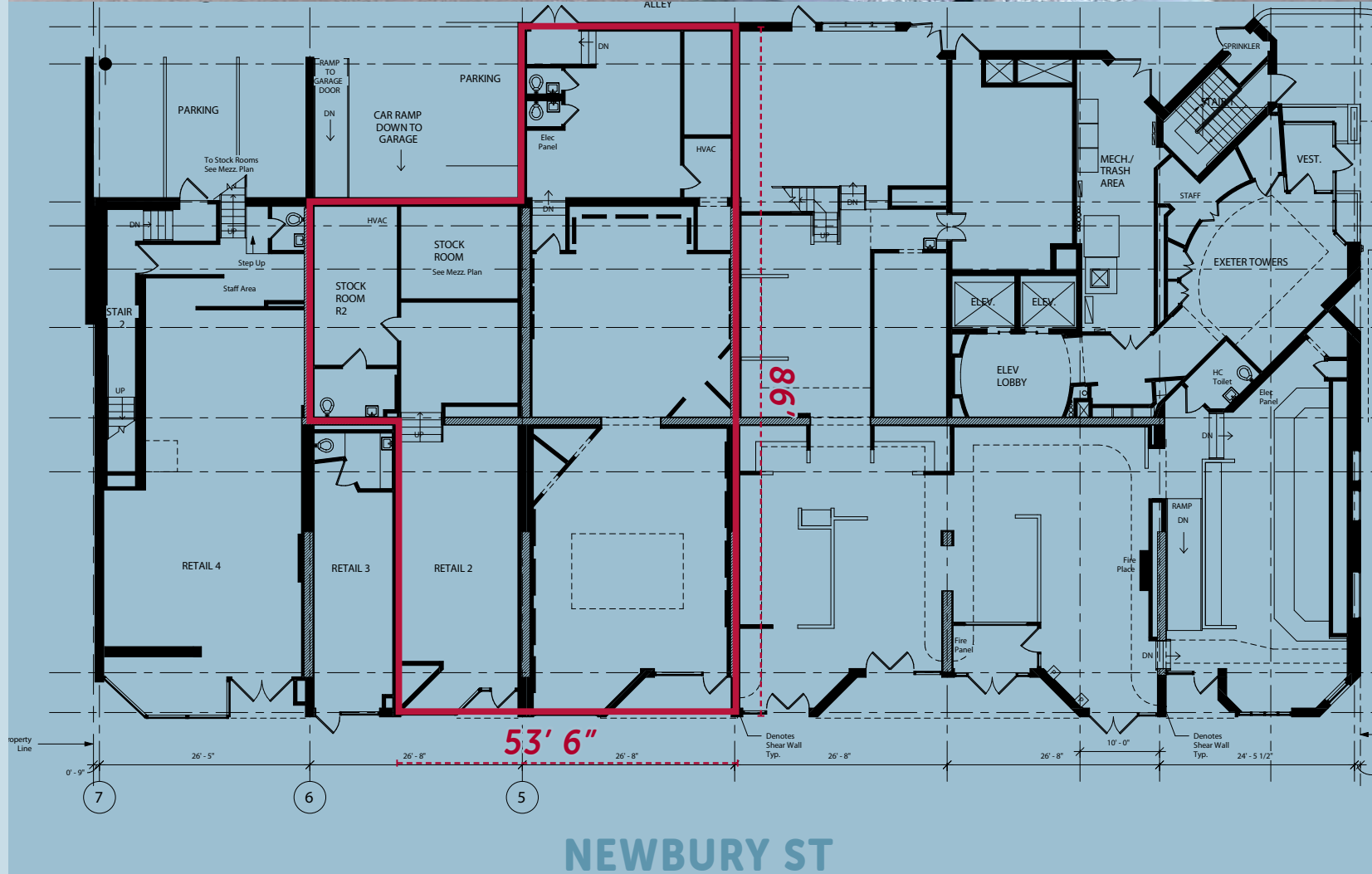
AVAILABLE

AREA RETAIL



PARACHUTE

THE STOREFRONT



NEWBURY ST

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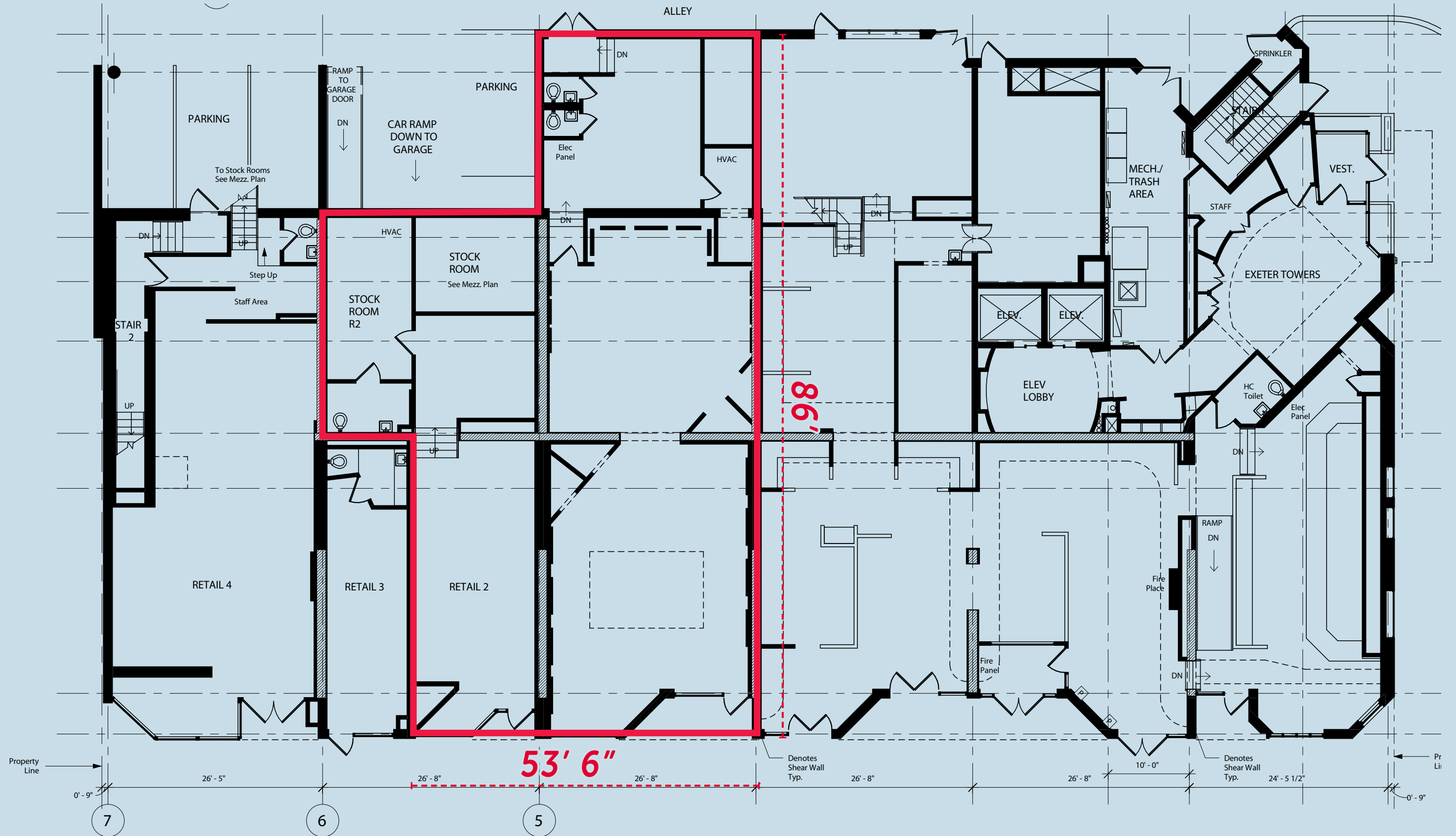
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182 NEWBURY ST: BACK BAY

182-186 NEWBURY STREET

BACK BAY: BOSTON, MASSACHUSETTS

SITE PLAN



182 NEWBURY ST: BACK BAY

NEWBURY ST

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