

# 95 Mt. Auburn Street

1,000-5,000 SF FOR LEASE



PREMIER HARVARD SQUARE LOCATION



Boston Realty Advisors

**Bulfinch**



# Executive Summary

## FLAGSHIP RETAIL PROPERTY

95 Mt. Auburn Street offers a rare opportunity to establish a presence in the heart of Cambridge, surrounded by historic landmarks and cultural institutions.

## GLOBAL AUDIENCE

With over 8 million visitors annually, Harvard Square attracts both international tourists and 40,000 students and faculty from Harvard, MIT, and Lesley.

## BEST IN CLASS DEMOGRAPHICS

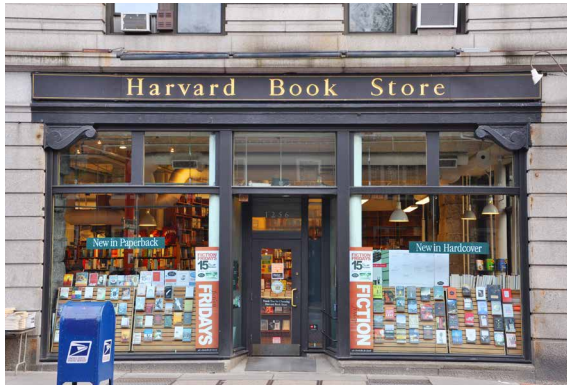
The area boasts a high-income, highly educated population, with an average annual household income of \$138,000 and 58,000 people living, working, and studying nearby.

## JOIN THE CLUB

Neighboring brands like Sweetgreen, Patagonia, Daily Provisions, Joe's Pizza, Starbucks, Cava, and Warby Parker create a dynamic retail environment that blends national appeal with local charm.

## SETTING UP FOR SUCCESS

With strong visibility, generous frontage, and outdoor activation potential, 95 Mt. Auburn is ideal for businesses seeking a high-profile space to engage customers.



## Demographics

|                       | 1 MILE    | 2 MILES   | 3 MILES   |
|-----------------------|-----------|-----------|-----------|
| DAYTIME POPULATION    | 58,000    | 141,690   | 440,627   |
| AVG. HOUSEHOLD INCOME | \$138,425 | \$130,531 | \$130,796 |
| AVG. HOUSE VALUE      | \$820,569 | \$793,416 | \$804,365 |
| AVG. AGE              | 35        | 36        | 35        |



# Retail Map - Harvard Square



Aēsop FJALL RAVEN SINCE 1960 DUNKIN' DONUTS

patagonia BLUESTONE LANE Marine Layer Ray-Ban topdrawer allbirds felipe's

Lizy's HOMEMADE ICE CREAM PAINTED BURRO

THE SINCLAIR Joe's PIZZA GAP Bank of America ORIGINS OTTO THE COOP #MOLESKINE PopUp Bagels charles SCHWAB

pure barre MIT - Stone + Burn flour HARVEST ALDEN & HARLOW THE Longfellow

THE CHARLES HOTEL HARVARD SQUARE RAGATTABAR

Van Leeuwen ECHO CITY Daily Provisions

Bon ch DUNKIN' DONUTS SHAKE SHACK

Peets Coffee & Tea

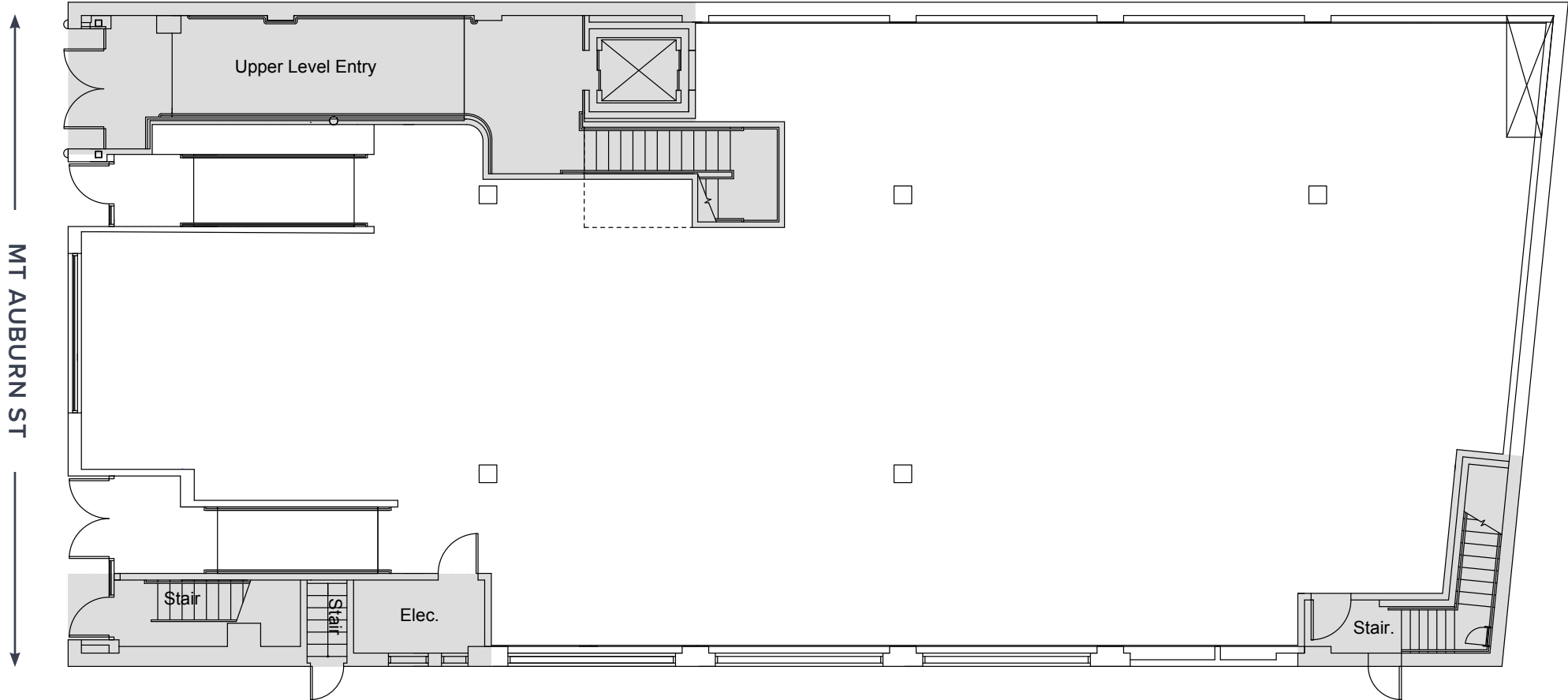
WARBY PARKER sweetgreen Citizens Bank verizon BING JERRY'S

SMITH CAMPUS CENTER Sally's SANDWICHES BON ME saloniki GREEK PAVEMENT coffeehouse BLACKBIRD DOUGHNUTS Oss!

STARBUCKS TAQUERIA COMEDY CELLAR CENTRAL ROCK GYM UNION SQUARE DONUTS CHASE CAVA

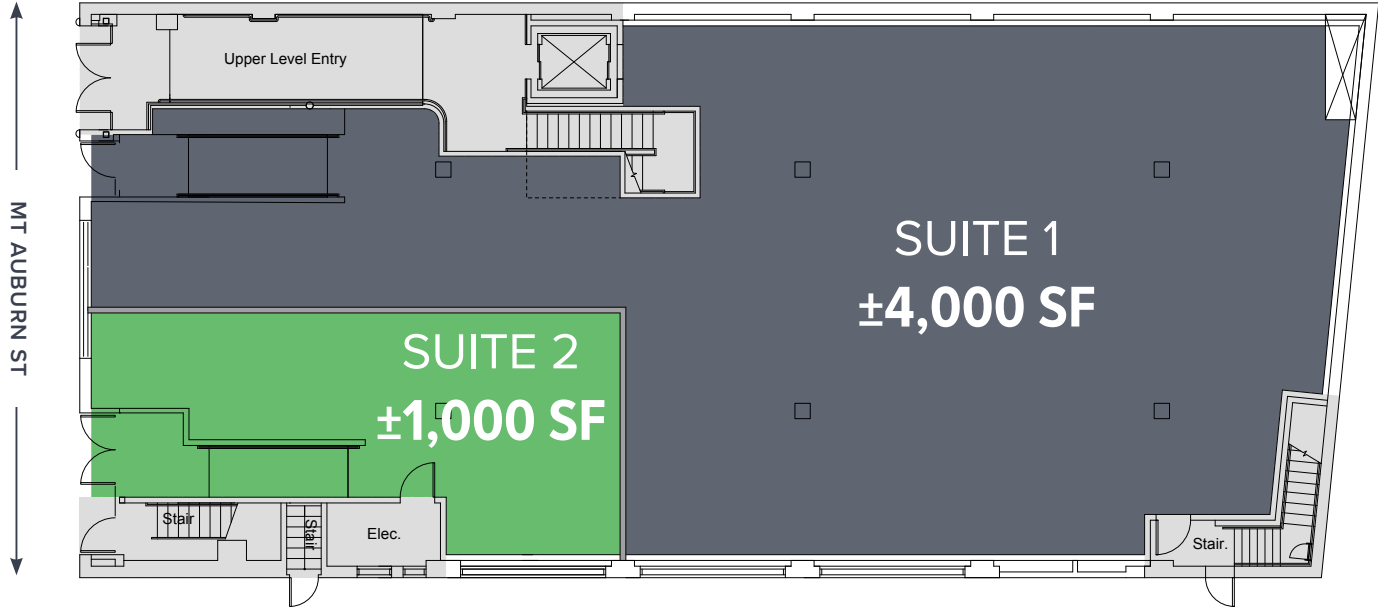
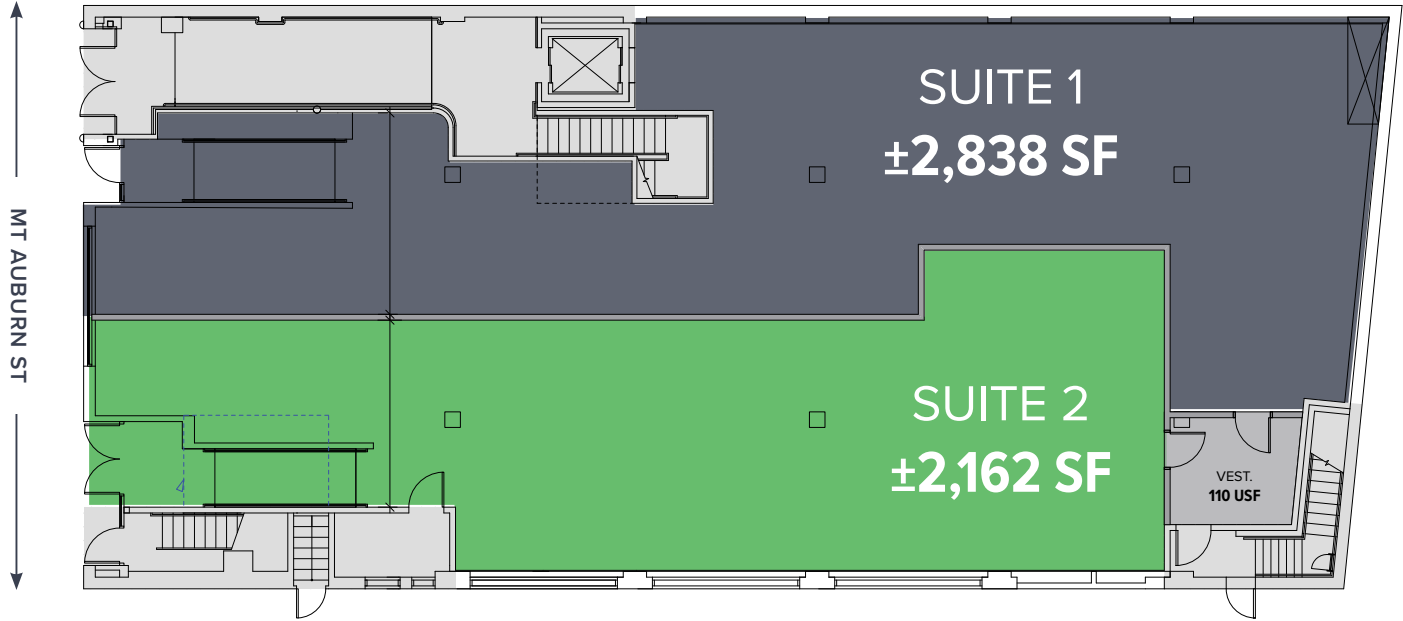
# Floor Plan: 95 Mount Auburn

5,000 SF AVAILABLE



# Subdivision Plans: 95 Mount Auburn

1,000 - 4,000 SF AVAILABLE





## OPTION 1 | TWO TENANTS

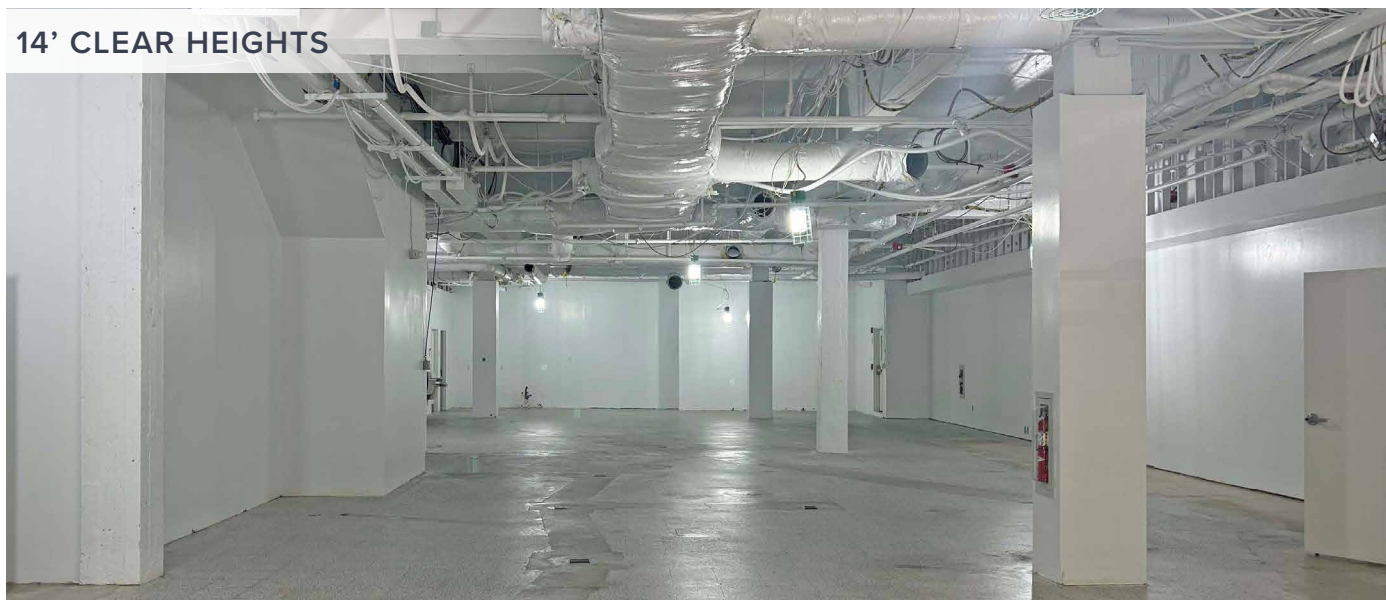


## OPTION 2 | SINGLE TENANT



## INTERIOR PHOTOS

### 14' CLEAR HEIGHTS



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