

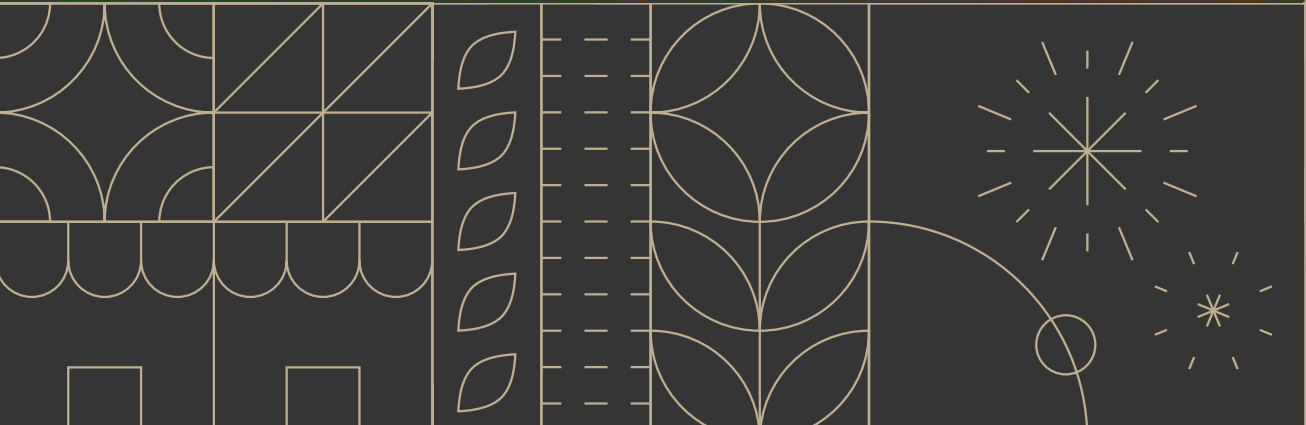
PATTERN

DISTRICT



WHERE NEWTON CREATES WHAT'S NEXT

TWO ANCHOR RESTAURANT OPPORTUNITIES
DELIVERING FALL 2027



CBRE NORTHLAND

UNIQUE SELLING POINTS



DESIRABLE LOCATION

High barrier to entry market inside Rt.128 with easy access from major regional thoroughfares; I-90 and Rt.9 located only seven miles from Downtown Boston.



UNIQUE TRADE AREA

Extremely affluent community (with an average household income over \$261,000), often ranked as one of the top-earning large cities in the state.



NOTABLE OFFICE/DAYTIME DEMOS

Over 125k people working within 3 miles. The primary drivers of employment in Newton are large institutions and major corporations headquartered in the city such as Newton-Wellesley Hospital, Boston College, CyberArk Software, Bright Horizons Family Solutions and Karyopharm Therapeutics.



RETAIL CLUSTER

Newton is home to coveted retailers ranging from national luxury brands to local boutiques.



SEPHORA

TRADER JOE'S

lululemon

ANTHROPOLOGIE

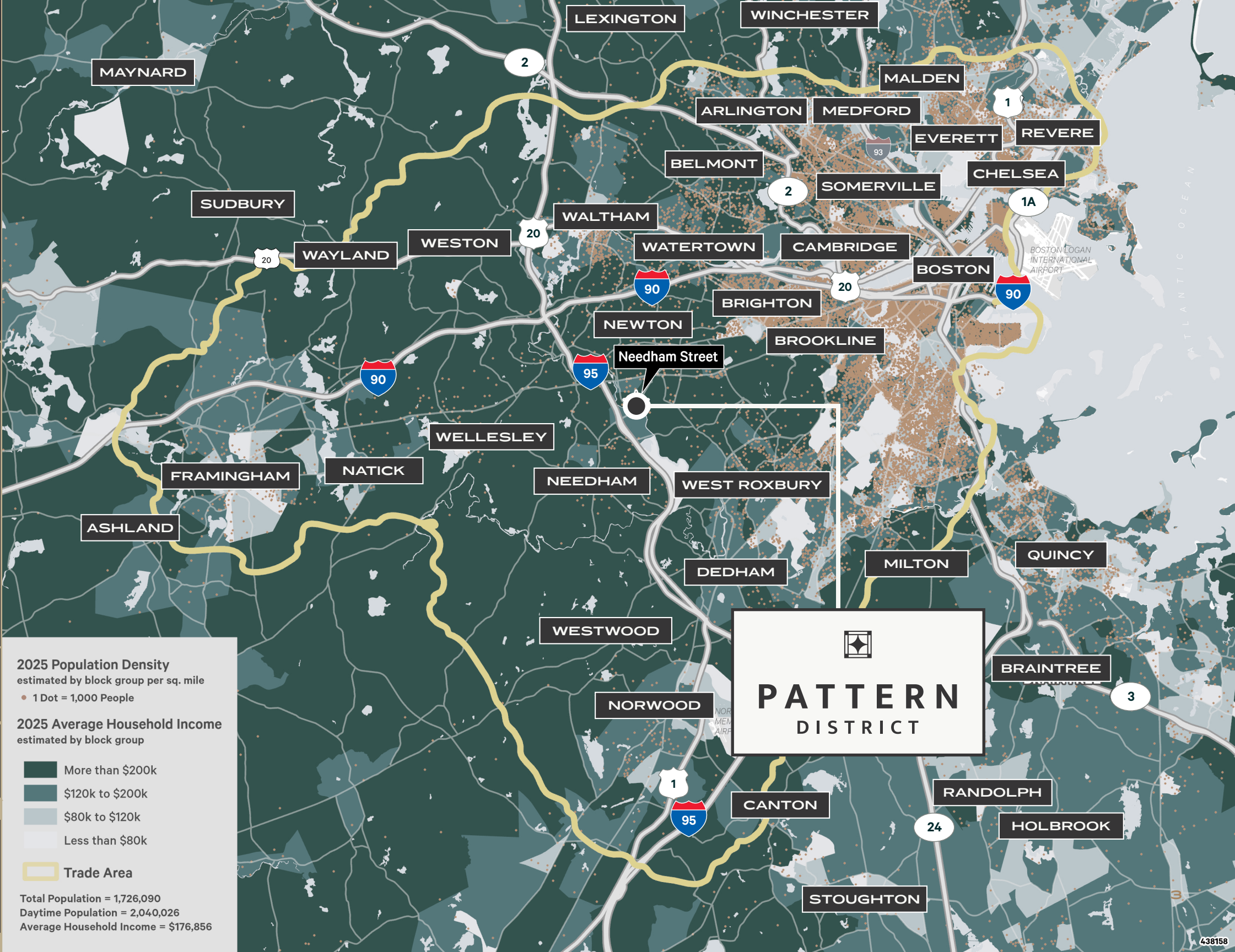
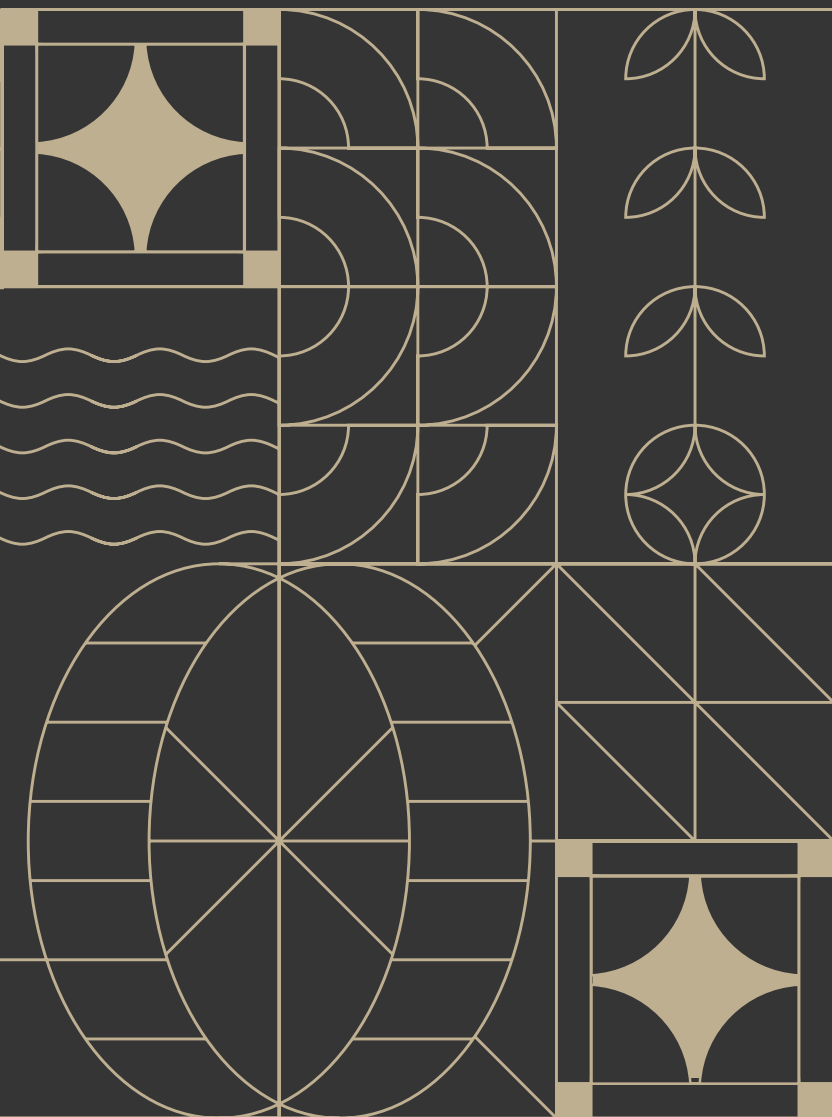


PATTERN DISTRICT

Join us at **Pattern District**, a 1.7 million square foot, 10-building multifamily and retail development with 822 luxury apartments and 96,000 SF of Retail. Where Newton creates what's next.

RETAIL MARKET

SPECIAL TRADE AREA

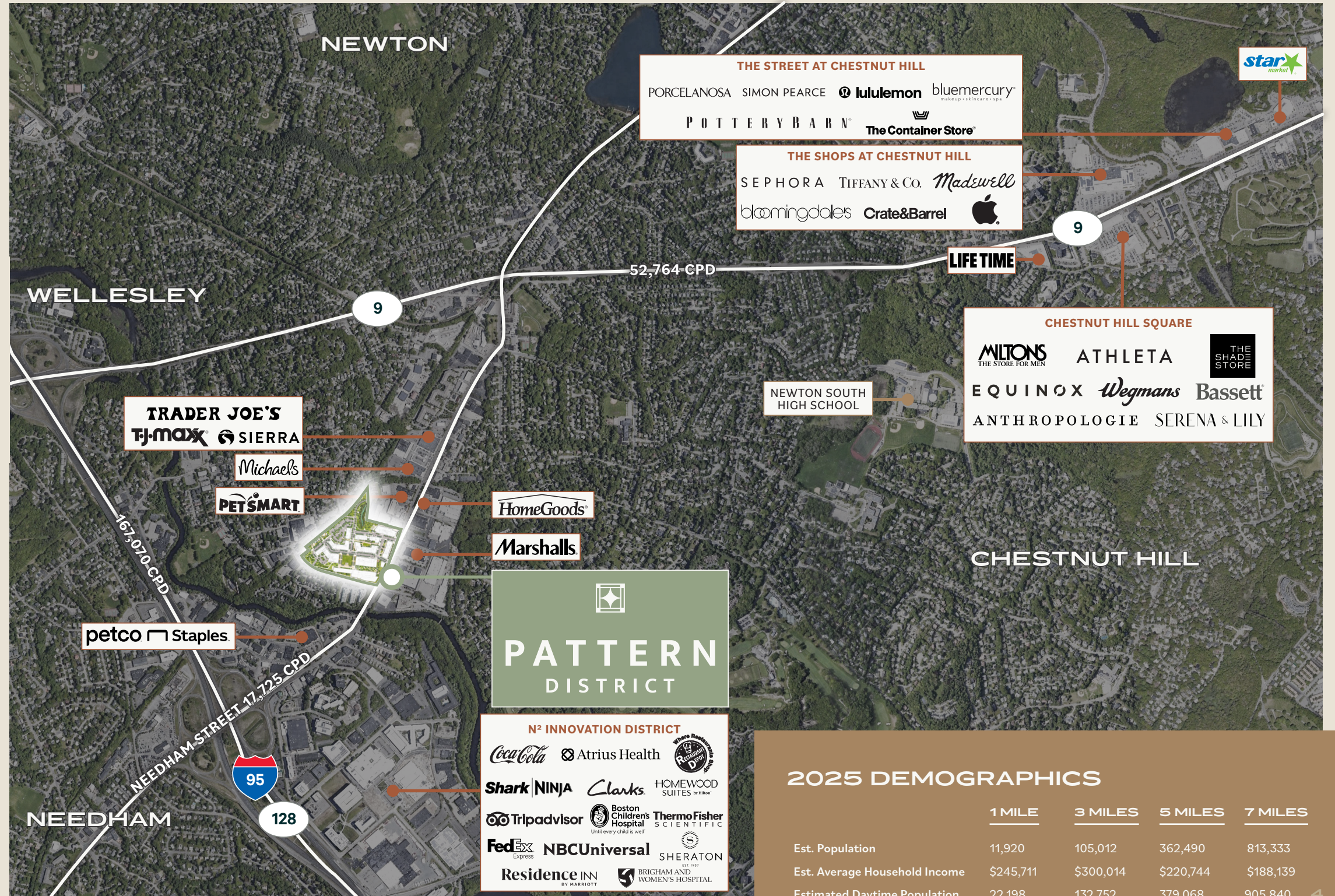


RETAIL MARKET



MADE IN UPPER FALLS

PATTERN DISTRICT





HEART OF THE VILLAGE

Pattern District is the center of community life in Upper Falls, a natural gathering place that knits people together and revives a Main Street spirit through walkability, locally relevant retail, thriving businesses, and multigenerational, multimodal living.

822

residential units

96,000 SF

retail & restaurants

SITE PLAN

FROM INSPIRATION TO CREATION



BUILDING 4



BUILDING 3



FALL 2027

phase 1 delivery
(buildings 1 & 3)



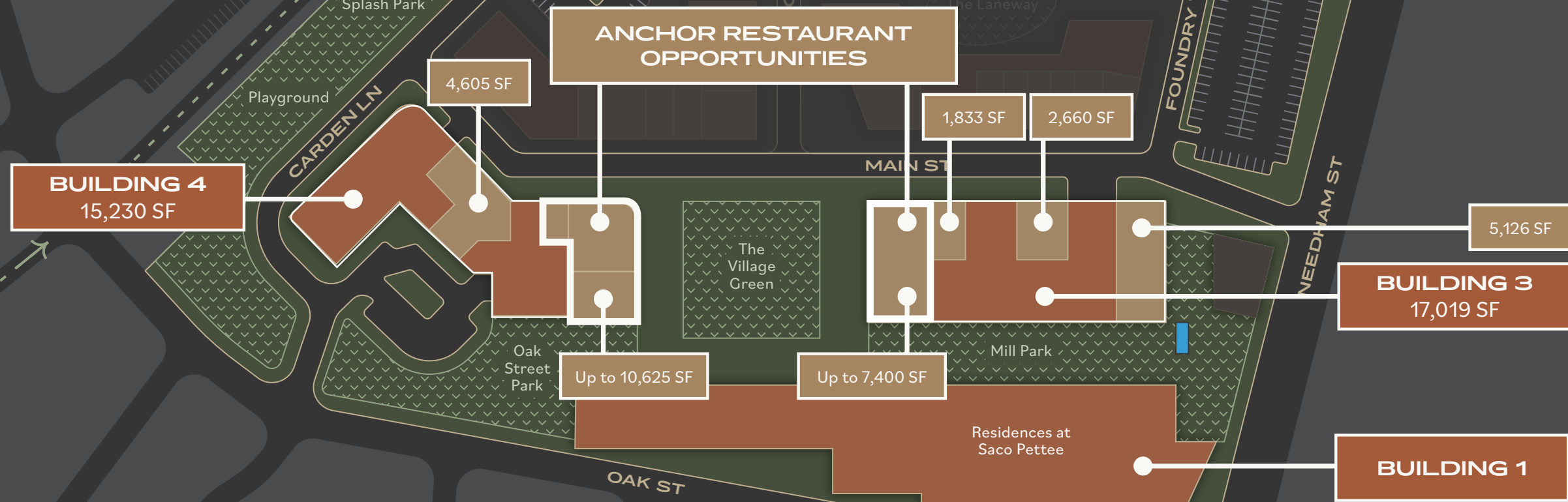
2028

retail openings

PATTERN DISTRICT



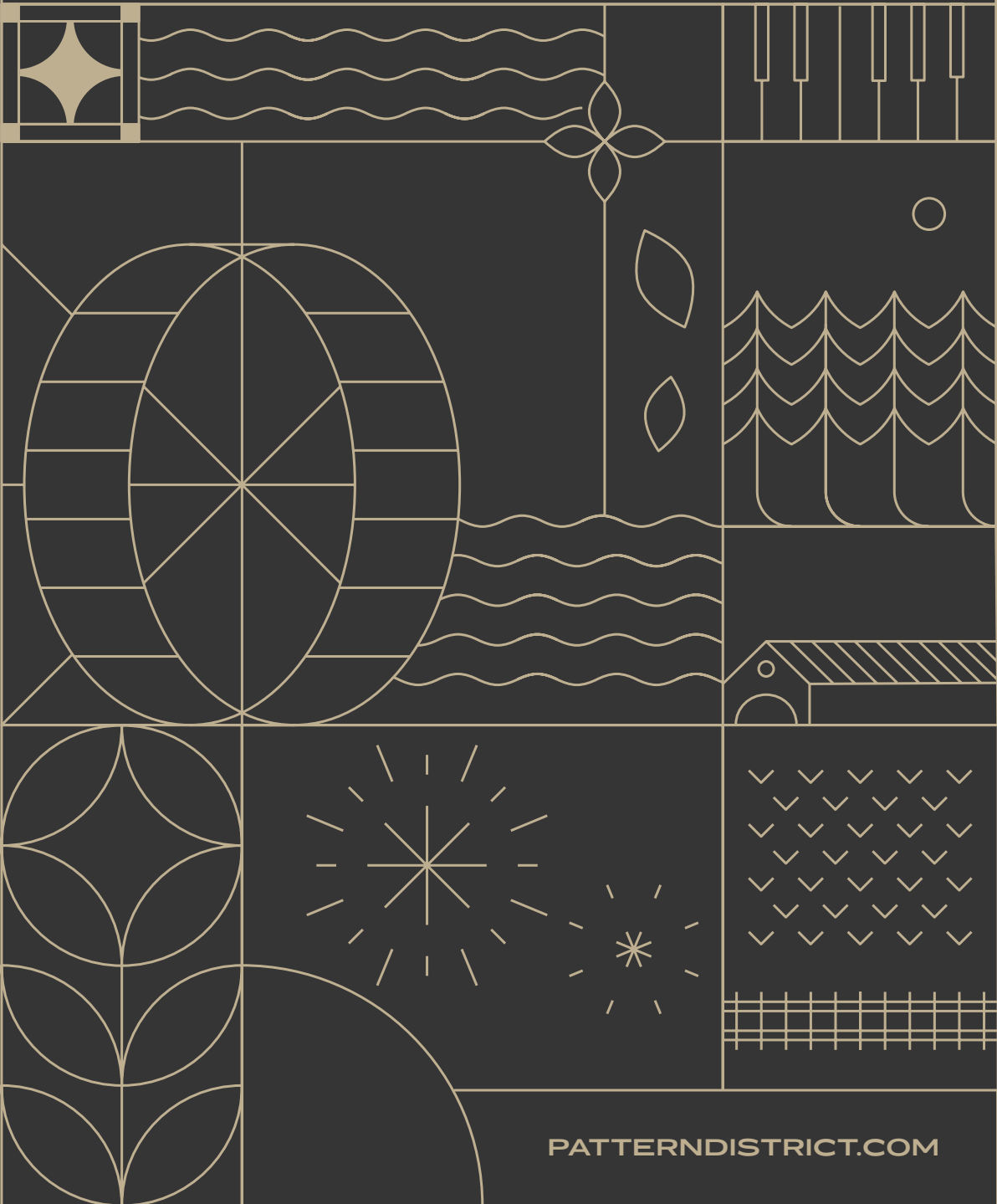
ANCHOR RESTAURANT OPPORTUNITY



PATTERN DISTRICT

CBRE NORTHLAND

COMING SOON



CONTACT US

ROB ROBLEDO

Executive Vice President
+1 617 912 6869
rob.robledo@cbre.com

JOHN FERRIS

Senior Vice President
+1 617 912 6871
john.ferris@cbre.com

RYAN MINIHAN

Senior Vice President
+1 617 912 6859
ryan.minihan@cbre.com

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