

BEACHMONT SQUARE

Suffolk Downs



FOR LEASING INFORMATION



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THE LOCATION

TWO CITIES. ONE NEW NEIGHBORHOOD.



BEACHMONT SQUARE

Suffolk Downs

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.



10 minute drive to downtown Boston



Convenient access to major highways



2 MBTA blue line stations for commuters



5 minutes to Boston Logan International Airport

SUFFOLK 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

2025 5-Mile Demographics

The Suffolk Downs development is projected to nearly double the 1-mile residential and daytime population over the next fifteen to twenty years.

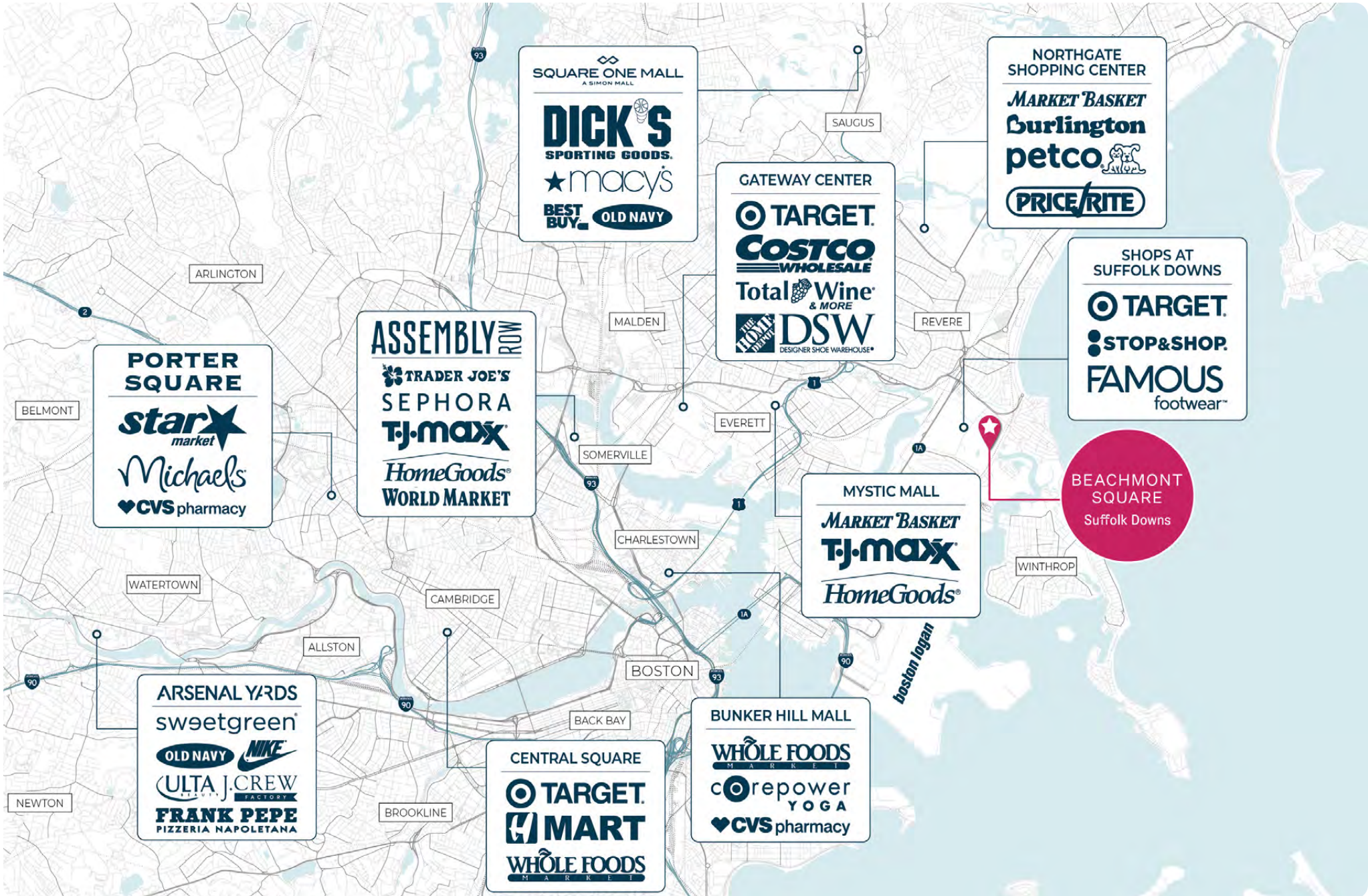
Once fully built, Suffolk Downs expects to welcome nearly 50,000 residents, employees, and visitors each day.

	TOTAL POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME	MEDIAN AGE	COLLEGE DEGREES	MEDIAN HOME VALUE
SUFFOLK DOWNS	454,518	597,062	\$149,323	35.9	25.6%	\$720,084
NORTHSHORE 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



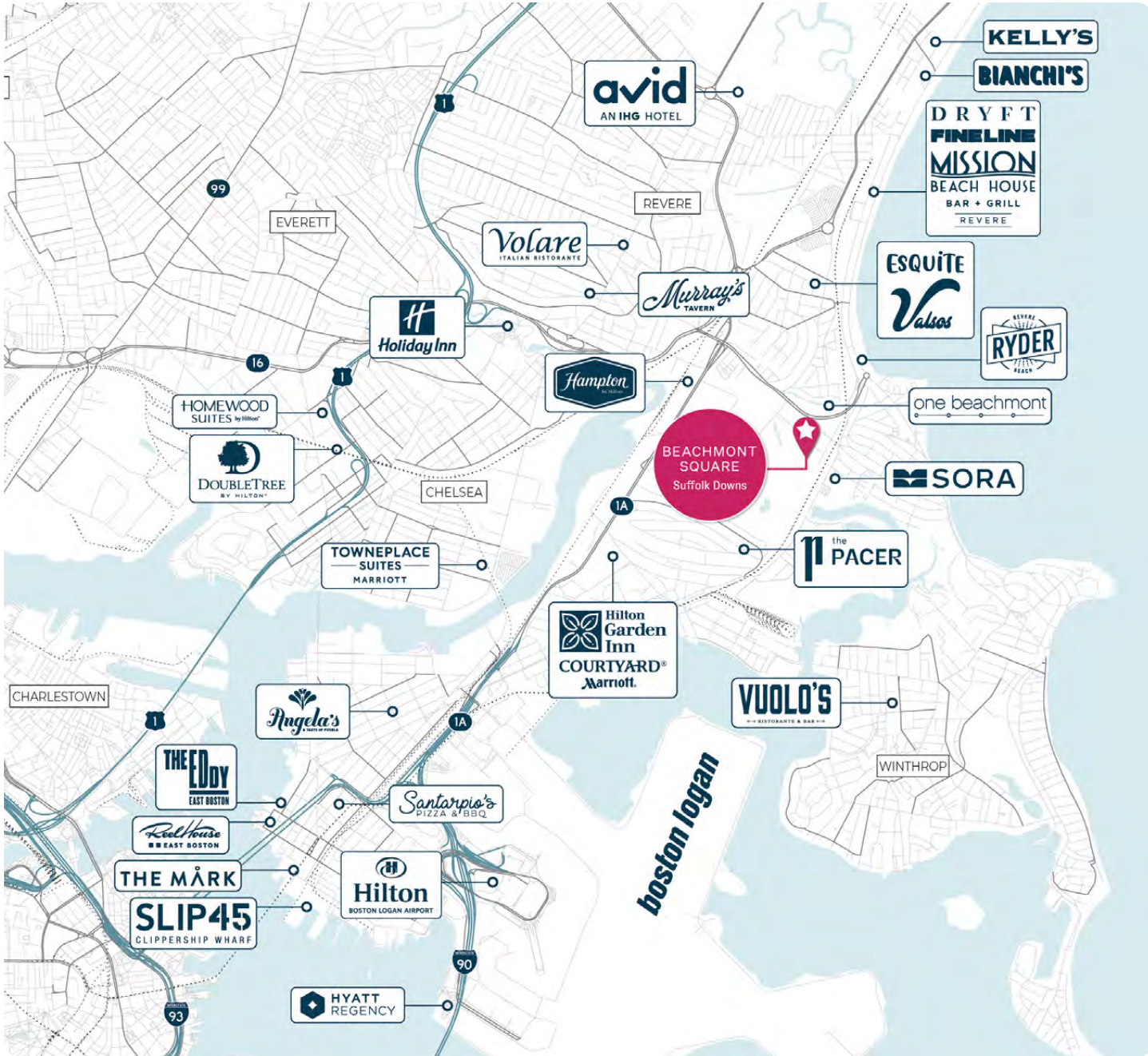
RETAIL LANDSCAPE

THE RETAIL MARKET



LOCAL LANDSCAPE

NEARBY RESTAURANTS, HOTELS & HOUSING



The 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.



1000+ luxury apartment units surrounding Beachmont Square



1000+ hotel rooms serving Logan Airport and Greater Boston



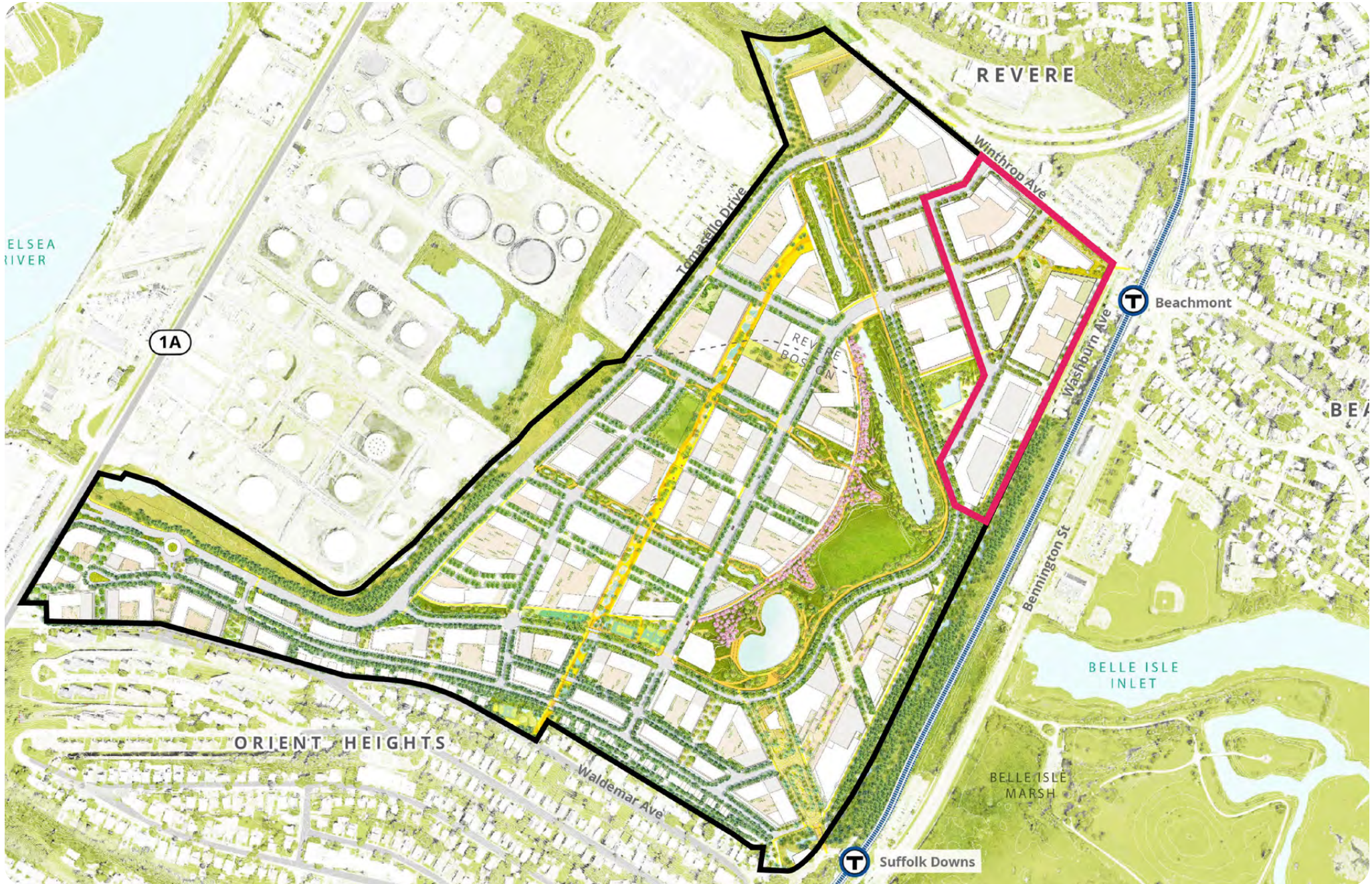
20+ featured restaurants throughout East Boston and Revere



3 waterfront communities East Boston, Revere and Winthrop

THE MASTER PLAN

SUFFOLK DOWNS



BEACHMONT SQUARE AT A GLANCE



BEACHMONT SQUARE Suffolk Downs

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 NOW LEASING



RETAIL KEY

- Food & Beverage
- Retail/Non-Food & Beverage

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.

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 resident parking spaces
- 8 and 15 stories



75 SUFFOLK DOWNS BLVD

- 150 key hotel
- 243 luxury apartment units
- 2,500 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 and employee parking spaces



AMAYA TODAY

A LOOK AT THE EXTERIOR



AMAYA TODAY

A LOOK AT THE INTERIOR



THE YARD @ BEACHMONT SQUARE

WELCOME TO THE YARD @ BEACHMONT SQUARE

Blue Line Flex @ Suffolk Downs



Makers @ The Yard



Spring Farmers Market



Thursday Night @ The Yard



The Yard @ Beachmont Square



The Amp - Coming Soon



THE STAGE AT SUFFOLK DOWNS IN PARTNERSHIP WITH THE BOWERY PRESENTS

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:

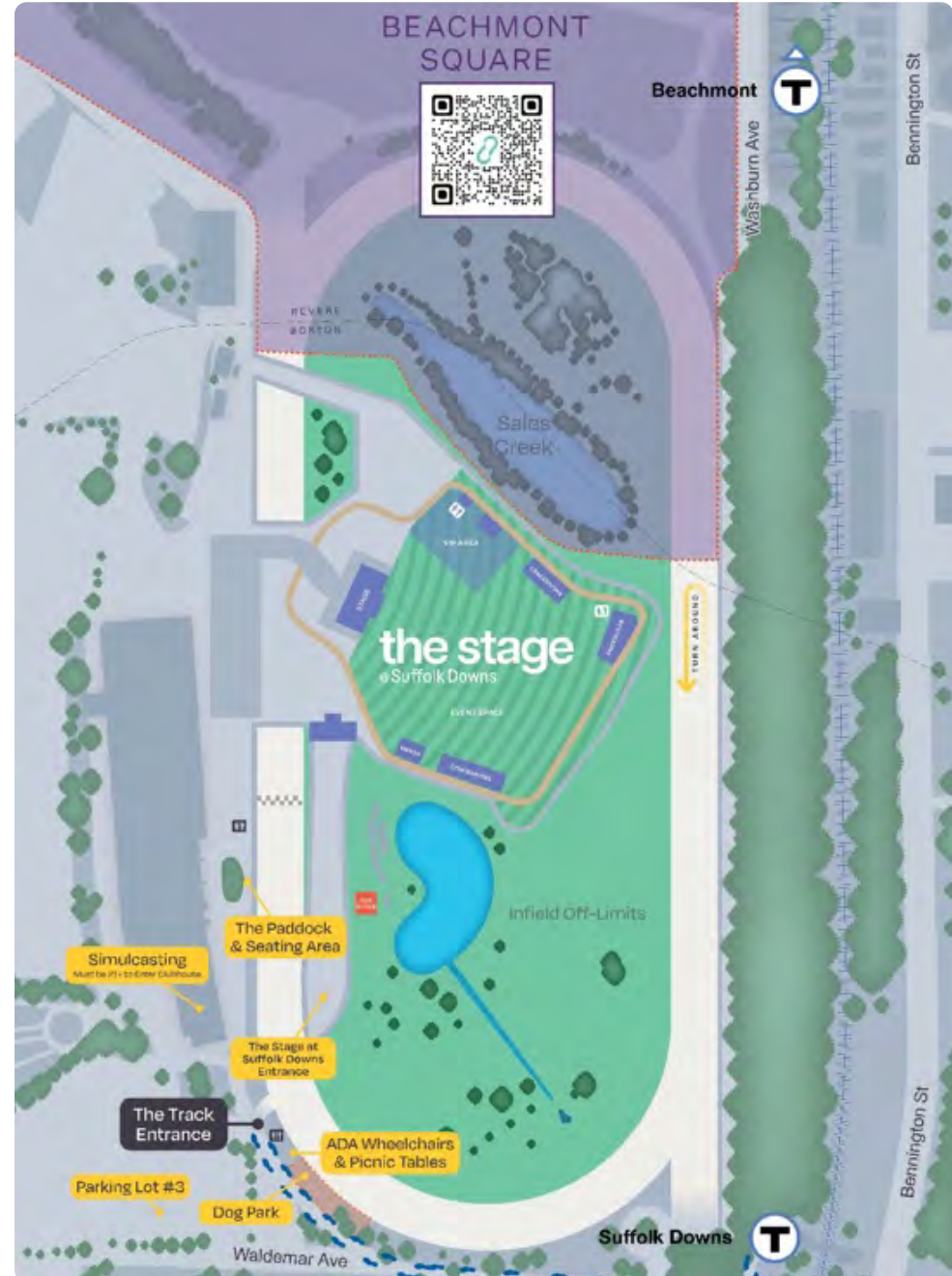
- 8,500 attendees
- Mainly general admission and a VIP area

Venue Season:

- June - October
- Summer 2023 - 2026



THE BOWERY PRESENTS



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