

PORTER SQUARE GALLERIA

2,340 SF AVAILABLE FOR LEASE

ONE PORTER SQUARE,
CAMBRIDGE, MASSACHUSETTS



CBRE

CBRE
GLOBAL
INVESTORS

PORTER SQUARE GALLERIA

Porter Square Galleria is a rare opportunity with parking in the heart of Cambridge. Steps from the Porter Square Red Line MBTA Station, this location provides unapparelled access by foot, public transportation and by car. Join the area's only Target store in this densely populated trade area, which sits just five minutes from both Harvard and Davis Squares.



UPPERLEVEL ENTRANCE/LOBBY | PARELLI OPTICAL AVAILABLE



VIEW OF FIRST FLOOR ENTRANCE

RETAIL MARKET

CIRCLE FURNITURE
TRADER JOE'S

3

2

16

apple
cinemas

PETSMART corepower
WHOLE FOODS YOGA
TJ-maxx Staples

Michaels star
Made by you market



PORTER SQUARE

SOMERVILLE

CVS pharmacy
HEALTHWORKS
BEN & JERRY'S

PORTER SQUARE GALLERIA
ANNA'S TAQUERIA TARGET one medical

PAPER SOURCE

WEST CAMBRIDGE

2A

MASSACHUSETTS AVENUE

SOMERVILLE AVENUE

BEACON STREET

star
market

HARVARD UNIVERSITY

CAMBRIDGE



PORTER SQUARE

MASSACHUSETTS AVENUE

COLETTE WINE BISTRO

carri
NERO

bourbon coffee

ELM STREET

Michaels TAGS star
Made by you market
Panera DUNKIN'

CVS pharmacy
HEALTHWORKS
BEN & JERRY'S

PORTER SQUARE GALLERIA
ANNA'S TAQUERIA TARGET one medical

Lesley

Planet Fitness

ON-SITE PARKING GARAGE

SOMERVILLE AVENUE

T

2A

SHAKE SHACK

HARVARD UNIVERSITY

patagonia Rainier
allbirds Marine Layer

WARBY PARKER
sweetgreen

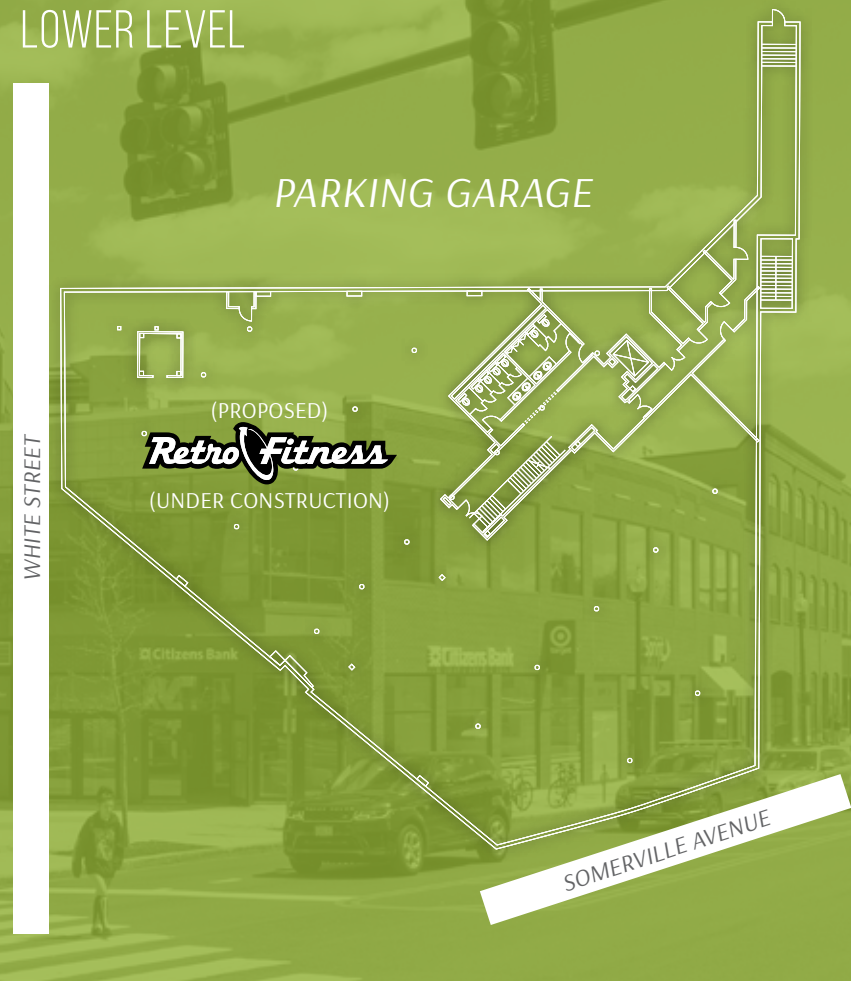
HARVARD SQUARE

FLOOR PLANS

FIRST FLOOR



LOWER LEVEL



FLOOR PLANS

SECOND FLOOR





HIGHLIGHTS

- **Second level** retail space available next to high-volume Target and at the entrance to the parking garage
- Rare off-street parking garage
- Located directly across from the entrance to both the MBTA Red Line Porter Square station (8,552 daily entries) and the MBTA Fitchburg/Acton Commuter Rail, plus multiple bus routes
- Densely populated area with approximately 124,713 employees within a mile and a half
- Join co-tenants including Target, Citizens Bank, Anna's Taqueria, One Medical and proposed Retro Fitness



2022 DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
ESTIMATED POPULATION	18,165	64,122	134,787
ESTIMATED HOUSEHOLDS	8,309	27,760	55,303
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$194,560	\$178,399	\$162,671
ESTIMATED DAYTIME POPULATION	15,549	55,886	124,713

FOR MORE INFORMATION:

ROB ROBLEDO

Senior Vice President

+1 617 912 6869

rob.robledo@cbre.com

ROBERTO CORDERO

Senior Associate

+1 617 912 6818

roberto.cordero@cbre.com



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