

# FORMER WALGREENS

465 CAMBRIDGE ST, ALLSTON, MA 02134

**10,264 SF (STREET LEVEL) + 10,264 SF (LOWER LEVEL AT-GRADE) AVAILABLE FOR LEASE**  
**RARE URBAN RETAIL OPPORTUNITY WITH PARKING**  
BOSTON, MASSACHUSETTS





# ALLSTON | BOSTON, MA

**465 Cambridge Street** is positioned in the heart of the Allston neighborhood of the City of Boston. This opportunity offers rare access to 35 dedicated parking spaces in an urban environment. Allston is one of Boston's densest residential neighborhoods with over 35,000 residents, and sits adjacent to major universities (Boston University, Harvard University, Boston College). Major developments such as **Boston Landing** and **Allston Yards** have added over 2M SF of office, lab, retail and residential uses to the sub-markets.



## THE NEIGHBORHOOD



**BLANCHARDS**  
WINES & SPIRITS





# THE AVAILABILITY

**Address:** 465 Cambridge St, Allston, MA

**Size:** Up to 20,528 SF

- (10,264 SF Street Level)
- (Up to 10,264 SF Lower Level At-Grade)

# PROPERTY HIGHLIGHTS

- Subdividable
- Large Monument Signage
- Located at the intersection of Cambridge St, Brighton Ave, and N Beacon St
- 35 dedicated parking spaces
- Adjacent to MBTA Bus Stop
- Elevator access between ground floors
- Roll-Up Loading Door

# NEIGHBORING RETAIL



## 2026 DEMOGRAPHICS

|                               | 0.5 MILES | 1 MILES  | 1.5 MILE |
|-------------------------------|-----------|----------|----------|
| <b>DAYTIME POPULATION</b>     | 16,656    | 56,418   | 112,352  |
| <b>RESIDENTIAL POPULATION</b> | 6,154     | 20,309   | 44,311   |
| <b>MEDIAN HH INCOME</b>       | \$82,366  | \$91,447 | \$10,437 |



**SITE**  
465 CAMBRIDGE ST  
35 DEDICATED  
PARKING SPACES





135,015 ADT

MASS TRNPK

ALDER AT ALLSTON YARDS  
165 UNITS




honeygrow

STOP & SHOP

Needham Bank

BRAINTREE ST

TRAC 75  
80 UNITS

THE INDIE  
150 UNITS

PENNIMAN ON THE PARK  
36 UNITS

HARPER APARTMENTS  
265 UNITS

PENNIMAN ON THE PARK  
46 UNITS

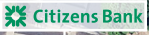


EVERETT ST

HAND ST

CAMBRIDGE ST

ARTHAUS APARTMENTS  
83 UNITS



**SITE**  
465 CAMBRIDGE ST  
35 DEDICATED  
PARKING SPACES



N BEACON ST

19,976 ADT

38,784 ADT

H&R BLOCK

DUNKIN'

CVS pharmacy



BRIGHTON AVE

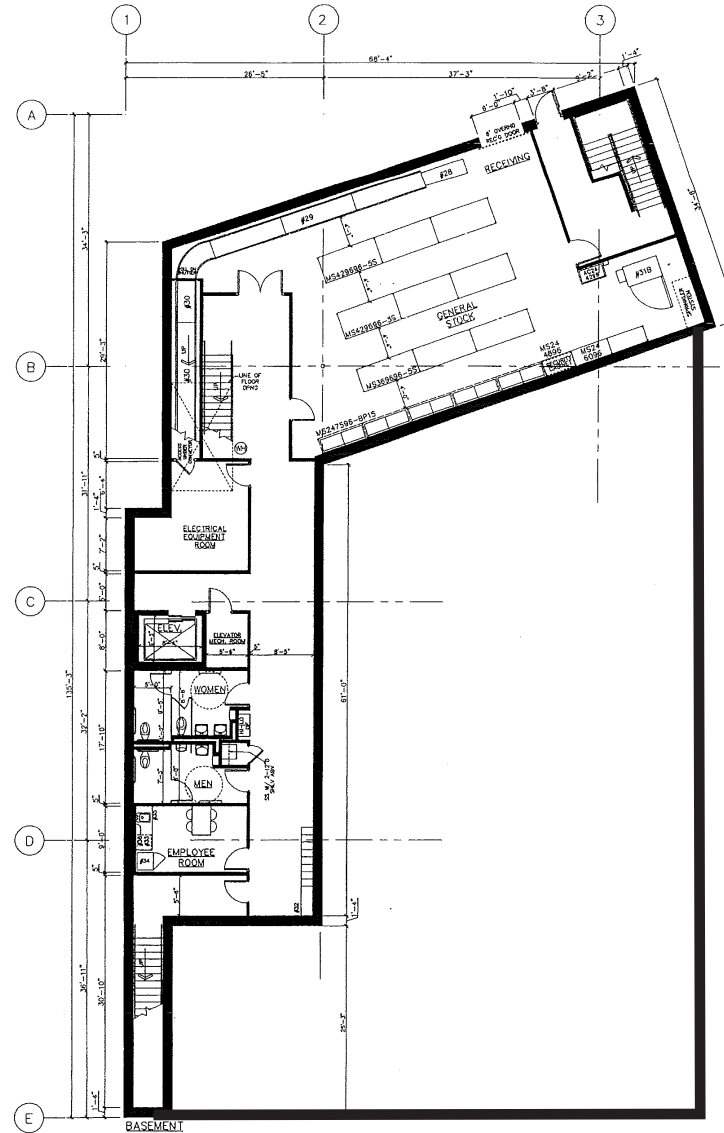
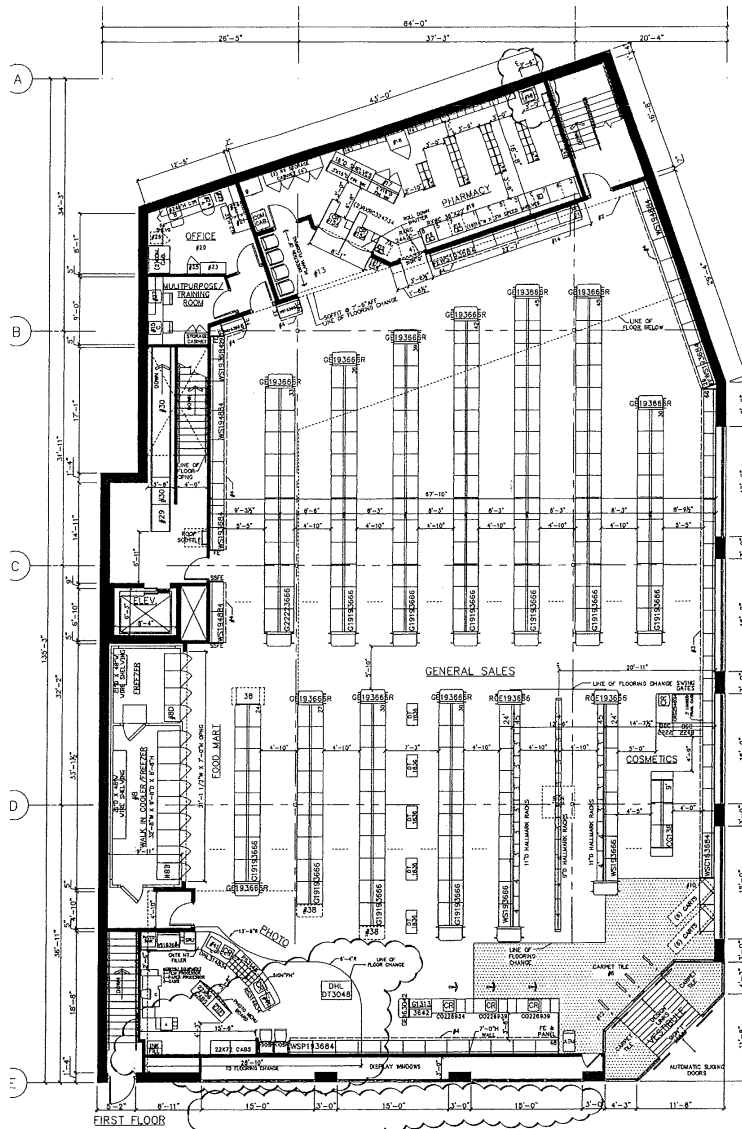


19,976 ADT





# FLOOR PLAN



**10,264 SF STREET LEVEL**

**+**

**UP TO 10,264 SF  
LOWER LEVEL (AT-GRADE)**

BOSTON, MA

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38,784 ADT

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