

665 COCHITUATE ROAD

FRAMINGHAM, MA



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INVESTMENT SALES



TABLE OF CONTENTS

Overview	3
Investment Highlights	4
Property Details	5
Lease Summary	6
Location Aerial	7
Demographics	9
Tax Map	10
About Temescal Wellness	11
Property Photographs	12
Sale Process	13



OVERVIEW

The KeyPoint Partners Investment Sales team has been exclusively engaged to sell the fee simple interest in 665 Cochituate Road in Framingham, MA. This attractive two-story, 10,240 SF building enjoys a “trophy” location in close proximity to TJ Maxx Corporate office, the Natick Mall, Shoppers World, and exit 117 from the Massachusetts Turnpike. The property enjoys strong demographics with 149,000 residents with AHI of \$209,000 within 5 miles. Temescal Wellness, a respected cannabis dispensary, has occupied the property since 2016.

The property is being offered at \$3,637,000, which represents a 9.0% capitalization rate.

 ASKING PRICE: \$3,637,000

 CAP RATE: 9.0%



INVESTMENT HIGHLIGHTS

- Attractive two-story building containing 10,240 SF
- Trophy location in close proximity to TJ Maxx corporate office, Natick Mall, Shoppers World, & Massachusetts Turnpike exit 117
- Temescal Wellness cannabis dispensary has been open at the property since 2016
- Strong demographics; 149,000 residents with AHI of \$209,000 within 5 miles
- Single tenant, NNN lease structure
- Offered at \$3,637,000, which represents a 9.0% capitalization rate



PROPERTY DETAILS

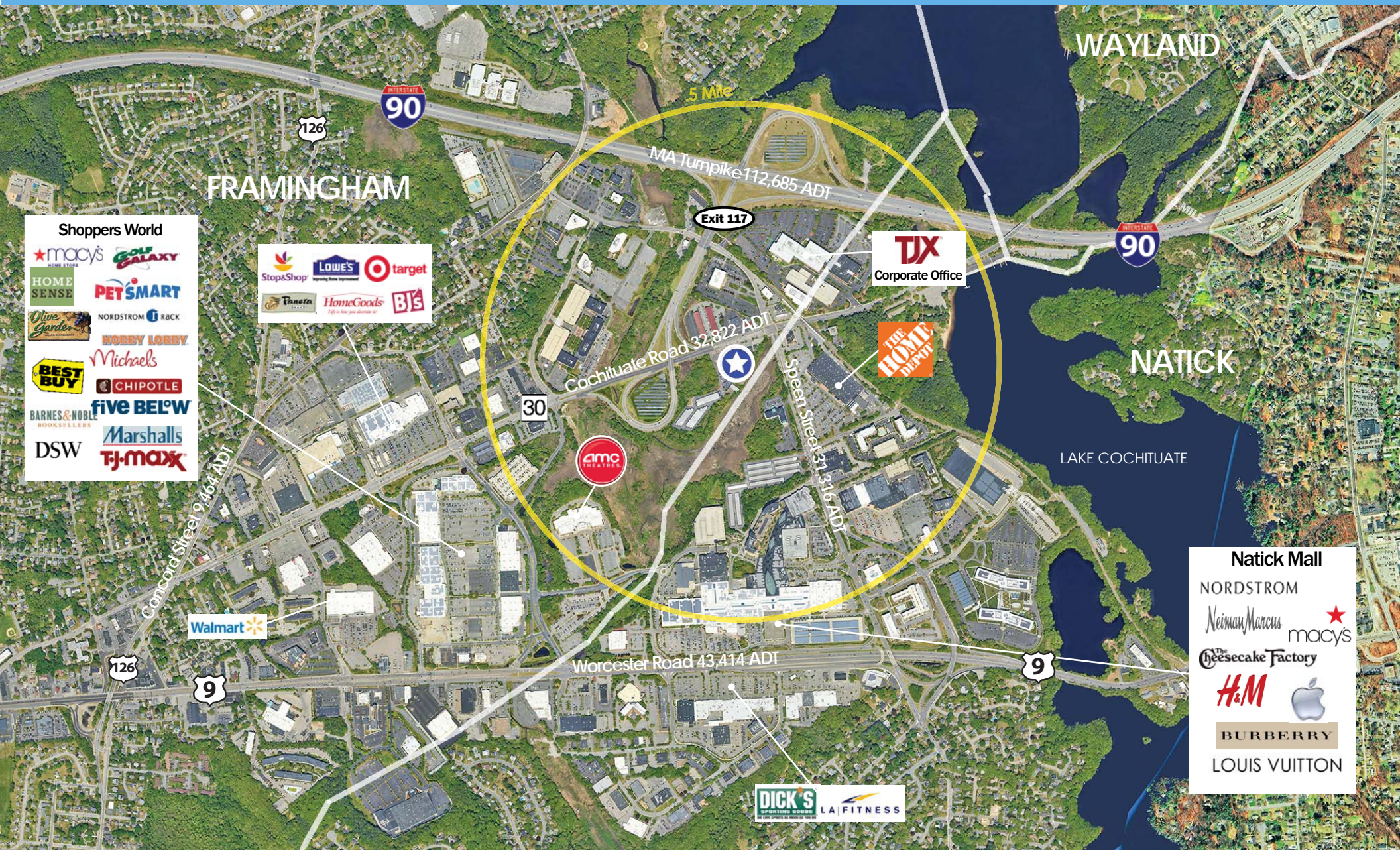
- LOCATION: 665 Cochituate Road, Framingham, MA
- BUILDING SIZE: Two-story building with approximately 10,240 RSF
- LOT SIZE: 0.689 acres
- UTILITIES: Water and sewer are public
- YEAR BUILT: circa 1966
- OCCUPANCY: 100%
- PARKING: Approximately 60 off-street parking spaces provided.
- ZONING: The subject property is located within the "M-1" zone.



LEASE SUMMARY

- LEASE TYPE: NNN building lease
- TENANT: Inferno Products, LLC dba Temescal Wellness
- LEASED PREMISES: 665 Cochituate Road, Framingham, MA, which is improved with a two-story building which contains approximately 10,240 SF
- TERM: 15 years ending on June 30, 2031 (approximately 5 years remaining)
- RENEWAL OPTIONS: One 15-year option under same terms as current lease
- RENT INCREASES: Temescal has an annual CPI increase every year on January 1st plus an additional 5% every five years.
- RENT: \$313,941 or \$30.66/SF NNN. An approximately 4.25% CPI increase is expected as of January 1st, which will result in annual rent of \$327,288
- TAXES, CAM, & INSURANCE: Paid by Tenant
- LANDLORD RESPONSIBILITIES: Capital costs related to the roof, structure, and parking lot
- RIGHT OF FIRST REFUSAL: None

LOCATION AERIAL



Shoppers World

★ macy's

HOME STORE

HOME SENSE

PET SMART

NORDSTROM RACK

HOBBY LOBBY

Michaels

CHIPOTLE

FIVE BELOW

BARNES & NOBLE BOOKSELLERS

Marshall's

DSW

TJ-MAXX

Stop & Shop

LOWE'S

target

TANERZA

HomeGoods

BJS

TJX

Corporate Office

THE HOME DEPOT

AMC

TREATERS

Walmart

DICK'S

LA FITNESS

Natick Mall

NORDSTROM

Neiman Marcus

macy's

Cheesecake Factory

H&M

Apple

BURBERRY




LOUIS VUITTON

LOCATION AERIAL

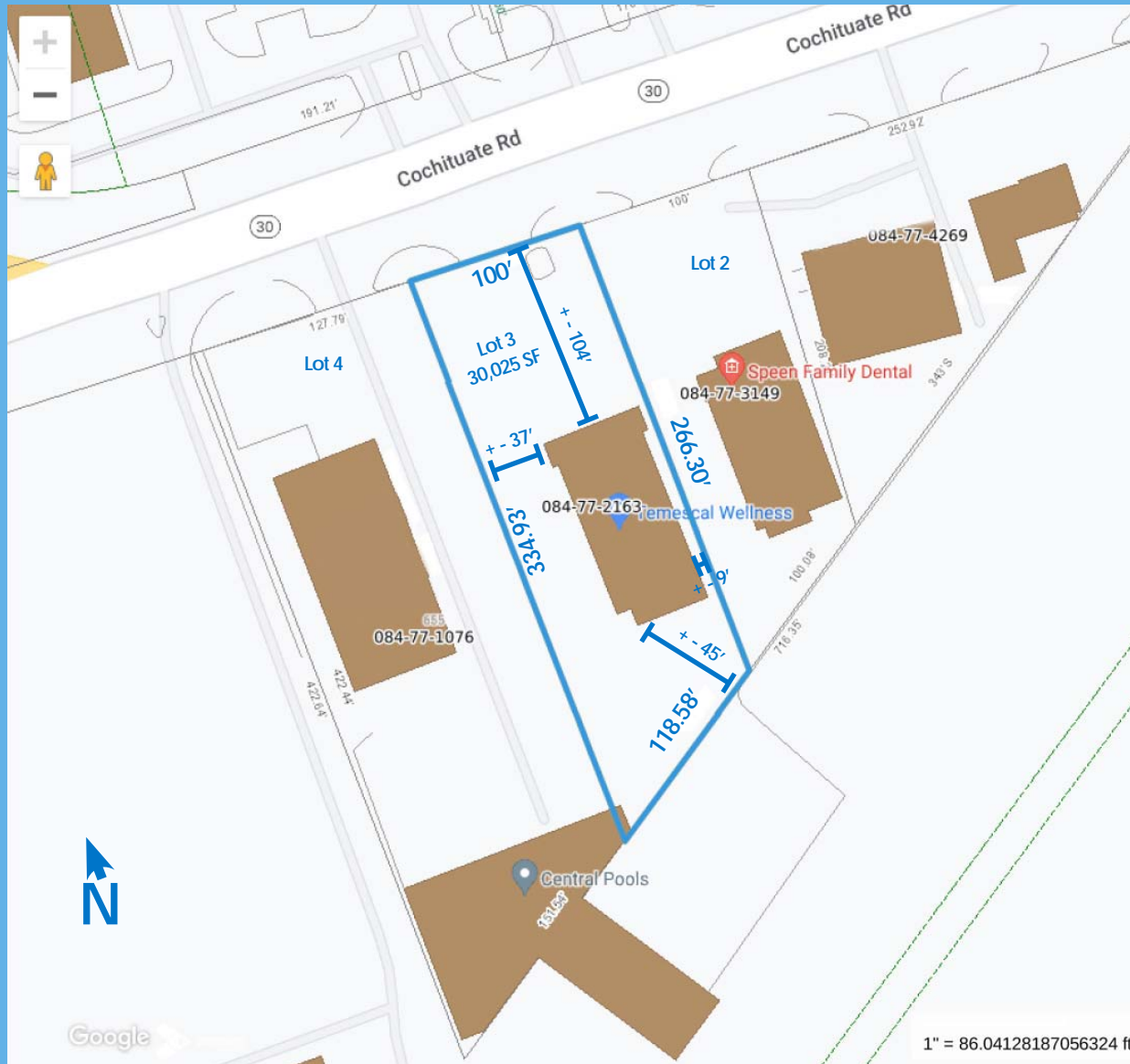


DEMOGRAPHICS



 POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
2025 Population	5,487	86,076	148,605	214,972
2030 Population	5,570	87,835	151,758	219,875
2020 Population	5,862	86,193	149,179	216,703
2010 Population	4,575	80,608	138,677	201,560
2025 Daytime Population	11,871	45,595	69,832	108,351
2025 Median Age	40.1	39.9	41.1	41.8
 HOUSEHOLDS				
2025 Total Households	2,416	33,789	56,877	80,192
 HOUSEHOLD INCOME				
2025 Ave. Household Income	\$160,073	\$168,210	\$209,166	\$234,124

Sites USA 2025





ABOUT TEMESCAL WELLNESS

TEMESCAL WELLNESS

Temescal Wellness serves Massachusetts marijuana enthusiasts with a variety of high-quality cannabis products. The company operates three Massachusetts dispensaries located in Framingham, Hudson & Pittsfield. Each serves both recreational guests and medical card holders. Its mission is to produce high quality cannabis, provide the most relevant knowledge, and deliver customized service to meet each person's individual needs. Temescal strives to be the most trusted and consistent cannabis provider in Massachusetts. The Framingham location has been open since 2016.



PROPERTY PHOTOS





SALE PROCESS

No set bid date has been established. Credible offers will be reviewed and will receive a response as received.

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