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

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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

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THE NUMBERS
HERE WE GROW

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

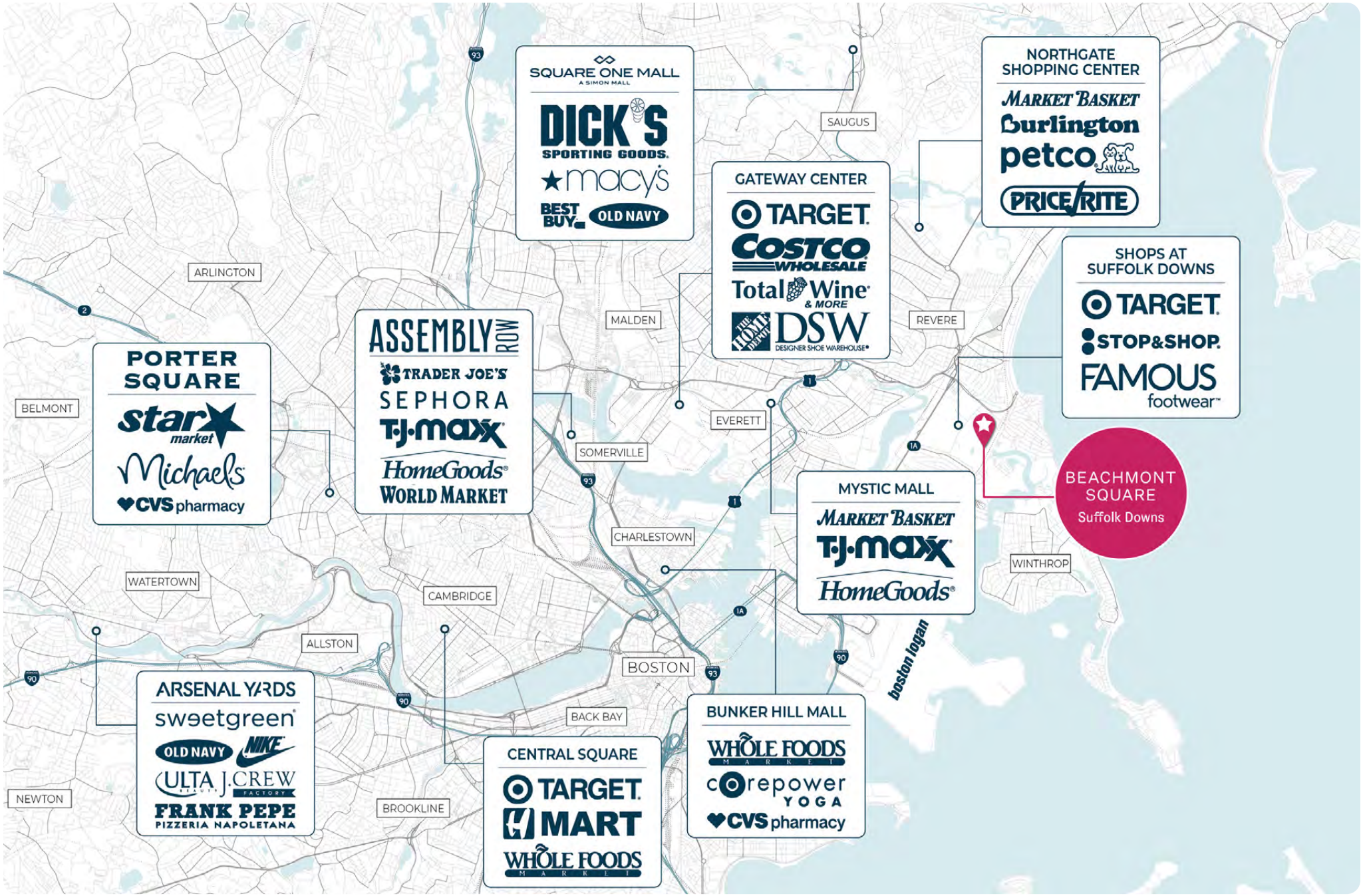




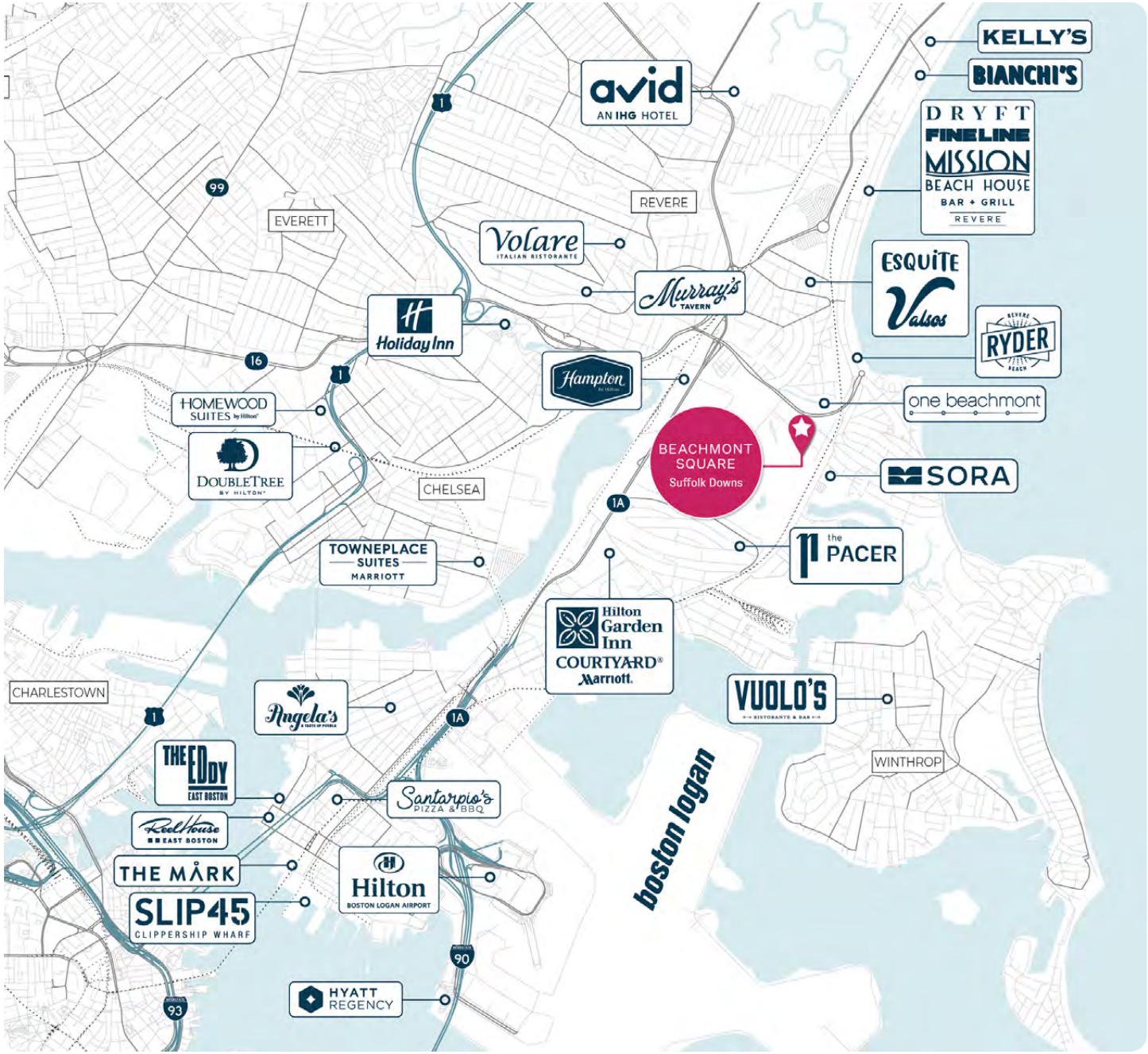


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RETAIL LANDSCAPE
THE RETAIL MARKET



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

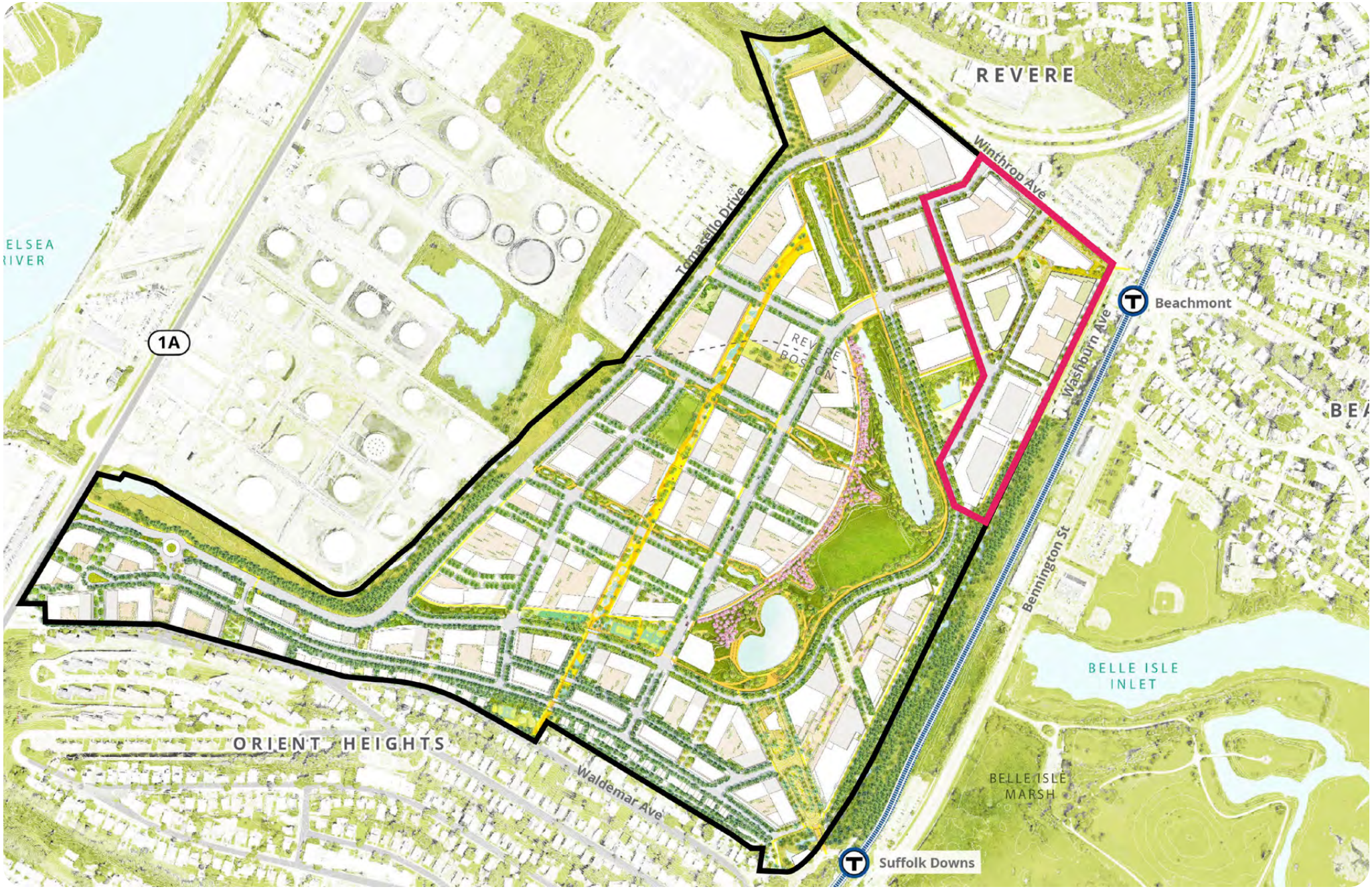
1000+ hotel rooms serving
Logan Airport and Greater Boston

20+ featured restaurants
throughout East Boston and Revere

3 waterfront communities
East Boston, Revere and Winthrop

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THE MASTER PLAN
SUFFOLK DOWNS



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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

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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.



amaya

- **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



Arden

- **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





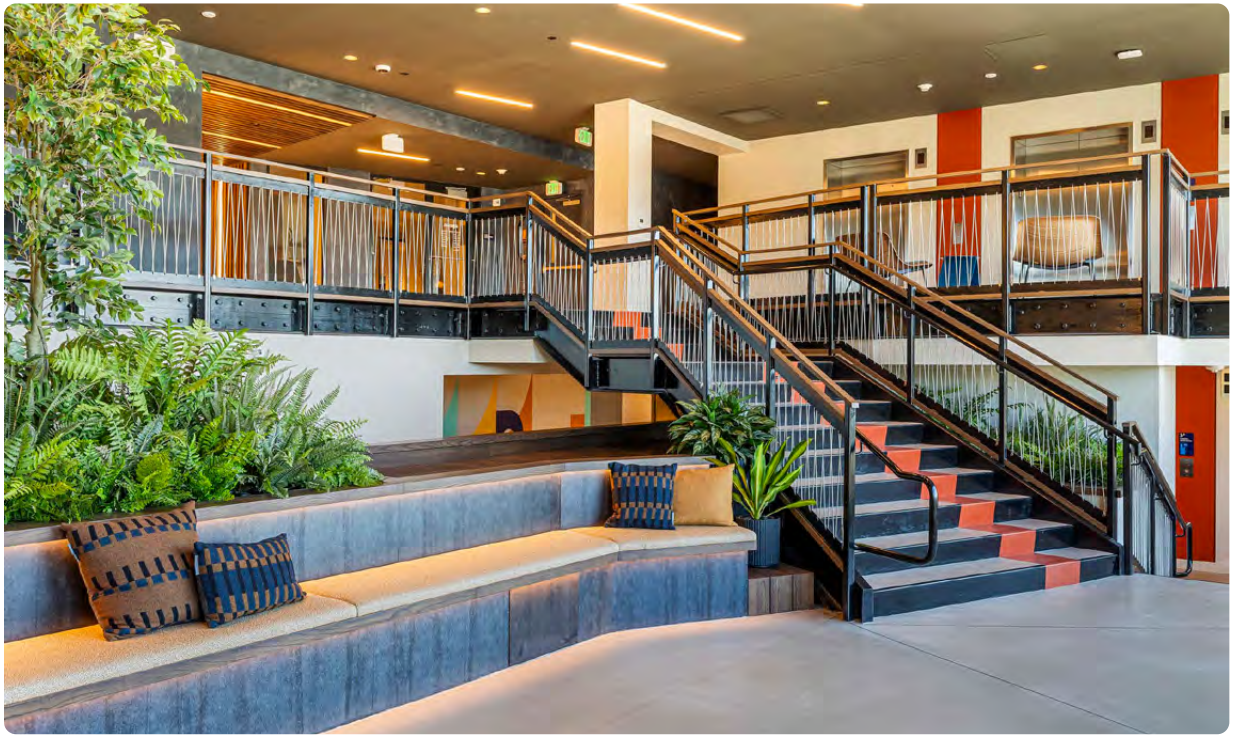






AMAYA TODAY
A LOOK AT THE INTERIOR











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THE YARD @ BEACHMONT SQUARE

WELCOME TO THE YARD @ BEACHMONT SQUARE

Blue Line Flex @ Suffolk Downs



Makers @ The Yard



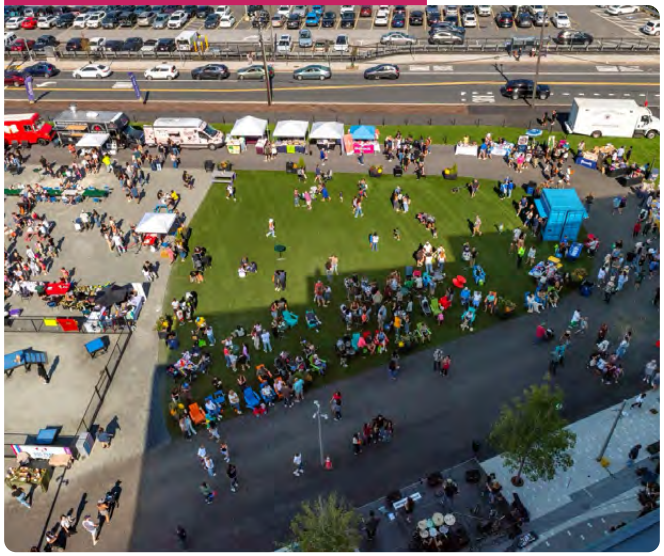
Spring Farmers Market



Thursday Night @ The Yard



The Yard @ Beachmont Square



The Amp - Coming Soon



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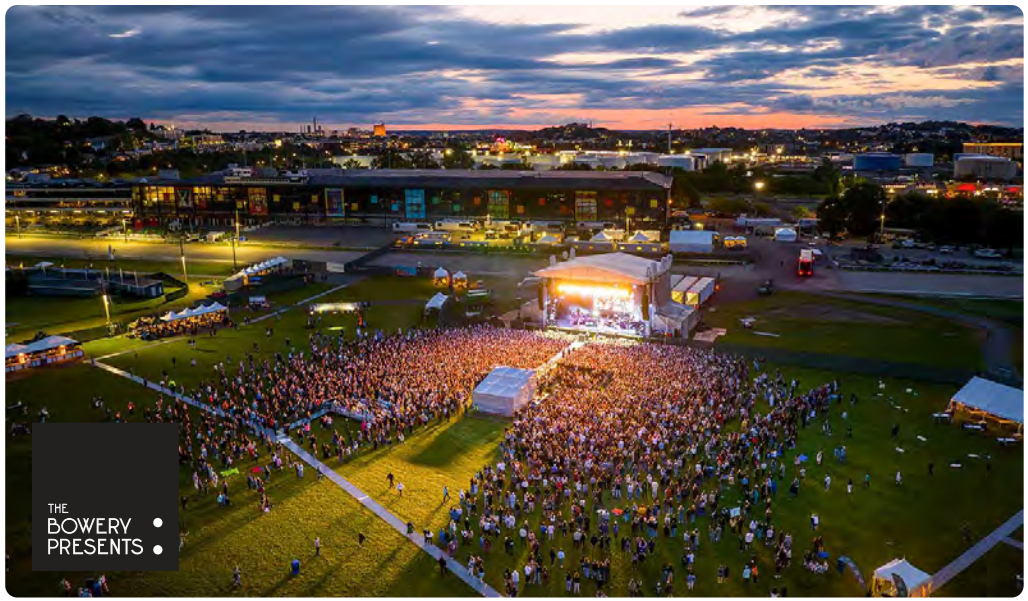
THE STAGE AT SUFFOLK DOWNS
IN PARTNERSHIP WITH THE BOWERY PRESENTS

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





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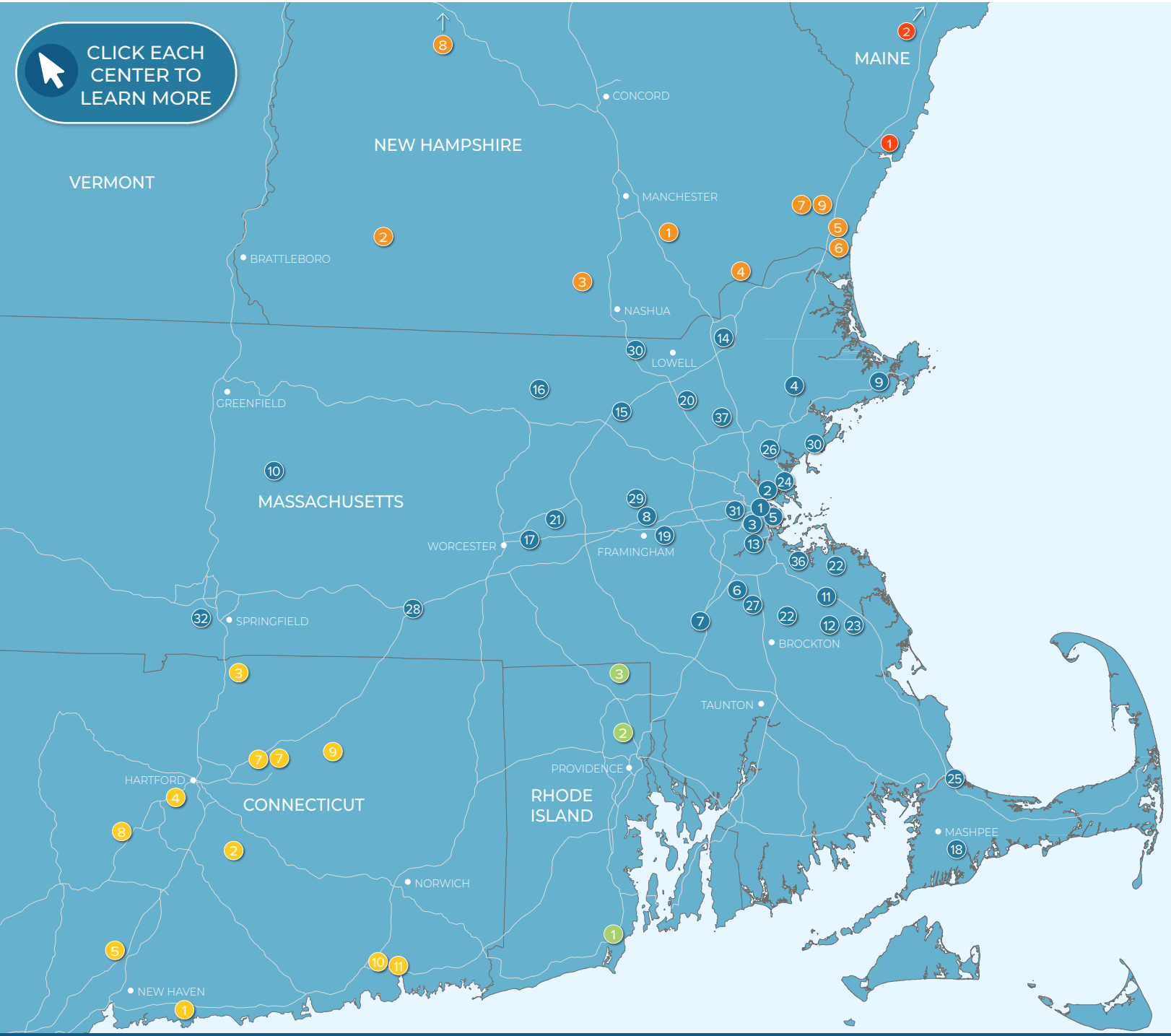
BLACKLINE RETAIL GROUP

HYM

Our Centers

New England's Leading Retail Leasing Company

BLACKLINE RETAIL GROUP



ME/NH/CT/RI

1. 2 Gorges Road, Kittery, ME
2. 300 Gallery Blvd, Scarborough, ME
1. Hood Commons, Derry, NH
2. Keene Plaza, Keene, NH
3. Lordens Plaza, Milford, NH
4. Stateline Plaza, Plaistow, NH
5. Seabrook Commons, Seabrook, NH
6. Seacoast Shopping Center, Seabrook, NH
7. Stratham Crossing, Stratham, NH
8. Powerhouse Plaza, West Lebanon, NH
9. Parkman Brook Shopping Center, Stratham, NH
1. Branhaven Plaza, Branhaven, CT
2. East Hampton Plaza, East Hampton, CT
3. Freshwater Commons, Enfield, CT
4. West Farm Shopping Center, Farmington, CT
5. Hamden Mart, Hamden, CT
6. Big Y Plaza, Manchester, CT
7. Plaza at Burr Corners, Manchester, CT
8. Shop Rite Plaza, Southington, CT
9. Storrs Center, Storrs, CT
10. Cross Roads Shopping Center, Waterford, CT
11. Waterford Plaza, Waterford, CT
1. Salt Pond Shopping Center, Narragansett, RI
2. Mineral Springs Ave, North Providence, RI
3. The Shoppes at Diamond Hill, Woonsocket, RI

MASSACHUSETTS

1. 22 Liberty Avenue, Boston, MA
2. Avalon North Station, Boston, MA
3. Brigham Circle, Boston, MA
4. Danvers Crossing, Danvers, MA
5. Flats on D, Boston, MA
6. Village Shoppes of Canton, Canton, MA
7. Patriot Place, Foxborough, MA
8. Nobscot Village, Framingham, MA
9. Gloucester Crossing, Gloucester, MA
10. Russell Street Pad Site, Hadley, MA
11. Hanover Crossing, Hanover, MA
12. Shaw's Plaza, Hanson, MA
13. Hyde Park Plaza, Hyde Park, MA
14. Plaza 114, Lawrence, MA
15. The Point, Littleton, MA
16. Lunenburg Crossing, Lunenburg, MA
17. 57 Main Street, Marlborough, MA
18. South Cape Village, Mashpee, MA
19. Natick Mall Wellness Center, Natick, MA
20. Pad Site, North Billerica, MA
21. Free Standing Restaurant, Northborough, MA
22. The Grove at Plymouth, Plymouth, MA
23. Randolph Shopping Center, Randolph, MA
24. Beachmont Square at Suffolk Downs, Revere, MA
25. Stop & Shop Plaza, Sandwich, MA
26. Hilltop Avalon Saugus, Saugus, MA
27. 3 Hawes Way, Stoughton, MA
28. The Center at Hobbs Brook, Sturbridge, MA
29. Meadow Walk, Sudbury, MA
30. The Shops at Vinnin Square, Swampscott, MA
31. Stop & Shop Plaza, Watertown, MA
32. Westfield Shops, Westfield, MA