

The background is a complex, abstract pattern of various shades of blue, ranging from deep navy to bright cerulean. It consists of numerous sharp, angular shapes and polygons that create a faceted, crystalline effect, reminiscent of shattered glass or a low-poly digital landscape. The overall composition is dynamic and textured.

12 ARLINGTON

BOSTON, MASSACHUSETTS



OPPORTUNITY

17 Arlington, one of Boston's most visible addresses opposite the Boston Public Garden and along one of the city's most **prestigious and busiest corridors**, offers an exceptional boutique retail leasing opportunity.

Within walking distance to the upscale Taj and Four Seasons Hotel properties, steps to Newbury Street's luxury retail, including Burberry, Chanel, Tiffany & Co. and many others, and the Back Bay's densely-populated residential neighborhood, 17 Arlington is a premier location for a retailer seeking an **exclusive address**.



\$123,728

AVERAGE HOUSEHOLD INCOME



\$18 BILLION

ANNUAL RETAIL SALES



96,026

BACK BAY DAYTIME
POPULATION



21

BACK BAY HOTELS
& ACCOMMODATIONS



44

ART VENDORS
& GALLERIES



16,000,000

SQUARE FEET
OF OFFICE SPACE



3,500

BACK BAY
BUSINESSES



BOSTON PUBLIC
GARDEN

BACK BAY OVERVIEW

Boston's oldest and most elite neighborhood known for its expansive brownstone mansions, haute couture retail, international and domestic tourists and a dynamic office population, the Back Bay is a **highly sought after destination**.

As one of the **most affluent and exclusive neighborhoods in the country**, there is currently an extremely active pipeline of luxury residential, hospitality and retail development, and redevelopment in the area. The Back Bay retail market is anchored by two upscale mall properties, high-end boutiques and international retailers including Chanel, Burberry, Hermes, Ralph Lauren, Restoration Hardware and many others.

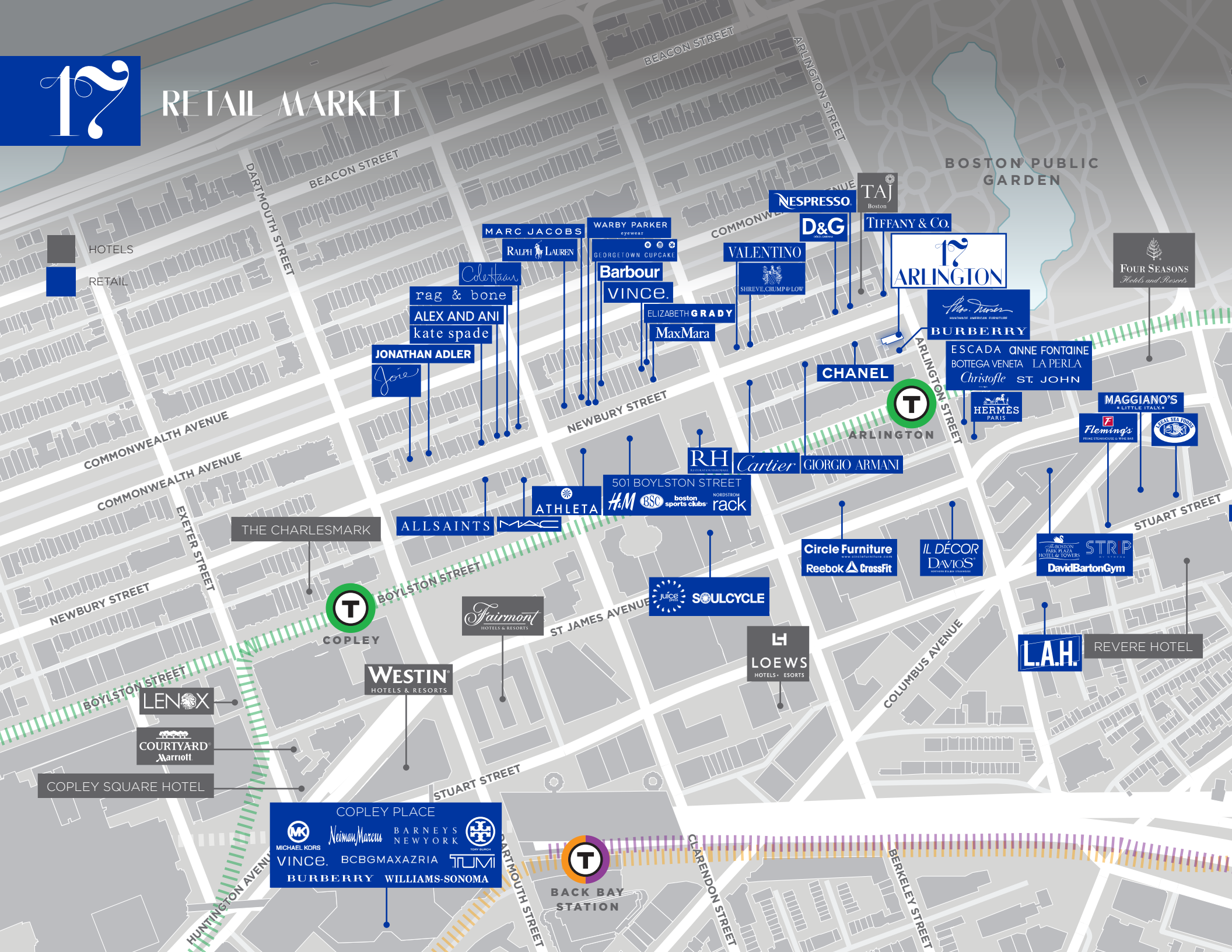


RETAIL MARKET



HOTELS

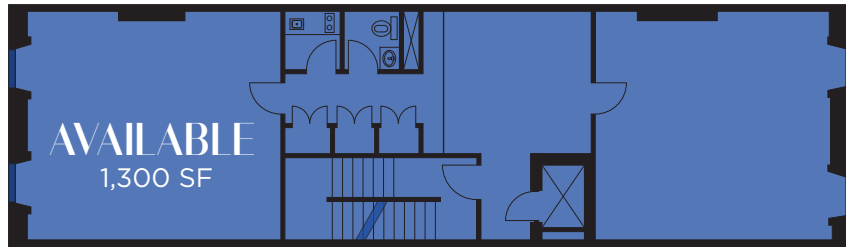
RETAIL





FLOOR PLANS

SECOND LEVEL



STREET LEVEL



GROUND LEVEL



SECOND LEVEL
OFFICE OR RETAIL
OPPORTUNITY
1,300 SF

**STREET LEVEL
+
GROUND LEVEL**
RETAIL OPPORTUNITY
2,350 SF COMBINED





2015 DEMOGRAPHICS	0.25 miles	0.5 miles	0.75 miles	1 mile
Estimated Population	2,982	23,680	49,447	77,014
Estimated Households	1,658	12,220	26,130	41,054
Estimated Average Household Income	\$144,103	\$128,993	\$123,922	\$115,038
Employees	42,917	97,305	204,811	346,177

17 ARLINGTON



36,236
17 ARLINGTON DAYTIME
POPULATION



22,700
17 ARLINGTON
CARS PER DAY



61,700
AVERAGE DAILY
SUBWAY RIDERS
(BACK BAY MBTA STATIONS)



250,000
BOSTON AREA STUDENTS



**BOSTON
COMMON**
ATTRACTS HUNDREDS OF
THOUSANDS OF PEOPLE
EVERY YEAR, BOTH
RESIDENTIAL AND VISITORS



BOSTON PUBLIC GARDEN



12 ARLINGTON

JEREMY GROSSMAN

Senior Vice President/Partner

+1 617 9126861

jeremy.grossman@cbre-ne.com

PAUL GROSSMAN

Vice President

+1 617 9126863

paul.grossman@cbre-ne.com

33 ARCH STREET, 28TH FLOOR • BOSTON, MASSACHUSETTS 02110 • 617.912.7000, F 617.912.6867 • WWW.CBRE-NE.COM

CBRE | New England

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