

FOR SUBLEASE

Former Walgreens - Boston, MA

600-620 Washington Street | Boston, MA



Overview

LEASE RATE	Upon Request
MAIN LEVEL	10,000 SF
BASEMENT LEVEL	3,056 SF

Description

10,000 SF Main Level plus 3,056 SF Basement Former Walgreens corner location near Boston Common. Nearby retail includes Equinox Sports Club, The Q, Caffe Nero, Rock Bottom Restaurant & Brewery, AMC Loews Boston Common 19, Macy's, and many more. Located on the NEC of the intersection of Washington Street and Essex Street in Boston, MA.



Demographics

	1 MILE	3 MILES	5 MILES
Population	76,126	461,745	985,127
Average HH Income	\$169,069	\$123,057	\$114,023
Daytime Population	213,928	665,303	1,147,705

Year: 2019 | Source: Esri

Contact

CHRISTIAN G. JANELLE
617.872.1115 | chris.janelle@srsre.com

JONATHAN LAPAT
978.579.4112 | jonathan.lapat@srsre.com

Traffic Counts

I-93, E of Site	181,500 VPD
Essex Street, W of Site	9,738 VPD
Tremont Street, SW of Site	14,509 VPD
Tremont Street, N of Site	14,900 VPD

Year: 2020 | Source: Esri/Kalibrate Technologies

SRS REAL ESTATE PARTNERS | 400 Fifth Avenue, Suite 105 | Waltham, MA 02451 | 857.263.3839

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KEY FACTS



POPULATION



- 76,126 ①
- 461,745 ②
- 985,127 ③

AVERAGE HOUSEHOLD INCOME



- \$169,069 ①
- \$123,057 ②
- \$114,023 ③

MEDIAN HOUSEHOLD INCOME



- \$118,032 ①
- \$80,469 ②
- \$77,246 ③

HIGHER EDUCATION



- 73.0% ①
- 60.8% ②
- 55.4% ③

DAYTIME EMPLOYMENT



- 180,953 ①
- 439,784 ②
- 659,495 ③

BOSTON PROVIDENCE (COMBINED DMA)
ESRI FORECASTS FOR 2019.

17,137 VPD

21,900 VPD

BEACON ST

BOSTON COMMON

BOSTON PUBLIC GARDEN

CHARLES ST

PARK ST

14,900 VPD

TREMONT ST

PARAMOUNT Center

OLDNAVY PRIMARK

macys

HYATT

AVE DE LAFAYETTE

AMC THEATRES

SITE

CVS pharmacy

BOYLSTON ST 15,969 VPD

9,738 VPD

ESSEX ST

14,509 VPD

DUNKIN' DONUTS

ROCK BOTTOM BREWERY

W HOTELS

THE WILBUR

STUART ST

BOCH CENTER

Tufts Medical Center

WASHINGTON ST

BEACH ST

KNEELAND ST

SOUTH STATION

TJ-maxx
Marshalls
BSC

	1 mile	3 miles	5 miles
Population			
2000 Population	51,436	369,401	842,448
2010 Population	59,791	401,914	878,444
2019 Population	76,126	461,745	985,127
2024 Population	83,863	489,925	1,036,806
2000-2010 Annual Rate	1.52%	0.85%	0.42%
2010-2017 Annual Rate	2.38%	1.36%	1.12%
2017-2022 Annual Rate	1.95%	1.19%	1.03%
2019 Male Population	50.1%	49.3%	48.6%
2019 Female Population	49.9%	50.7%	51.4%
2019 Median Age	35.2	31.8	33.0
Households			
2000 Households	27,851	159,097	347,376
2010 Households	31,720	171,414	361,944
2019 Total Households	39,503	196,212	402,850
2024 Total Households	43,584	209,105	424,789
2000-2010 Annual Rate	1.31%	0.75%	0.41%
2010-2017 Annual Rate	2.16%	1.33%	1.05%
2017-2022 Annual Rate	1.99%	1.28%	1.07%
2019 Average Household Size	1.77	2.11	2.28
Housing Units			
2019 Total Housing Units	43,305	211,256	429,059
2019 Owner Occupied Housing Units	12,035	54,302	130,337
2019 Renter Occupied Housing Units	27,469	141,910	272,512
2019 Vacant Housing Units	3,802	15,044	26,209
Race and Ethnicity			
2019 White Alone	65.9%	56.5%	55.6%
2019 Black Alone	7.2%	14.7%	16.2%
2019 American Indian/Alaska Native Alone	0.1%	0.3%	0.4%
2019 Asian Alone	21.1%	13.8%	12.7%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	9.4%	21.1%	21.1%
Income			
2019 Median Household Income	\$118,032	\$80,469	\$77,246
2019 Average Household Income	\$169,069	\$123,057	\$114,023
Per Capita Income	\$89,243	\$53,229	\$47,130
2019 Population 25+ by Educational Attainment			
Total	57,794	308,859	674,496
High School Graduate	7.1%	12.1%	15.4%
GED/Alternative Credential	1.3%	1.9%	2.2%
Some College, No Degree	6.9%	9.6%	11.2%
Associate Degree	2.4%	3.2%	3.8%
Bachelor's Degree	34.1%	29.8%	27.3%
Graduate/Professional Degree	38.9%	31.0%	28.1%
Daytime Population			
2019 Total Daytime Population	213,928	665,303	1,147,705
Workers	180,953	439,784	659,495
Residents	32,975	225,519	488,210