

FOR LEASE

# Reservoir Plaza

475 Winter Street | Waltham, MA



## Overview

LEASE RATE Contact Broker

AVAILABLE SF 1,535 - 5,006 SF



## Description

Join a strong tenant mix with high visibility from I-95 at Reservoir Plaza. Tenants include Bertucci's Italian, Green Papaya, Waltham Yoga, Georgio's Liquors, Stylecuts, Jimmy John's, and Cadence Academy Preschool. Excellent traffic counts and desirable demographics. Pylon signage available with visibility from I-95. Immediate availability.

## Demographics

	1 MILE	3 MILES	5 MILES
Population	3,947	75,061	213,065
Average HH Income	\$160,487	\$138,510	\$172,607
Total Daytime Population	27,804	98,826	234,652

Year: 2019 | Source: Esri

## Contact

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## Traffic Counts

I-95, N of Site	172,362 AADT VPD
Winter Street, S of Site	18,042 AADT VPD
Totten Pond Road, SE of Site	22,095 AADT VPD

Year: 2019 | Source: massDOT

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

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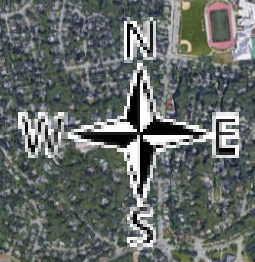
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### THE FACTS

POPULATION	POPULATION DENSITY	AVERAGE HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME	HIGHER EDUCATION	DAYTIME EMPLOYMENT
226,105	2,879.3	\$159,114	\$110,595	68.7%	137,792
489,857	3,185.3	\$152,878	\$105,768	70.8%	308,211
1,202,015	3,829.2	\$135,508	\$94,506	67.0%	841,689

BOSTON PROVIDENCE (COMBINED DMA)  
ESRI FORECASTS FOR 2018.





# Executive Summary

475 Winter Street | Waltham, MA



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,972	68,625	199,498
2010 Population	3,866	70,733	200,476
2019 Population	3,947	75,061	213,065
2024 Population	4,004	77,682	220,648
2000-2010 Annual Rate	-0.27%	0.30%	0.05%
2010-2019 Annual Rate	0.22%	0.64%	0.66%
2019-2024 Annual Rate	0.29%	0.69%	0.70%
2019 Male Population	50.0%	49.8%	48.2%
2019 Female Population	50.0%	50.2%	51.8%
2019 Median Age	45.1	37.4	41.2

In the identified area, the current year population is 213,065. In 2010, the Census count in the area was 200,476. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 220,648 representing a change of 0.70% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

## Median Age

The median age in this area is 45.1, compared to U.S. median age of 38.5.

## Race and Ethnicity

2019 White Alone	71.5%	67.8%	74.0%
2019 Black Alone	7.3%	6.3%	4.2%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	14.9%	15.1%	14.8%
2019 Pacific Islander Alone	0.0%	0.1%	0.0%
2019 Other Race	3.5%	7.2%	3.6%
2019 Two or More Races	2.6%	3.2%	3.1%
2019 Hispanic Origin (Any Race)	7.9%	15.9%	9.1%

Persons of Hispanic origin represent 9.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.2 in the identified area, compared to 64.8 for the U.S. as a whole.

## Households

2019 Wealth Index	250	173	230
2000 Households	1,578	26,511	77,895
2010 Households	1,598	27,404	78,683
2019 Total Households	1,610	28,673	82,575
2024 Total Households	1,627	29,736	85,510
2000-2010 Annual Rate	0.13%	0.33%	0.10%
2010-2019 Annual Rate	0.08%	0.49%	0.52%
2019-2024 Annual Rate	0.21%	0.73%	0.70%
2019 Average Household Size	2.45	2.37	2.45

The household count in this area has changed from 78,683 in 2010 to 82,575 in the current year, a change of 0.52% annually. The five-year projection of households is 85,510, a change of 0.70% annually from the current year total. Average household size is currently 2.45, compared to 2.42 in the year 2010. The number of families in the current year is 50,920 in the specified area.

# Executive Summary

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	19.8%	31.2%	30.1%
<b>Median Household Income</b>			
2019 Median Household Income	\$130,773	\$96,290	\$118,459
2024 Median Household Income	\$154,097	\$109,306	\$134,115
2019-2024 Annual Rate	3.34%	2.57%	2.51%
<b>Average Household Income</b>			
2019 Average Household Income	\$160,487	\$138,510	\$172,607
2024 Average Household Income	\$184,913	\$156,560	\$191,885
2019-2024 Annual Rate	2.87%	2.48%	2.14%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$63,482	\$55,591	\$67,835
2024 Per Capita Income	\$72,890	\$62,513	\$75,271
2019-2024 Annual Rate	2.80%	2.37%	2.10%

## Households by Income

Current median household income is \$118,459 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$134,115 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$172,607 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$191,885 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$67,835 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$75,271 in five years, compared to \$36,530 for all U.S. households

## Housing

2019 Housing Affordability Index	120	75	77
2000 Total Housing Units	1,622	27,293	79,918
2000 Owner Occupied Housing Units	1,228	13,317	46,847
2000 Renter Occupied Housing Units	350	13,194	31,048
2000 Vacant Housing Units	44	782	2,023
2010 Total Housing Units	1,668	28,871	82,712
2010 Owner Occupied Housing Units	1,246	14,139	48,482
2010 Renter Occupied Housing Units	352	13,265	30,201
2010 Vacant Housing Units	70	1,467	4,029
2019 Total Housing Units	1,682	30,158	86,644
2019 Owner Occupied Housing Units	1,245	14,350	49,594
2019 Renter Occupied Housing Units	365	14,323	32,980
2019 Vacant Housing Units	72	1,485	4,069
2024 Total Housing Units	1,694	31,153	89,362
2024 Owner Occupied Housing Units	1,269	14,872	51,551
2024 Renter Occupied Housing Units	358	14,864	33,959
2024 Vacant Housing Units	67	1,417	3,852

Currently, 57.2% of the 86,644 housing units in the area are owner occupied; 38.1%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 82,712 housing units in the area - 58.6% owner occupied, 36.5% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 2.09%. Median home value in the area is \$727,785, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.71% annually to \$792,043.