

# 303 Commercial Street

Malden MA

New Construction Retail 26,450 SF



*Presenting:*

**Riverview Marketplace**





Fellsway Plaza

- Stop&Shop
- Panera Bread
- Advanced Auto Parts
- AspenDent
- Planet Fitness
- Eastern Bank
- Lowes
- Massage Envy
- Chipotle Mexican Grill
- SmashBurger
- LensCrafters
- Boston Market

Malden Central Business District

- Bank of America
- afc
- Stop&Shop
- Citizens
- MART
- 110 Grill
- Dunkin' Donuts
- AT&T
- Chase
- Smileland
- BrooklineBank
- Subway
- Gentle Dental

Target Plaza

- Target
- blink fitness
- Starbucks Coffee
- CVS
- Sola
- Walgreens

Gateway Center

- Costco Wholesale
- Old Navy
- FRIDAYS
- Panera Bread
- Bath & Body Works
- The Home Depot
- Dollar Tree
- Supercuts
- PetSmart
- DSW
- Total Wine & More
- Pizza Hut
- Party City
- Five Below
- Gap
- Mattress Firm
- Ulta
- Texas

Station Landing

- Regina Pizzeria
- Five Guys Burgers and Fries
- Cold Stone Creamery
- FedEx
- Kelly's
- Lifetime Fitness
- Crumbl Cookies
- H&R Block
- T Mobile
- QDOBA
- You Express

Meadow Glen

- Kohl's
- Wegmans
- Dick's
- Marshall's
- Petco
- Bank of America



# 303 Commercial Street

## Prime Retail Opportunity

Combined Properties is pleased to present a new construction retail center located just north of Boston, in the lively and diverse city of Malden MA. The proposed Riverview Marketplace Project comprises 26,450 SF of first in class retail. The site offers 4 parking spaces per 1,000 SF at the 4-way, signalized intersection of Commercial Street and Medford Street, where approximately 38,000 vehicles pass daily.



AVAILABLE NOW

1,500 - 26,450 SF



Commercial Street





**303 Commercial Street**  
**Malden MA**

*Proposed: New Construction*  
**Retail Center**

**Building Total: 26,450 SF**  
**Available: 1,500-26,450 SF**

**DEMOGRAPHICS**

	<u>1 MILE</u>	<u>3 MILES</u>
POPULATION	51,162	278,398
HOUSEHOLDS	20,102	109,137
MEDIAN AGE	38.50	38.30
AVERAGE HH INCOME	\$107,497	\$119,904
DAYTIME EMPLOYEES	12,793	86,419
POPULATION GROWTH		
'23-'28	↑ 0.44%	↑ 0.10%
HOUSEHOLD GROWTH		
'23-'28	↑ 0.47%	↑ 0.16%

**TRAFFIC** 38,000 ADT

**SPECS**

ACREAGE	2.15 AC
LOADING	At grade delivery at rear of building.
PARKING	4 spaces per 1,000 SF
ROOF	Rubber membrane
HVAC	Individual RTUs
FIRE PREVENT	Wet sprinkler system
ELECTRIC & GAS	National Grid
WATER & SEWER	City of Malden

**KEY**  
 Hypothetical Demise

**CONTACT**

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Creating Better Places to Live, Work, and Play®



# Malden: A Neighborhood in Motion

A lively and diverse city just north of Boston, Malden, Massachusetts is home to approximately 1,800 businesses that range in type from Fortune 500 companies, national retailers, manufacturers, medical organizations, restaurants, financial institutions, non-profits, mom & pop shops, and other service-oriented companies.

The city of Malden is located just five miles northwest of Boston in Middlesex County and is bordered by Everett, Medford, Melrose, Revere, and Stoneham. Convenient to Boston by car or public transportation, the well-connected city has easy access to Logan International Airport and Routes 1, 16, 28, and 93. It's no wonder that Malden continues to appeal to a wide variety of businesses.



11%

population growth.  
double the national  
average.

96

Walk score, with 13,660  
people living within a 10-  
minute walk.

1300+

housing units  
added since 2010.

124,000+

Population living  
within a 2 mile  
radius looking to  
shop, dine, and  
explore.



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