

626 Massachusetts Avenue  
Arlington MA, 02474

FULLY LEASED



### PROPERTY HIGHLIGHTS

Iconic Arlington corner location at busy Mass. Ave. and Pleasant St. intersection

Join LocalWorks, Brizuela Fitness and Cambridge Savings Bank with drive-thru teller and ATM

Massachusetts Avenue 24,032 ADT

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

CONTACT: Don Mace  
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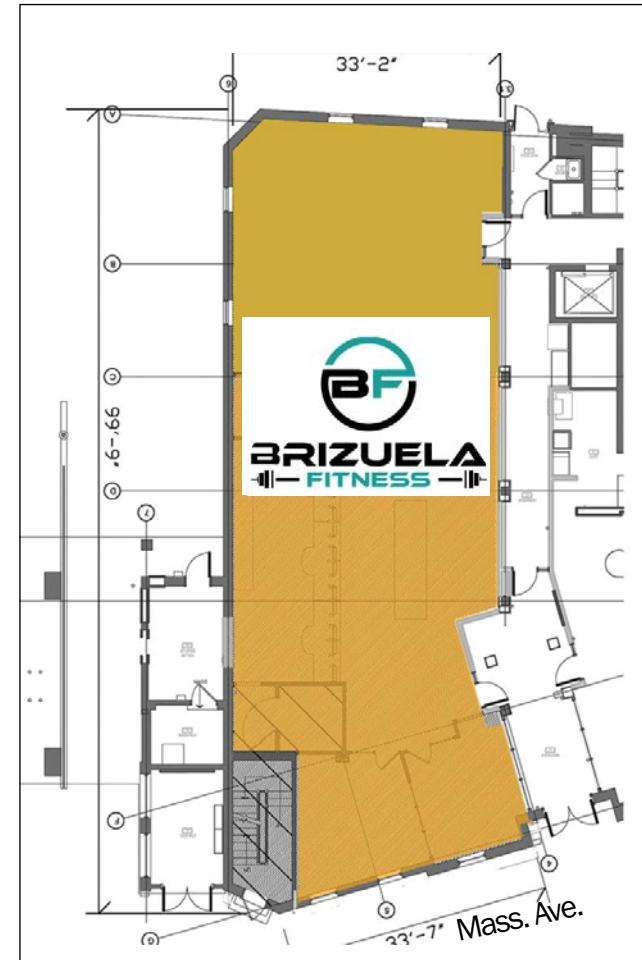
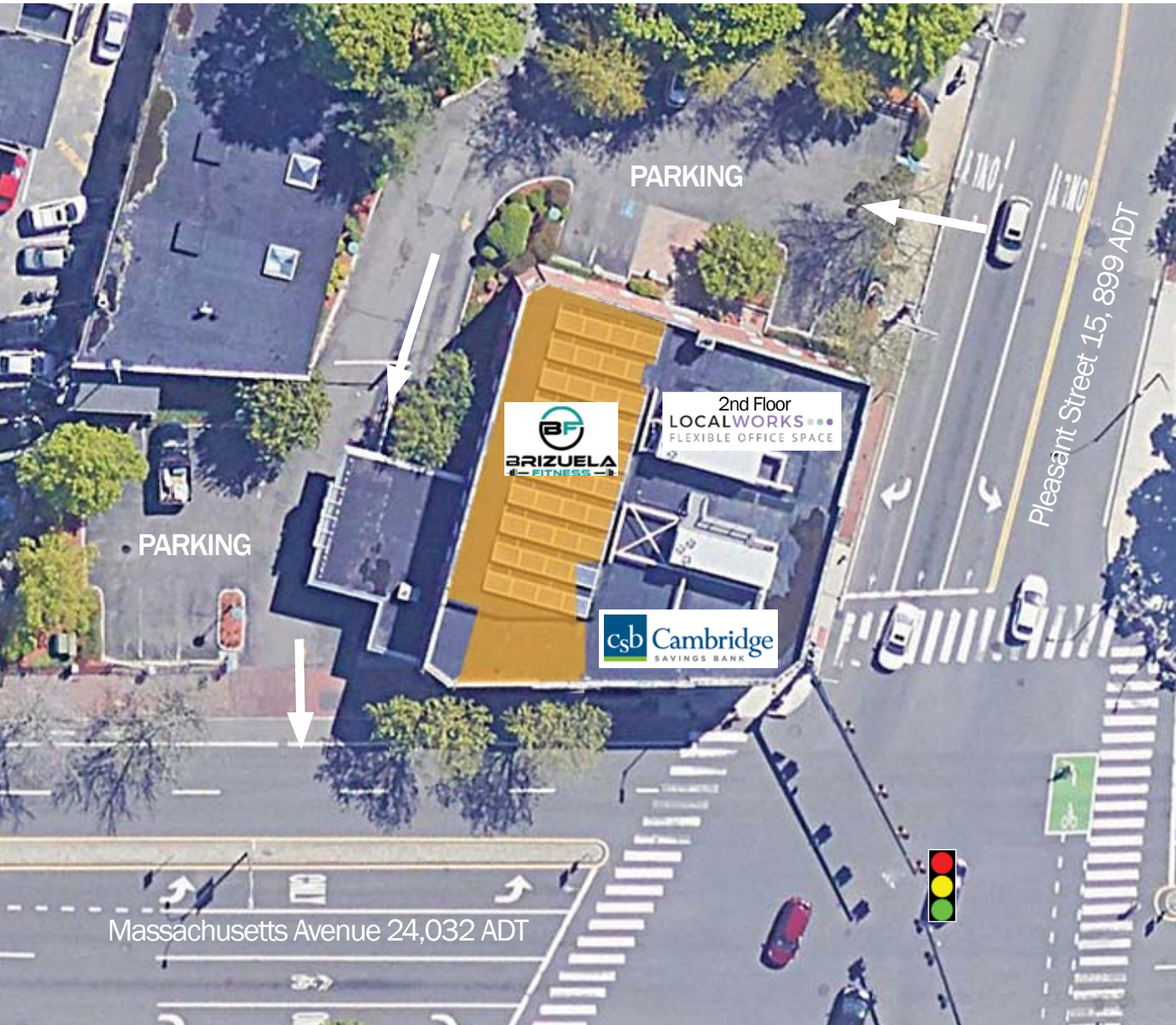
KEYPOINT  
PARTNERS  
KeyPointPartners.com



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2026 DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
POPULATION	27,645	106,950	222,996
DAYTIME POPULATION	7,112	31,881	66,944
NUMBER OF HH	12,307	44,045	92,083
AVERAGE HH INCOME	\$192,828	\$201,155	\$212,250

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**csb Cambridge**  
SAVINGS BANK

**LOCALWORKS**  
FLEXIBLE OFFICE SPACE

**BRIZUELA**  
FITNESS

**Stop & Shop**

MYSTIC WINE SHOPPE

Arlington

Minuteman Bikeway

Arlington High School

**Blue Ribbon**  
EST. 1989

**THAI MOON**  
FINE THAI CUISINE

**Punjab**

**VICTORIA**  
PASTRIES

**Starbucks**

**WHOLE FOODS**  
MARKET

Massachusetts Avenue 24,032 ADT

Mystic St.

P

Medford St.

**CAFFÈ NERO**

**Fusion Taste**  
Fine Chinese & Japanese Cuisine

**KicksTand**  
Cafe

Arlington Fire Dept.

Broadway

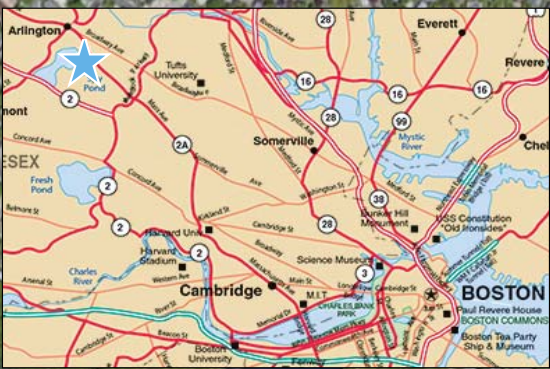
**Walgreens**

Pleasant Street 15,899 ADT

1/4 Mile

60

3



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