

DOWNTOWN BOSTON

BACK BAY

EAST CAMBRIDGE / MIT

# 1911-1919 REVERE BEACH PARKWAY

EVERETT, MA

1-ACRE REDEVELOPMENT OPPORTUNITY

EXXON PROPOSED REDEVELOPMENT

*Encore*

REVERE BEACH PKWY 65,080 VPD

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™

# THE SURROUNDING LANDSCAPE

BOSTON LOGAN INTERNATIONAL AIRPORT

DOWNTOWN BOSTON

EAST CAMBRIDGE / MIT

CHARLESTOWN

TOBIN BRIDGE

MYSTIC MALL  
MARKET BASKET  
HOMEGOODS  
TJMAXX

VERO  
436 UNITS

Y2

MASON  
714 UNITS

THE PIONEER  
289 UNITS

AMAZON

PROPOSED EXXON  
REDEVELOPMENT SITE

1690 REVERE BEACH PARKWAY  
741 UNITS  
UNDER CONSTRUCTION

1911-1919  
REVERE BEACH  
PARKWAY  
EVERETT, MA

REVERE BEACH PKWY 65,080 VPD

ANTHEM  
450 UNITS

1911-1919 REVERE BEACH PARKWAY

is the newest opportunity to redevelop or reposition a generational asset in one of Metro Boston's densest neighborhoods.



# 1911-1919 REVERE BEACH PARKWAY

EVERETT, MA



20,970 SF  
of Improvements



1 Acre across  
2 Parcels



Value-Add  
Opportunistic  
Investment

**1911 REVERE BEACH PARKWAY**  
18,160 SF | 0.74 Acre Parcel

**1919 REVERE BEACH PARKWAY**  
2,810 SF | 0.26 Acre Parcel

CHELSEA ST 9,150 VPD

1919  
RB PKWY

1911  
RB PKWY

REVERE BEACH PKWY 65,080 VPD

1 MILE

44,441  
PEOPLE

\$101,730  
AHHI

3 MILES

363,761  
PEOPLE

\$130,112  
AHHI

5 MILES

792,622  
PEOPLE

\$153,834  
AHHI

EXECUTIVE  
SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for 1911-1919 Revere Beach Parkway, a multi-parcel, value-add real estate assemblage located in Everett, Massachusetts. The offering consists of contiguous parcels with existing improvements, providing a rare opportunity to acquire scale along one of Greater Boston's primary urban corridors.

Positioned along Revere Beach Parkway, the property benefits from exceptional visibility, strong daily traffic counts, and direct connectivity to the surrounding residential and commercial base. The location sits within one of the region's most active infill submarkets, where continued private investment and redevelopment activity are reshaping the corridor.

The assemblage is well-suited for a value-add or repositioning strategy, offering buyers flexibility to enhance existing income, re-tenant, or pursue longer-term redevelopment potential subject to approvals. 1911-1919 Revere Beach Parkway presents a compelling opportunity to control a generational site in a supply-constrained, high-barrier urban market with durable long-term fundamentals.

# EVERETT ZONING

The Development at Revere Beach Parkway is ideally suited for redevelopment into fast-casual restaurants or long-term residential development. With exceptionally strong underlying demographics, location and transit qualities, and robust retail and residential market fundamentals, the offering presents an investor with the unique opportunity to capitalize on pent-up demand and construct a legacy quality asset.

The site's existing as-of-right zoning (Business District) allows for most retail, office, and most types of mixed-use with multi-family residential requiring a special permit granted by the Planning Board.

## EXPENSES 1911-1919 REVERE BEACH PKWY

EXPENSES	2024	2025
Taxes	\$72,022.70	\$74,763.92
Insurance	\$14,751.17	\$18,497.12

## ZONING SUMMARY

PROPERTY SIZE	1.00 +/- Acres (20,970 +/- SF)
ZONING DISTRICT	Business
PERMITTED USES	Retail, Office, and Mixed-Use (SP)
DEVELOPMENT RESTRICTIONS (BULK REQUIREMENTS)	
MAXIMUM BUILDING HEIGHT	65 feet
FAR	1.5 to 1 maximum floor area ratio (Residential) 2 to 1 Maximum floor area ratio (All other uses)



# LOCAL REDEVELOPMENT

*Encore*

EXXON REDEVELOPMENT  
2.5+M SF MIXED-USE CENTER  
PROPOSED

**ANTHEM**  
450 APARTMENTS

**ARTEMAS**  
396 APARTMENTS  
COMPLETED FALL 2025

## 1911-1919 REVERE BEACH PARKWAY EVERETT, MA

REVERE BEACH PARKWAY INFILL  
VALUE-ADD OPPORTUNITY



**P**  
PARKWAY HEIGHTS  
74 APARTMENTS



# EVERETT

## THE NEXT FRONTIER

Everett serves as the latest target for new development for Metro Boston. Between The Encore Casino, The Davis Companies' Planned Mixed-Use Center at the former Exxon Site, and the planned revitalization of Rivergreen Park, Everett has been at the forefront of new development in the Boston submarket. Furthermore, Everett has consistently positioned itself as one of the largest retail hubs in the greater Boston community, with over 600,000 SF of daily-needs retail space and a dense 3-mile population of 440K people.



### ENCORE CASINO

Wynn Resorts have reached agreements that will allow for:

- two new non-gaming hotels (non-casinos)
- funding toward a potential new Massachusetts Bay Transportation Authority commuter rail stop near Encore



### NEW ENGLAND REVOLUTION

The organization has publicly unveiled plans for a ±25,000 seat stadium and waterfront park on the Mystic River in Everett, with the project explicitly described as proceeding pending regulatory approvals



### ATTRACTIVE DEVELOPMENT OPPORTUNITY

Sale from Ownership is not subject to any long-term leases and provides an opportunity to add to the redevelopment of the Boston MSA.



### A COMMUTE WITH ACCESS POINTS

Only 5 Miles to downtown Boston, the community is serviced by Route 1 and Revere Beach Parkway, providing direct access to the city center as well as the surrounding towns of Chelsea, Somerville, and Charlestown.



# 1911-1919 REVERE BEACH PARKWAY

EVERETT, MA

EVERETT

CHELSEA

CHARLESTOWN

SOMERVILLE

REVERE BEACH PARKWAY - 65,080 VPD



ANTHEM EVERETT APARTMENTS  
450 UNITS

POPEYES  
MAVIS  
TIRE & SERVICE

JADE APARTMENTS  
352 UNITS

THE PIONEER  
286 UNITS

VERO APARTMENTS  
692 UNITS

MYSTIC MALL  
MARKET BASKET  
CITIZENS BANK  
SANTANDER

MASSACHUSETTS GENERAL HOSPITAL  
CHELSEA HEALTHCARE CENTER



PROPOSED EXXON REDEVELOPMENT

THE DAVIS COMPANY REDEVELOPMENT

Encore

NEW ENGLAND REVOLUTION  
NEW STADIUM PROPOSED

FELLSWAY PLAZA  
STOP & SHOP  
ALDI  
Advance Auto Parts  
Schwinns Williams

THE SHOPS AT STATION LANDING  
Starbucks  
QDOBA MEXICAN EATS  
FIVE GUYS  
BURGERS and FRIES  
crumbl cookies

BEST BUY

Public Storage

AutoZone

ROCKLAND TRUST BANK

WELLINGTON T STOP MBTA

Blinds To Go  
Panera Bread

TEXAS

TARGET

DOLLAR TREE  
Total Wine & More  
DSW  
O'Reilly Auto Parts  
GAP  
MICHAEL'S  
OLD NAVY  
FIVE BELOW

THE HOME DEPOT

COSTCO WHOLESALE

ASSEMBLY ROW  
NIKE  
TJX  
HomeGoods  
lululemon  
TRADER JOE'S  
CVS

LIFETIME

THE HOME DEPOT



1 MILE  
44,441 PEOPLE  
\$101,730 AHHI

3 MILES  
363,761 PEOPLE  
\$130,112 AHHI

5 MILES  
792,622 PEOPLE  
\$153,834 AHHI



The Development at Revere Beach Parkway is a destination that is located between Metro Boston's most heavily trafficked retail centers. This asset provides the opportunity for long-term redevelopment of fast-casual restaurants or long-term residential development.

Additionally, Everett has emerged as a highly sought-after development destination servicing the suburban communities north of Downtown Boston and Revere Beach Parkway serves as one of the main roadways for commuters northeast of Boston, seeing close to 65K Vehicles Per Day. Moreover, the asset is located near the former Exxon Site, which is poised to become Everett's premier Mixed-Use Center.

Everett's shopping district features Gateway Center and The Mystic Mall. Minutes from the site, these shopping centers feature Costco, Target, Home Depot, and Total Wine. As a result, this concentration draws local residents to this immediate area daily.



2M+ SF  
of new Mixed-use  
Space Proposed  
at **Exxon**  
Development Site



Exclusively Offered By



PRIMARY DEAL CONTACTS

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# 1911-1919 REVERE BEACH PARKWAY

EVERETT, MA

1-ACRE REDEVELOPMENT OPPORTUNITY



**BROKER OF RECORD:**  
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