

21A BEACON STREET BOSTON, MA

OFFERED
FOR SALE
\$1,399,000



CONFIDENTIAL OFFERING MEMORANDUM



21A BEACON STREET BOSTON, MA

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present for sale 21A Beacon Street, a rare opportunity to acquire a fully leased single tenant commercial condominium in the heart of Downtown Boston's Beacon Hill neighborhood.

The property is 100% leased to Zen Japanese Grill & Sushi Bar, a locally recognized operator with a proven track record and long-term commitment to the location. Zen recently executed a 10-year lease through May 2032, featuring 3% annual rent increases, providing stable and predictable income growth.

Positioned steps from the Massachusetts State House and Boston Common, 21A Beacon Street benefits from exceptional visibility, strong pedestrian foot traffic, and proximity to thousands of government employees, professionals, residents, and tourists.

With limited restaurant inventory, high barriers to entry, and strong trade area fundamentals, including average household incomes exceeding \$190,000 within one mile, this asset represents a rare chance to own irreplaceable real estate in one of Boston's most prestigious and supply-constrained urban corridors (Beacon Hill).

ANNUAL
INCOME

\$104,902

PRICE

\$1,399,000

ASSET SNAPSHOT

TENANT NAME	Zen Restaurant
ADDRESS	21A Beacon St, Boston, MA
BUILDING SIZE (GLA)	1,800 SF
LAND SIZE	0.42 AC
YEAR BUILT	1899
LEASE EXPIRATION DATE	5/31/2032
OWNERSHIP TYPE	Commercial Condo
RENTAL INCREASES	3% Annually
ANNUAL INCOME	\$104,902



429,466 PEOPLE
IN 3 MILE RADIUS



\$138,397 AHHI
IN 3 MILE RADIUS



21,200 VPD
ON BEACON ST



DOWNTOWN BOSTON LOCATION | STEPS FROM THE STATE HOUSE & BOSTON COMMON

Prime street-level location on Beacon Street within Boston's prestigious Beacon Hill neighborhood, surrounded by **government offices, luxury hotels, and major employers**. The property benefits from **heavy weekday foot traffic and consistent weekend activity** driven by tourism and nearby residential density.



ESTABLISHED LOCAL OPERATOR WITH PROVEN TRACK RECORD

Leased to Zen Restaurant, a locally recognized, full-service Japanese and Asian fusion concept with a strong operating history and loyal customer base. The restaurant's proven success and long-standing community presence reinforce **stable tenancy and long-term cash flow**.



AFFLUENT & DENSE URBAN TRADE AREA

Within a one-mile radius, the population **exceeds 58,000 with average household income above \$190,000**, supported by Boston's diverse employment base and strong tourism economy. The surrounding Beacon Hill, Back Bay, and Financial District neighborhoods provide consistent daily demand for food and beverage operators.



LONG-TERM LEASE THROUGH 2032 | BUILT-IN RENT GROWTH

The tenant operates under a ten-year NN lease **extending through May 2032 with 3% annual increases**, offering predictable income growth and **secure long-term cash flow in one of Boston's most supply-constrained restaurant corridors**.



ICONIC BEACON HILL ADDRESS | HISTORIC, SUPPLY-CONSTRAINED MARKET

Located within the historic Twenty-One Beacon Condominium, the property combines architectural character with irreplaceable real estate fundamentals. Limited restaurant inventory, strict zoning, and high barriers to entry create lasting long-term value for investors.



ONE BEACON STREET
36-story Class A tower,
modernized lobby & base
2,800 PEOPLE DAILY

ONE BOSTON PLACE
41-story Class A tower, houses some
of city's most prominent business
leaders & prestigious law, financial,
real estate & corporate firms
3,200 PEOPLE DAILY

XV BEACON HOTEL
63 LUXURY ROOMS

**SUFFOLK
UNIVERSITY**

OMNI HOTEL
550 ROOMS

**21A
BEACON STREET**
BOSTON, MA

**MASSACHUSETTS
STATE HOUSE**

BOSTON COMMON
4M ANNUAL VISITS

BEACON STREET 21,200 VPD



ONE LINCOLN STREET | HARBOURVEST
FINANCIAL CENTER

MILLENNIUM TOWER
442 LUXURY CONDOMINIUMS

FINANCIAL DISTRICT/
GOVERNMENT CENTER

BACK
BAY

BOSTON COMMON
4M ANNUAL VISITS

MASSACHUSETTS
STATE HOUSE

TREMONT STREET

21A
BEACON STREET
BOSTON, MA

BOWDOIN STREET



Boston, the largest city in New England with a metropolitan population exceeding 4.9 million, serves as the economic, educational, and cultural hub of the region. Anchored by world-renowned institutions such as Harvard University, MIT, Mass General Hospital, and the Longwood Medical Area, the Boston MSA is driven by a diverse economy spanning healthcare, higher education, financial services, life sciences, and technology. The city consistently ranks among the top U.S. markets for talent density and venture capital investment, supporting strong demand for urban retail and restaurant space.

Downtown Boston and the Beacon Hill/Back Bay corridor remain among the most desirable and resilient urban retail markets in the country. The area benefits from significant daytime population generated by state government offices, major law and financial firms, and nearby universities, while tourism and hospitality provide year-round foot traffic. Average household incomes and property values in the core neighborhoods continue to outperform regional averages, reflecting the market's enduring appeal to both residents and investors. With continued infrastructure investment, limited new supply, and a robust tenant base, the Boston MSA provides a premier setting for stable, long-term retail and restaurant performance.

21A
BEACON STREET
BOSTON, MA

BEACON HILL
BOSTON, MA

14.6M TOTAL
ANNUAL VISITS

5.7M OUT-OF-MARKET
VISITORS

90K ANNUAL VISITORS -
MA STATE HOUSE

STORROW DRIVE 101,200 VPD

BEACON STREET 21,200 VPD

BOSTON COMMON

PUBLIC GARDEN

93

I-93 230,560 VPD

90

I-90 140,600 VPD

1 MILE

58,027
PEOPLE
\$190,878
AHHI

3 MILES

429,466
PEOPLE
\$138,397
AHHI

5 MILES

972,917
PEOPLE
\$126,331
AHHI

CHARLESTOWN
18,810 RESIDENTS

21A BEACON ST BOSTON, MA

8

CAMBRIDGE
121,517 RESIDENTS

MUSEUM OF
SCIENCE

GARDEN

WEST END
15,470 RESIDENTS

MASSACHUSETTS
GENERAL HOSPITAL

NORTH END
11,390 RESIDENTS

New England
Aquarium

EAST BOSTON
46,321 RESIDENTS

BOSTON LOGAN
AIRPORT

21A
BEACON STREET
BOSTON, MA

FANEUIL
HALL

BEACON HILL
9,663 RESIDENTS

MA STATE
HOUSE

DOWNTOWN
CROSSING

BOSTON COMMON
&
PUBLIC GARDEN

FINANCIAL
DISTRICT
3,465 RESIDENTS

WATERFRONT
2,647 RESIDENTS

BOYLSTON &
NEWBURY
STREET

BACK BAY
23,727 RESIDENTS

CHINATOWN /
LEATHER DISTRICT
9,299 RESIDENTS

Tufts
Medical Center

BOCH
CENTER
WANG THEATRE / ROBERT THEATRE

SEAPORT
7,251 RESIDENTS

BCEC
Boston Convention
& Exhibition Center

HARPOON
BREWERY
BOSTON

FENWAY
PARK

THE SHOPS
AT PRUDENTIAL
CENTER

WHOLE
FOODS
MARKET

FENWAY
38,396 RESIDENTS

SOUTH END
34,968 RESIDENTS

SOUTH BOSTON
36,640 RESIDENTS



Northeastern
University

Zen Restaurant is an established, full-service dining concept offering a contemporary take on Japanese cuisine in the heart of Boston's historic Beacon Hill neighborhood. Known for its refined sushi, sashimi, and Asian-inspired grill selections, Zen attracts a steady mix of local residents, professionals, and visitors drawn to its central location steps from the Massachusetts State House and Boston Common.

The restaurant combines a sleek, intimate interior with a menu emphasizing high-quality ingredients and presentation, catering to both dine-in and takeout customers. Its reputation for consistency and service has earned Zen a loyal following among area office workers and tourists, positioning it as a staple within Beacon Hill's limited restaurant corridor. With strong brand recognition and a proven operating history, Zen continues to demonstrate long-term stability and tenant reliability within one of Boston's most supply-constrained dining markets.



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Exclusively Offered By



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