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## District Real Estate Advisors arranges \$4.045 million in sales and multiple leases

November 24, 2023 - Retail



301 West Broadway - Boston, MA

237 Moody Street - Waltham, MA

Boston, MA District Real Estate Advisors have arranged the sale of two properties totaling \$4.045 million in Boston and negotiated multiple leases for retailers in Waltham.

Beck Dangler of District Real Estate Advisors negotiated the sale of two independent South Boston retail condominiums located at 141 Dorchester Ave. and 301 West Bdwy. The 2,148 s/f space at 141 Dorchester Ave. sold for \$1.395 million and the 5,764 s/f bi-level space at 301 West Bdwy. sold for \$2.65 million. Dangler of District Real Estate Advisors represented the sellers for each property while Matt Aranson and Neil Denenberg represented the buyers. Both units were sold vacant. Dangler, who specializes in urban retail leasing and sales, is a longtime resident and applied his familiarity with the neighborhood's real estate and businesses to bring these to a close in a challenging climate.

Dangler said, "Southie is a particular market and certainly garners tremendous attention, however and not surprisingly, as unoccupied retail in today's world these units required neighborhood-familiar buyers and financing to align pricing. They were both great to make happen."

Christopher Mearn of District Real Estate Advisors negotiated the leases for several retail tenants including Village Bank, Code Ninjas, Chic Med Spa and Caffè Ollo at the Cronin's Landing apartment complex located at 237 Moody St. in Waltham. Mearn represented the landlord, Equity Residential on these transactions. Rob Robledo of CBRE represented Village Bank and Mike Hoban represented Caffè Ollo.

Mearn said, "Cronin's Landing is a flagship mixed-used property, situated on Moody St., one of Waltham's most prominent and vibrant streets. It's been a pleasure working with Equity Residential on their urban and suburban portfolio and exciting to curate the retail component at Cronin's Landing, bringing a strong blend of local and regional tenants to the neighborhood."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540