

Allston

Main Streets Profile

March 2026



City of Boston
Planning Department
RESEARCH DIVISION

City of Boston Planning Department

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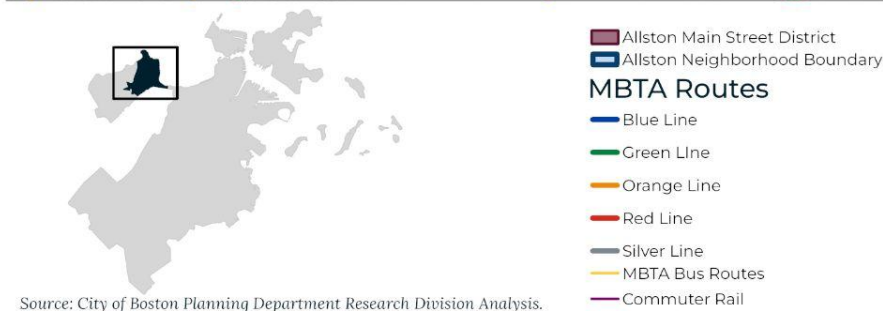
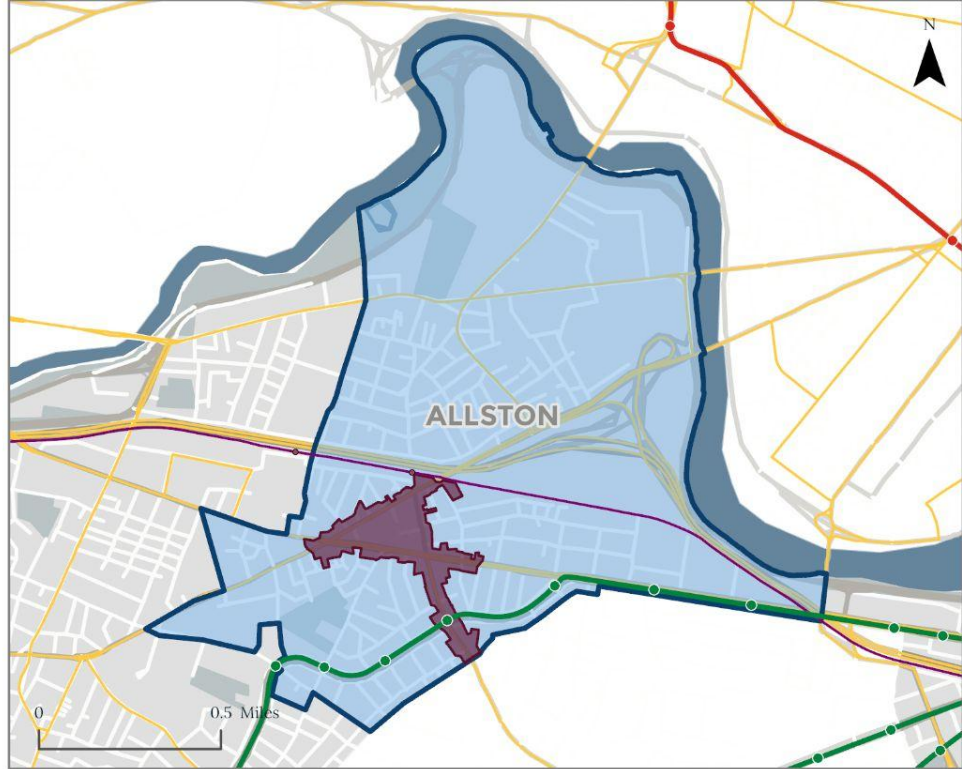
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Allston is a predominantly young neighborhood with a large student population.

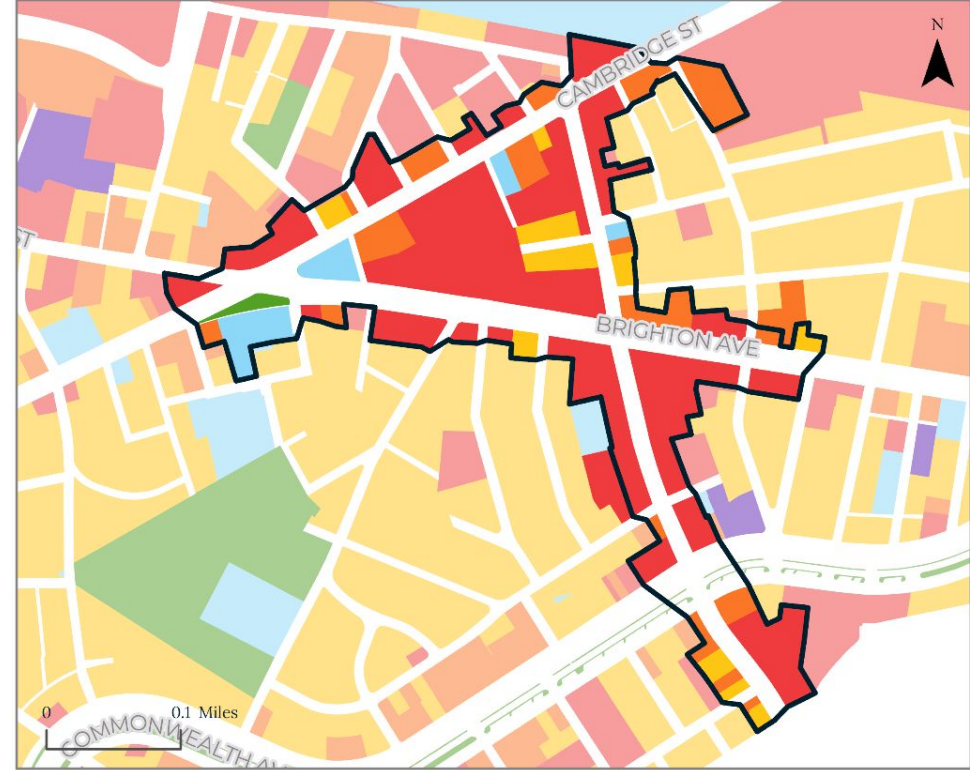
- 25% Asian
- 37% are aged 18-24
- 74% of 25+ year olds have bachelor's degree or higher
- 31% are enrolled in college or university
- 87% housing are renter occupied
- 72% of households are non family-households



Source: City of Boston Planning Department Research Division Analysis.

Allston Main Streets is made up predominantly of commercial parcels, with some mixed use and residential

LAND USE CATEGORY	# PARCELS	SHARE
Commercial	76	58.5%
Industrial	0	0.0%
Mixed Use	23	17.7%
Residential	27	20.8%
Tax Exempt	4	3.1%

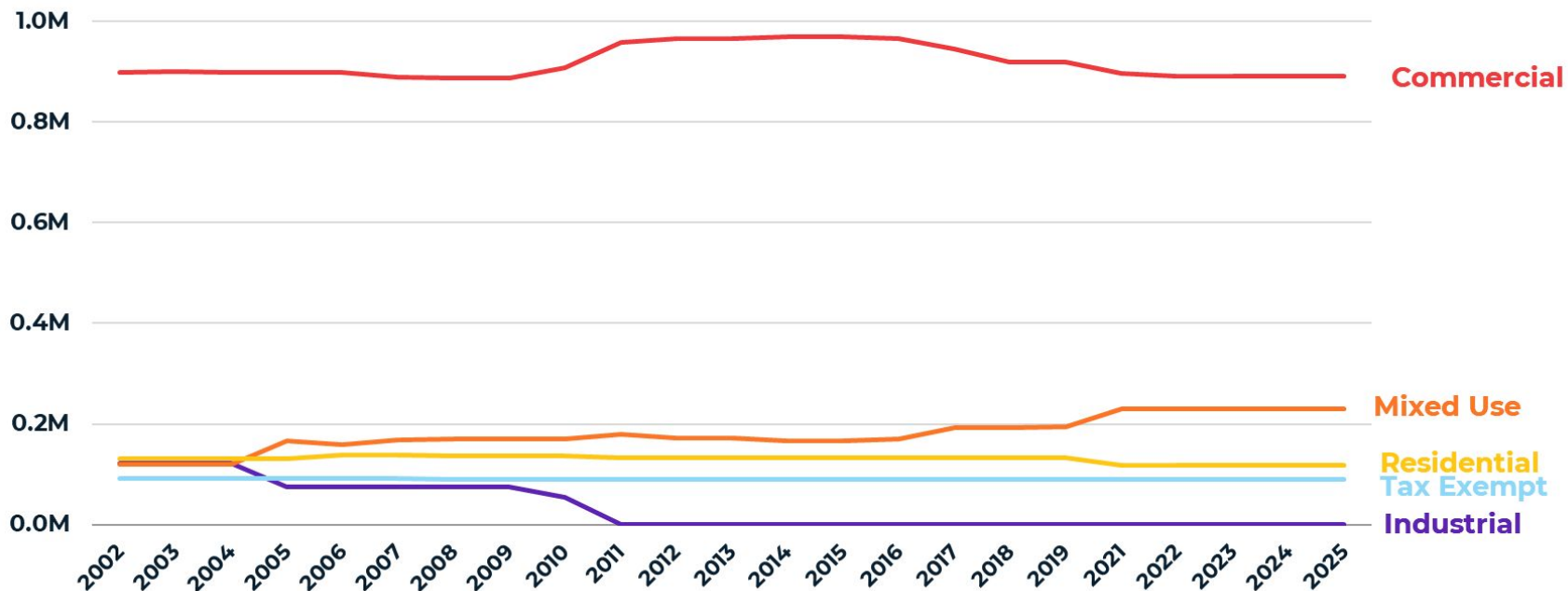


- Allston Main Street District
- Commercial
- Industrial
- Mixed Use
- Residential
- Tax Exempt
- Open Space

Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Allston Main Streets has been almost completely commercial since FY 2002, but has seen a small increase in mixed use land over time, and a drop in industrial use in the 2000s

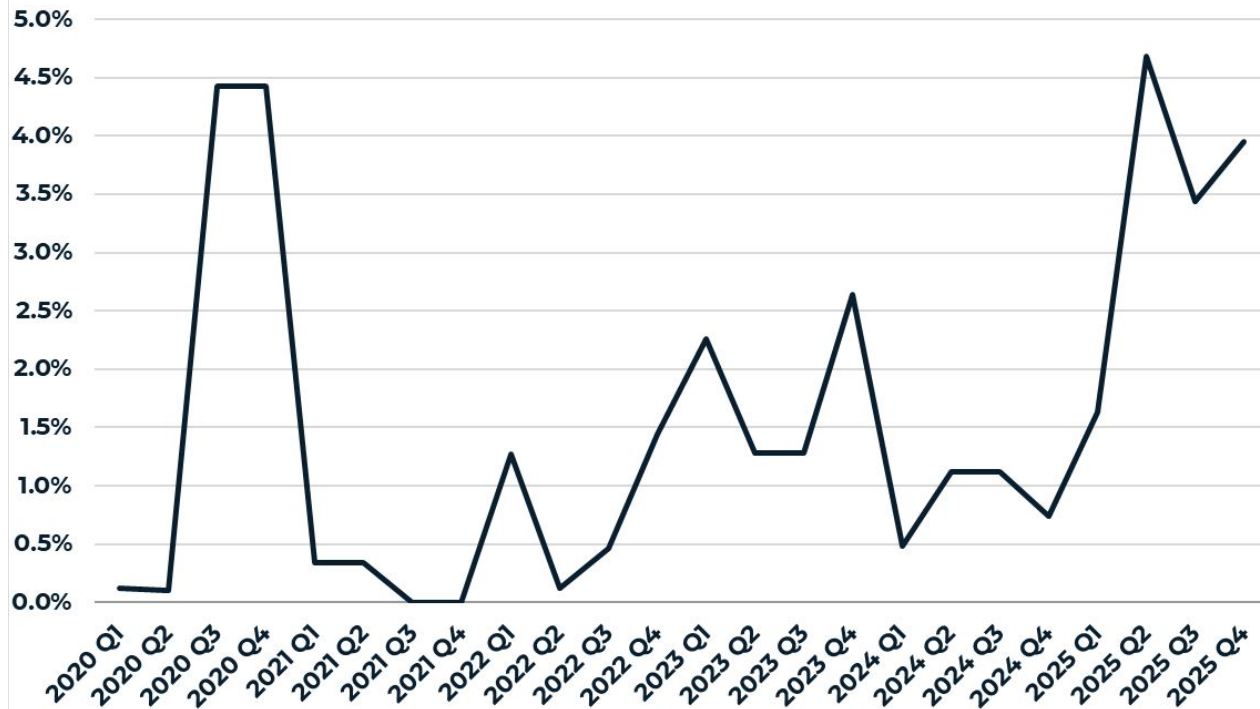
Square Feet of Parcel Land Area by Category in Allston Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has seen ups and downs since 2020

Retail Vacancy Rates in Allston Main Streets District, 2020-2025



Retail vacancy hit a five year peak of **4.6%** for Q2 2025.

Retail vacancy is currently **4.0%**.

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Allston Village Main Streets is home to 370 businesses & institutions

Top business sectors include:

- **Accommodation and Food Services**
- **Retail Trade**
- **“Other Services” such as personal care and repair/maintenance services**

Major businesses include:

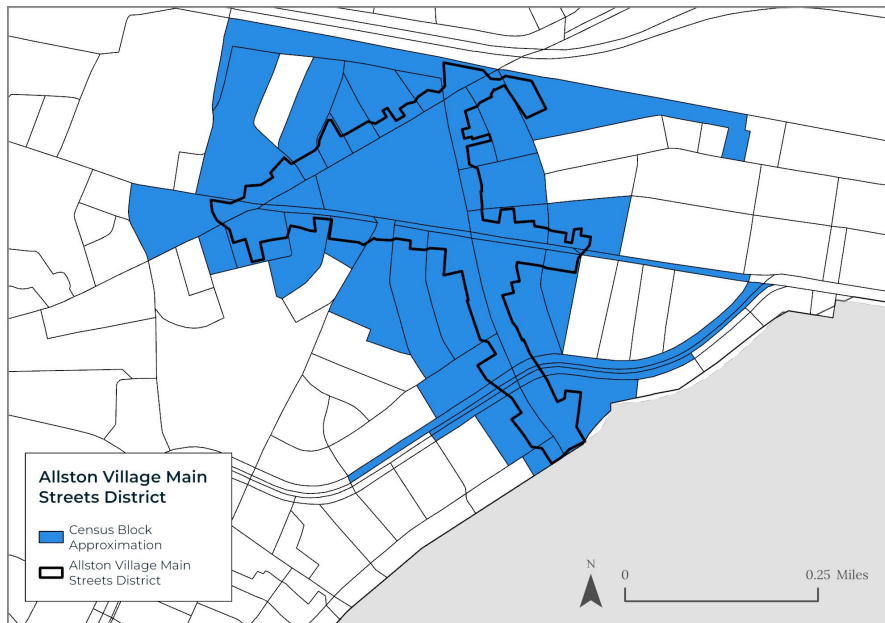
- **Lone Star Taco Bar**
- **Jackson Mann Community Center**
- **Friendly Care Inc.**

SECTOR	ESTABLISHMENT SHARE
Accommodation and food services	34.9%
Retail trade	15.9%
Other services (except public administration)	12.4%
Real estate and rental and leasing	10.0%
Professional, scientific, and technical services	5.1%
Finance and insurance	3.8%
Health care and social assistance	3.2%
Educational services	2.7%
Information	2.7%
Administrative and support and waste management and remediation services	1.9%
Transportation and warehousing	1.6%
Arts, entertainment, and recreation	1.6%
Manufacturing	1.4%
Wholesale trade	1.1%
Construction	0.8%
Public administration	0.5%
Management of companies and enterprises	0.3%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~2,946 payroll jobs are within the Census block approximation of Allston Village Main Streets District

Allston Village Main Streets payroll employment is concentrated in Accommodation and Food Services, Health Care and Social Assistance, and Retail Trade



SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Accommodation and Food Services	1,001	34.0%
Health Care and Social Assistance	565	19.2%
Retail Trade	341	11.6%
Administration & Support, Waste Management and Remediation	215	7.3%
Professional, Scientific, and Technical Services	170	5.8%
Other Services (excluding Public Administration)	168	5.7%
Real Estate and Rental and Leasing	139	4.7%
Educational Services	67	2.3%
Finance and Insurance	63	2.1%
Transportation and Warehousing	49	1.7%
Wholesale Trade	40	1.4%
Arts, Entertainment, and Recreation	40	1.4%
Information	31	1.1%
Management of Companies and Enterprises	27	0.9%
Manufacturing	21	0.7%
Construction	6	0.2%
Utilities	3	0.1%

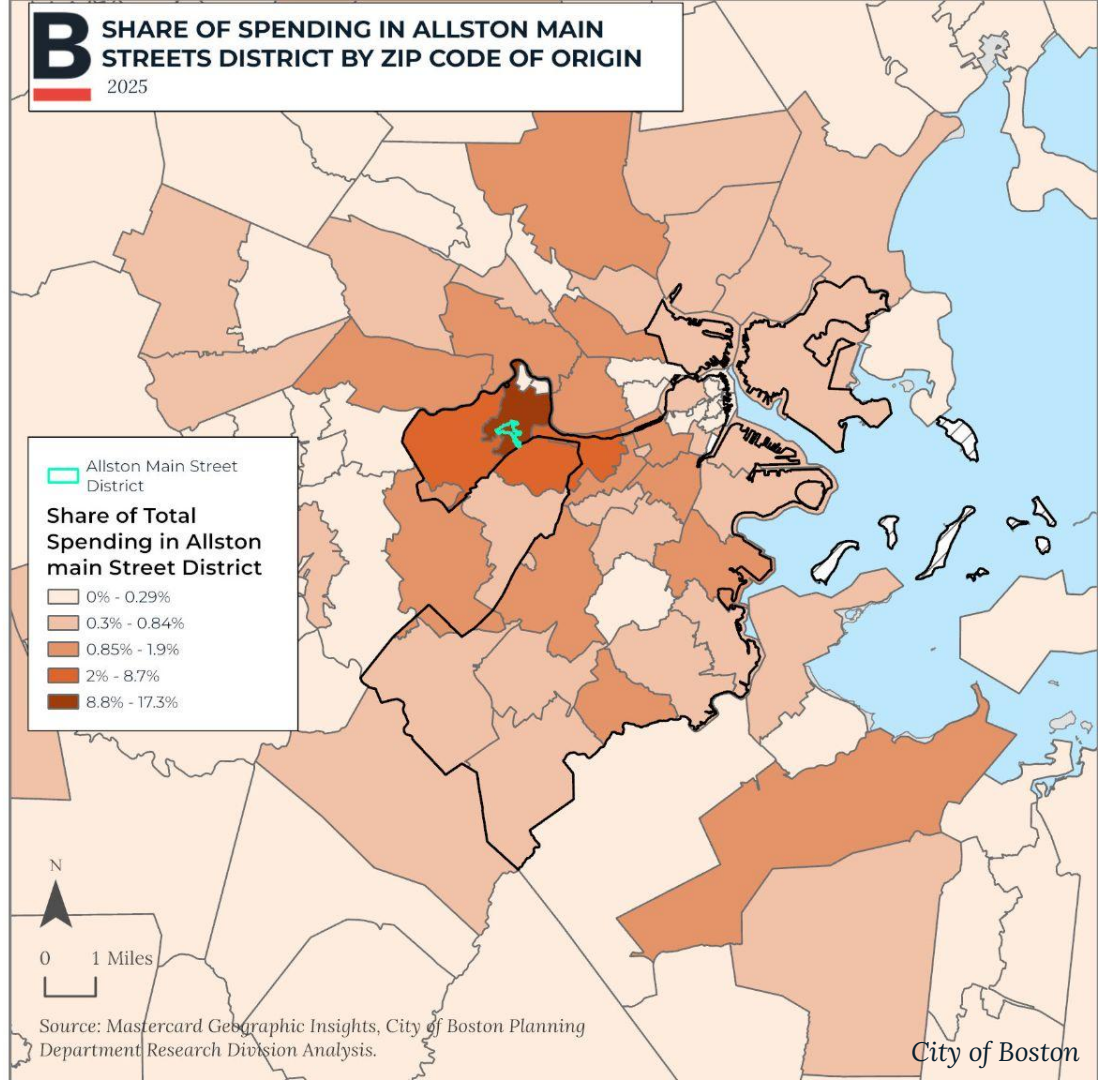
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

B SHARE OF SPENDING IN ALLSTON MAIN
STREETS DISTRICT BY ZIP CODE OF ORIGIN
2025

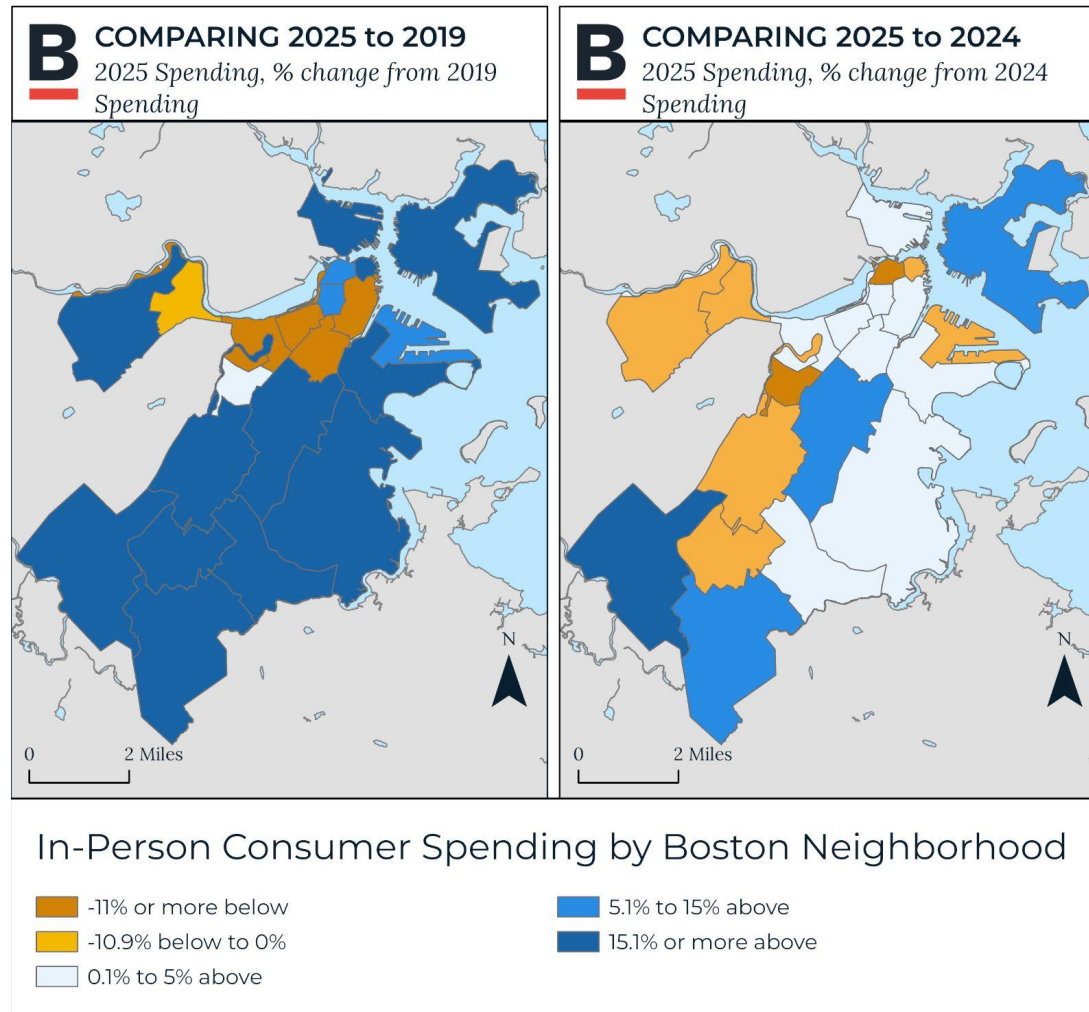
**17.3% of spending in the
Allston Main Streets
District originates in
Allston**

**An additional ~19% come
from residents of nearby
Boston neighborhoods
(Brighton, Fenway,
Dorchester, Back Bay)**

**~7% of spending originates
in Brookline.**



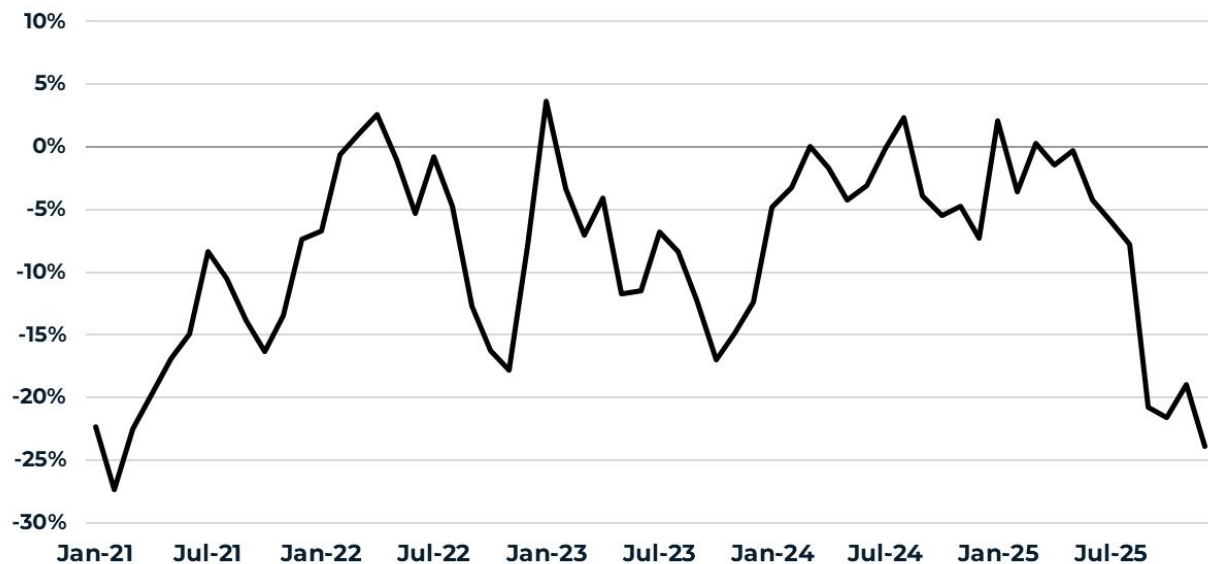
In 2025, consumer spending in Allston was 4.6% below 2024 levels and 5.1% below 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

In-person consumer spending in Allston Main Streets has fluctuated significantly, ranging from 4% above to 27% below pre-COVID levels between 2021 and 2025

*Total In-Person Consumer Spending in Allston Main Streets District, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019*



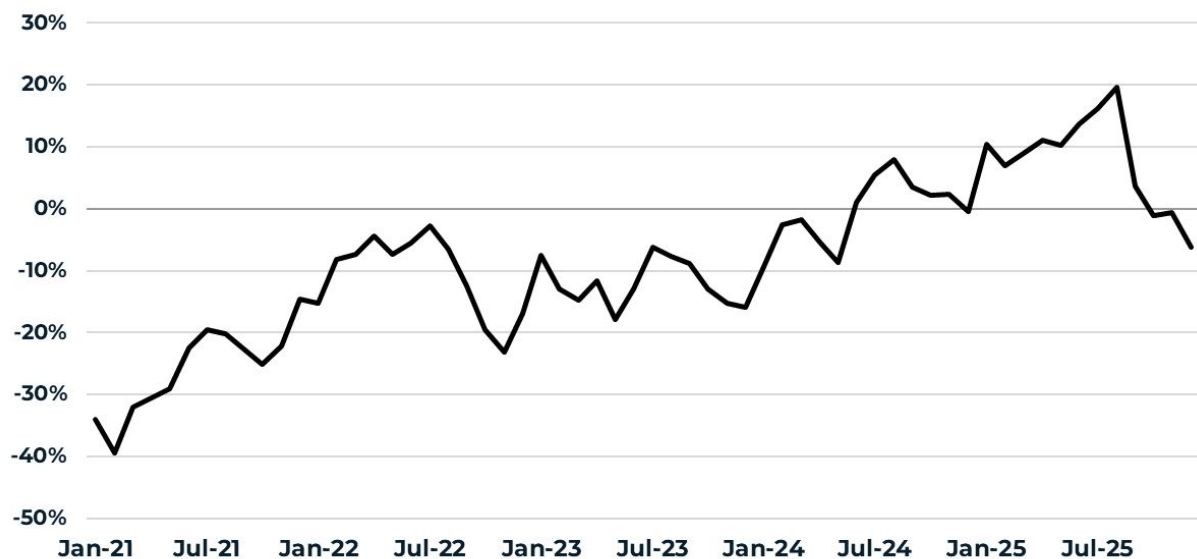
In-person consumer spending shows fluctuations mostly below 2019-levels

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Allston Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained below 2019 levels through mid-2024, and began to slowly rise

*Total In-Person Transaction Counts in Allston Main Streets District, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019*



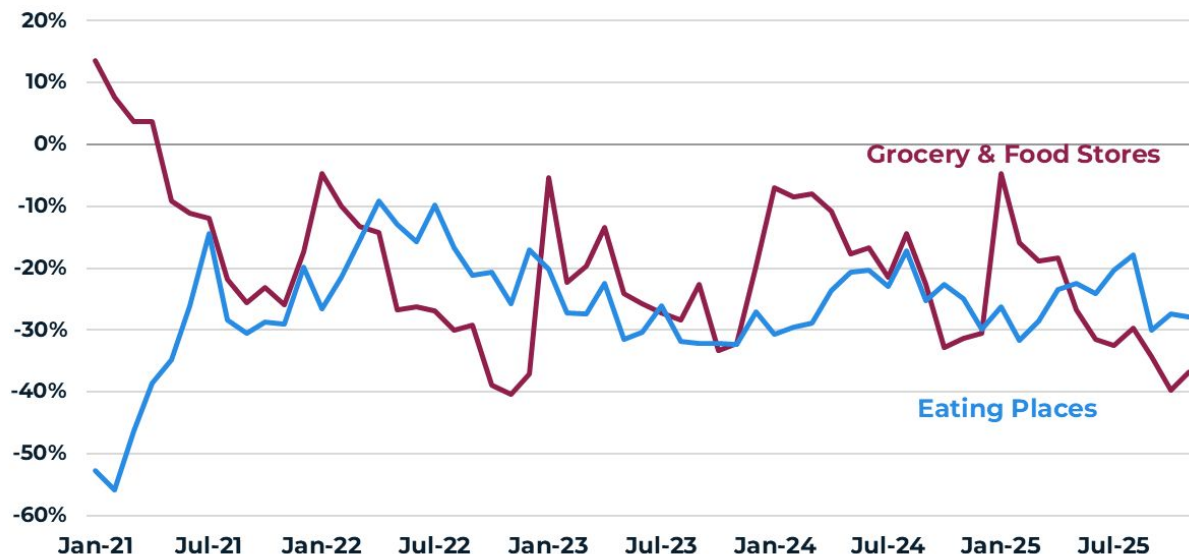
Transaction counts shows strong growth throughout the period, eventually surpassing pre-COVID levels, peaking at 14% in June 2025 before falling below 2019 levels in December 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Allston Main Streets District is approximated using 2010 block groups.

While restaurant spending showed a relatively steady trend, grocery spending showed a downward trajectory

Consumer Spending in Allston Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending decreased in 2021 and oscillated between 2% and 40% below pre-COVID levels.

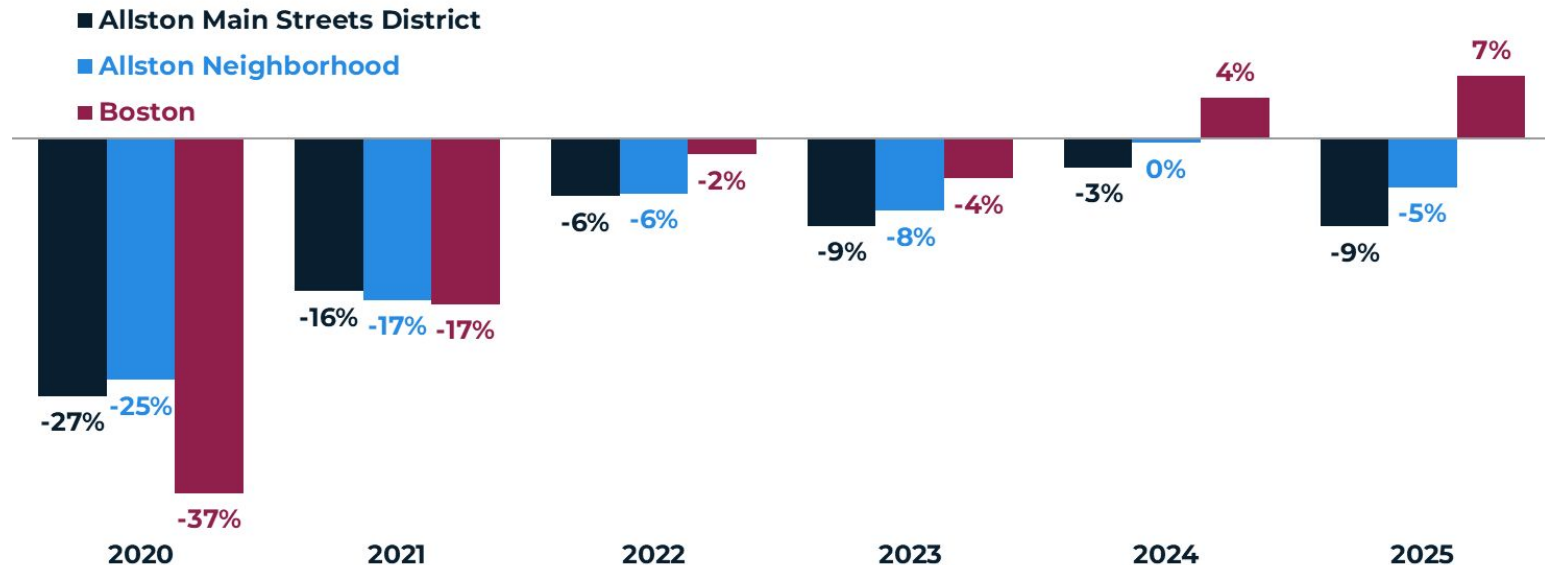
Restaurant spending showed increased spending in 2021 but still hovered below ≈20% of pre-COVID levels as of 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Allston Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Allston Main Street in-person consumer spending still remains 9% below 2019 levels.

Total In-Person Consumer Spending, Percentage Change from 2019

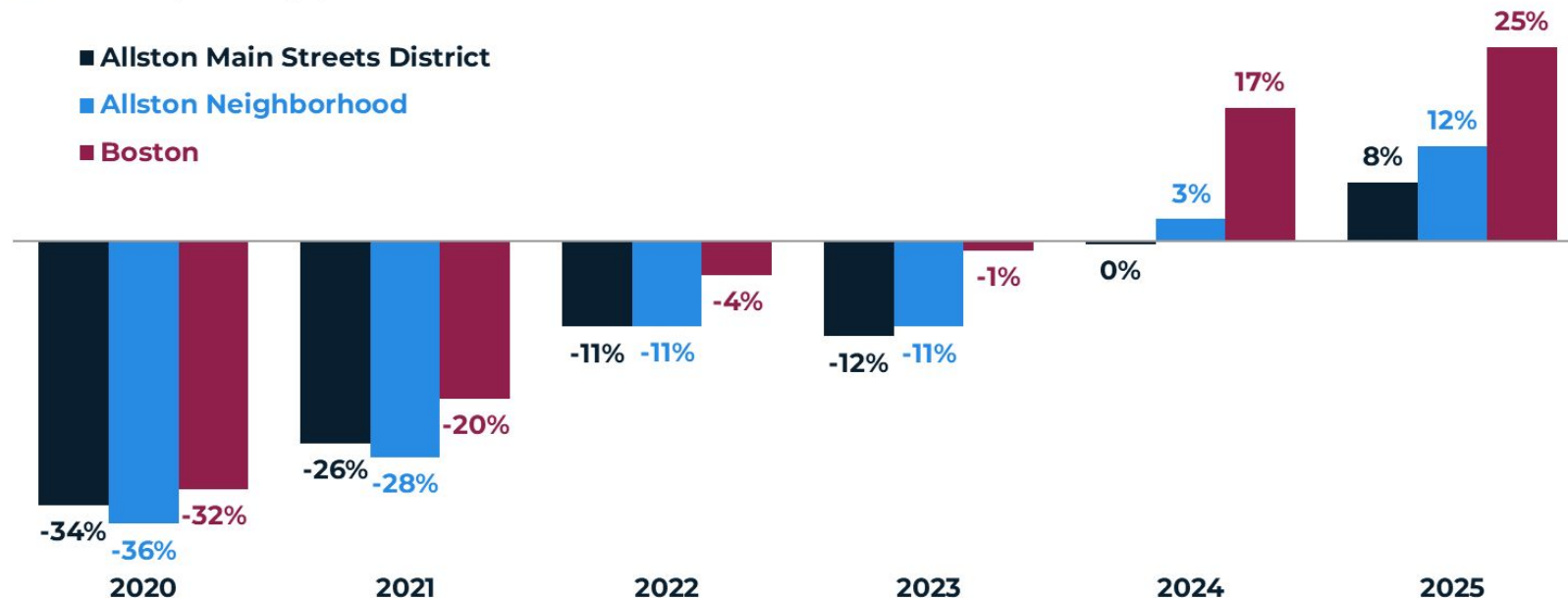


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Allston Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Allston Main Streets transaction counts recovered, reaching 8% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

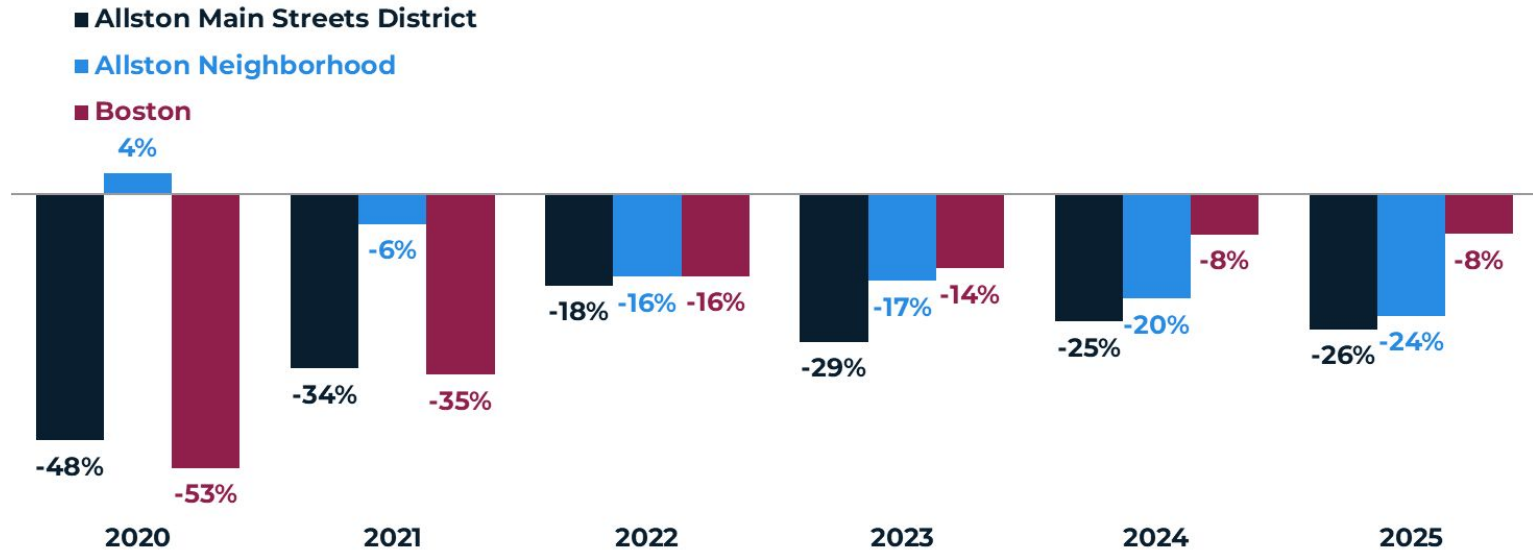


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Allston Main Streets District is approximated using 2010 block groups. Mastercard data reflect credit card transactions.

In-person spending at restaurants in Allston Main Street District is still 26% below 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

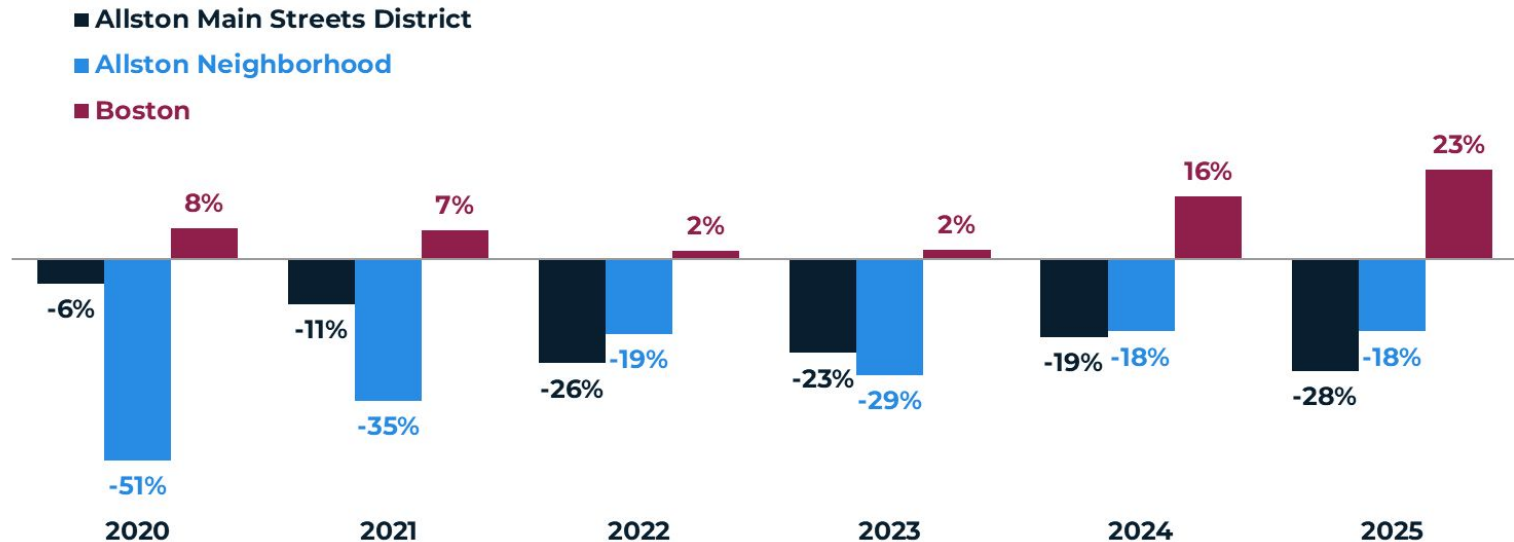


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Allston Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Allston Main Streets decreased spending on groceries relative to 2019 and consistently remained below 2019 levels since 2020

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

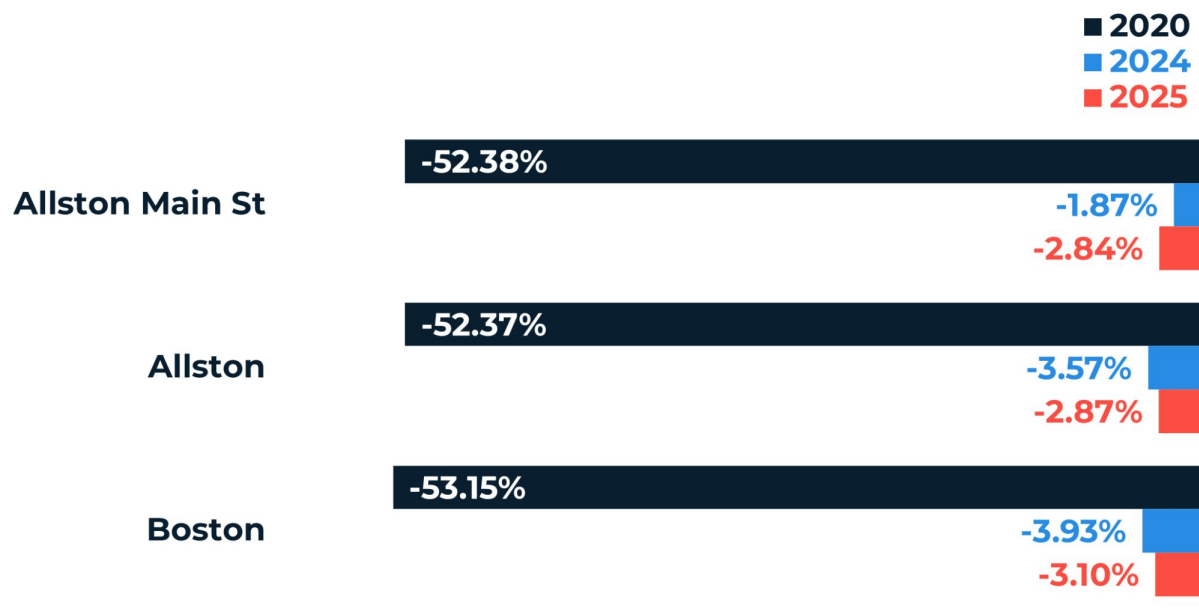


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Allston Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

While visits to Allston Village in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Allston Village Main Street, Allston Neighborhood, and Boston Compared to Visits in 2019



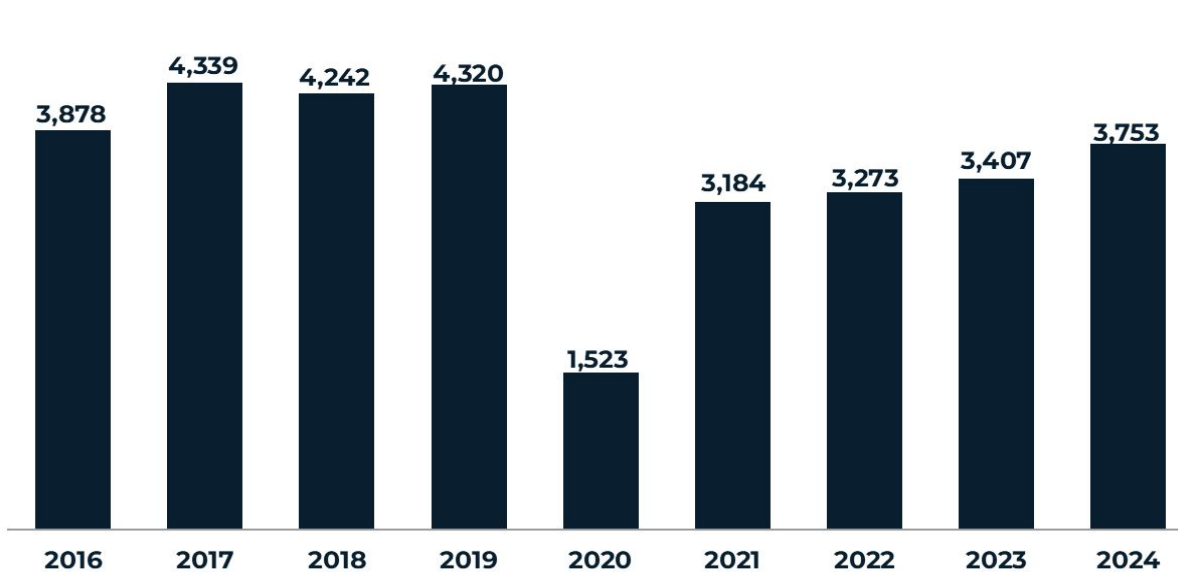
In 2020, visits to **Allston Village Main Street** were 52.38% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Allston Village Main Street** recovered to just 2.84% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in Allston Main Streets has rebounded steadily since its 2020 low but remains slightly below 2019 levels

Average Weekday Boardings at bus stops in Allston Main Streets District during the Fall seasons



Source: MBTA Blue Book Open Data Portal, Bus Ridership by Trip, City of Boston Planning Department Research Division Analysis

There were **3,753** average weekday boardings in the **Allston Main Streets District** in Fall 2024, which is **87%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Bowdoin Geneva

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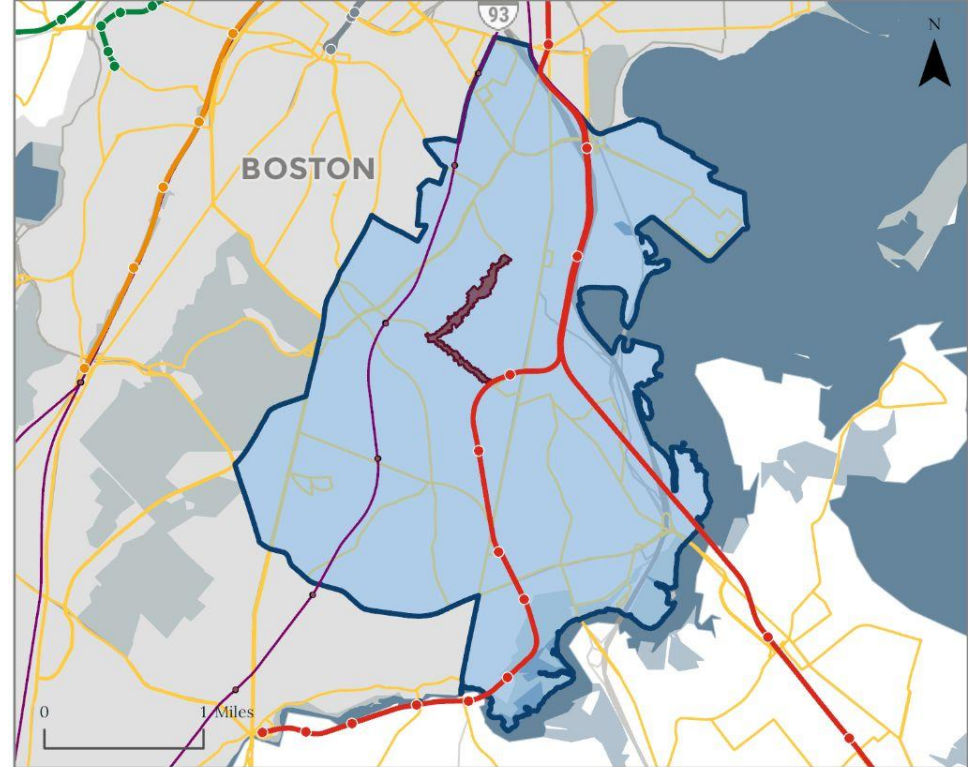
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Dorchester is a diverse, family-oriented neighborhood with predominantly renter-occupied housing

- 34% Black/African American
- 20% Hispanic
- 32% Foreign Born
- 17% are enrolled in grade school
- 61% are family households
- 62% housing are renter occupied
- 73% of households own a vehicle



Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Bowdoin Geneva Main Streets is predominantly residential along Geneva Ave, while the Bowdoin St corridor has more mixed use, commercial, and tax exempt land

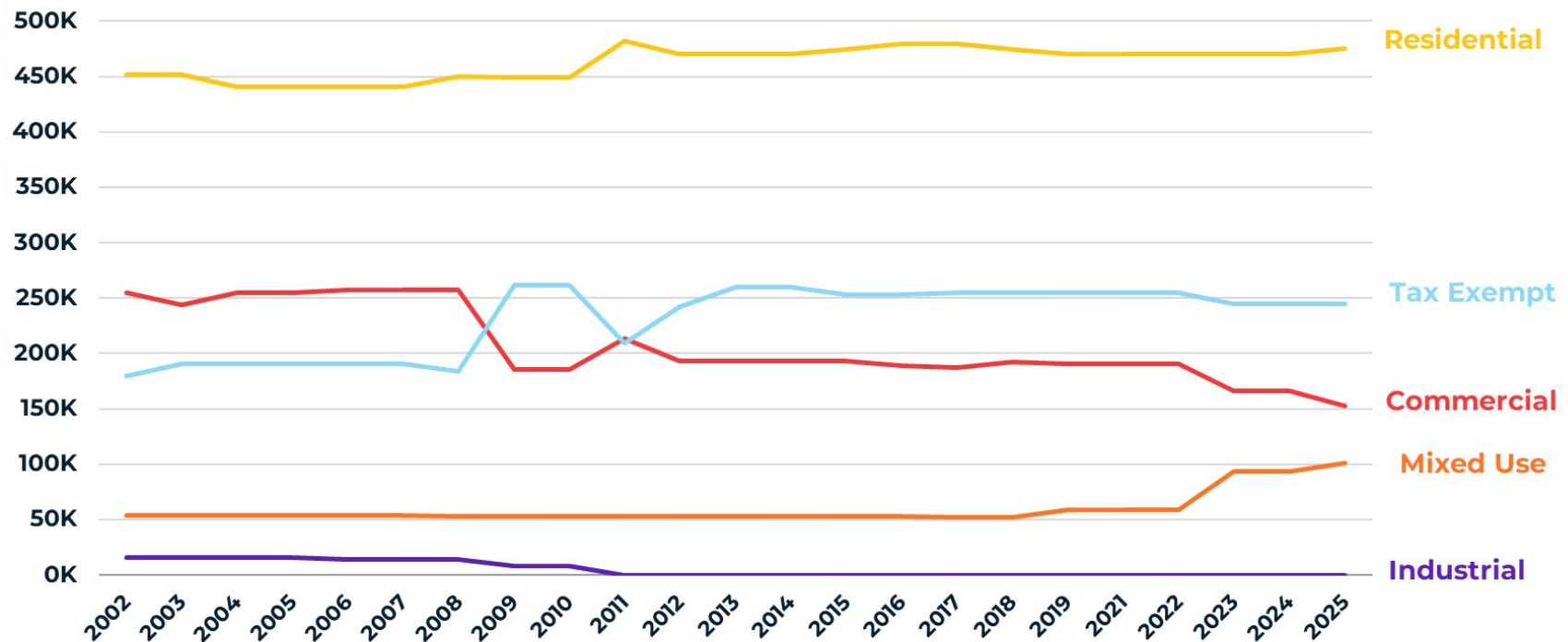
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	32	17.2%
Industrial	0	0%
Mixed Use	20	10.8%
Residential	118	63.4%
Tax Exempt	16	8.6%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Industrial and commercial land uses have slightly decreased over time while tax exempt and mixed use have increased

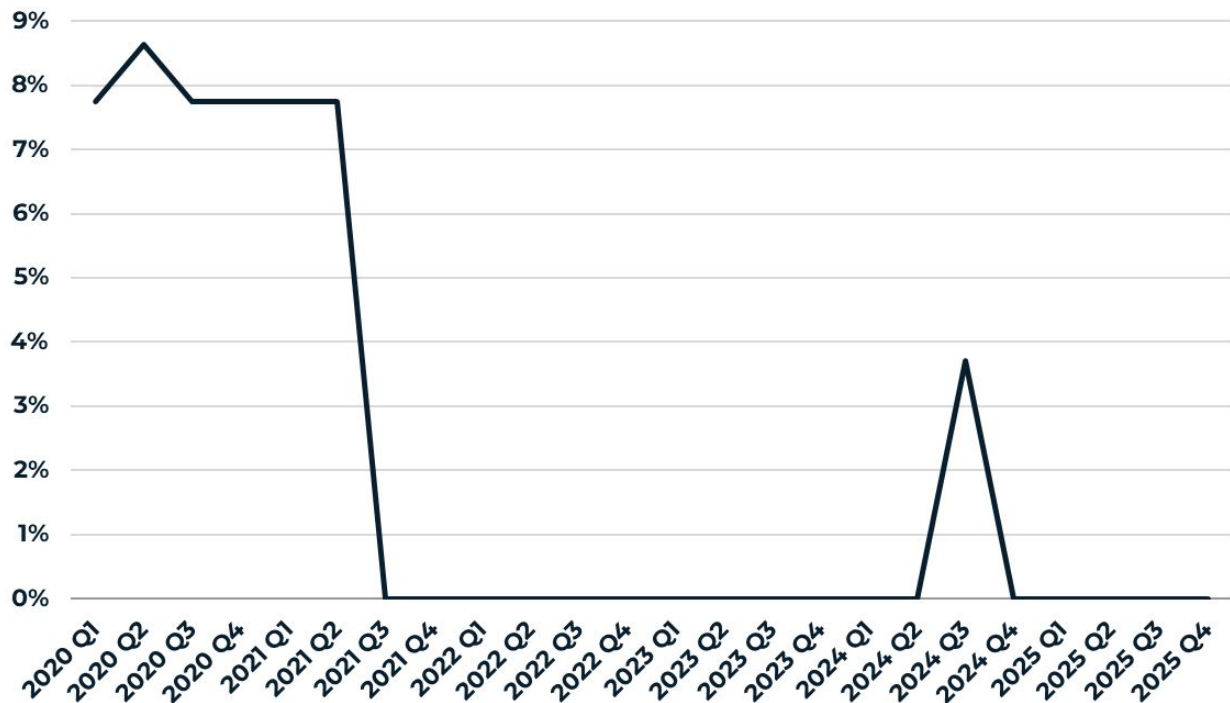
Square Feet of Parcel Land Area by Category in Bowdoin Geneva Main Streets by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has remained low since 2021

Retail Vacancy Rates in Bowdoin Geneva Main Streets District, 2020-2025



Whilst starting out the decade high, and remaining at around 8% for over a year, retail vacancy fell in mid 2021 and has remained low.

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Bowdoin Geneva Main Streets is home to 113 businesses & institutions

Top business sectors include:

- Accommodation and Food Services
- Retail Trade
- “Other Services” such as personal care and repair/maintenance services

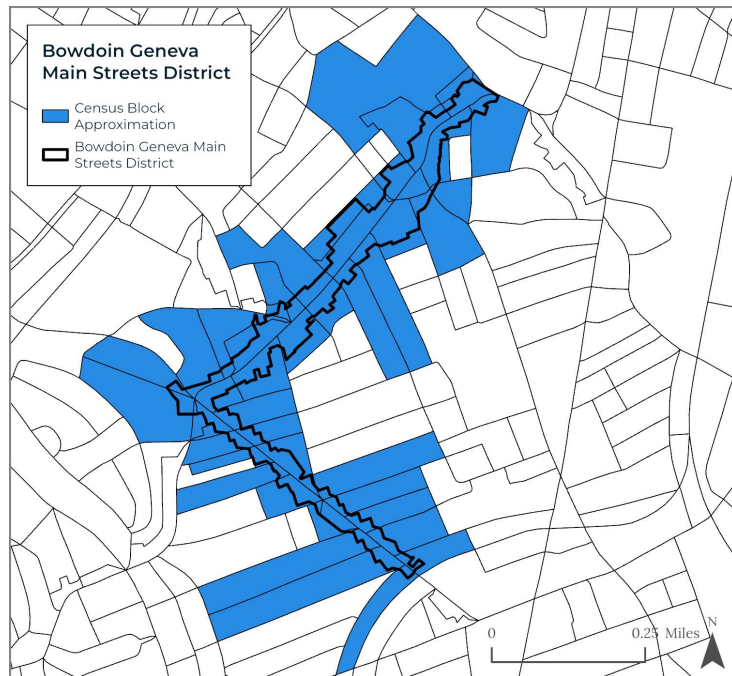
Major businesses include:

- Compass School
- Bowdoin Street Health Center
- Family Nurturing Center of Massachusetts

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	25.7%
Accommodation and food services	18.6%
Retail trade	18.6%
Health care and social assistance	8.0%
Finance and insurance	6.2%
Real estate and rental and leasing	5.3%
Transportation and warehousing	4.4%
Professional, scientific, and technical services	3.5%
Information	3.5%
Construction	2.7%
Wholesale trade	0.9%
Administrative and support and waste management and remediation services	0.9%
Manufacturing	0.9%
Educational services	0.9%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

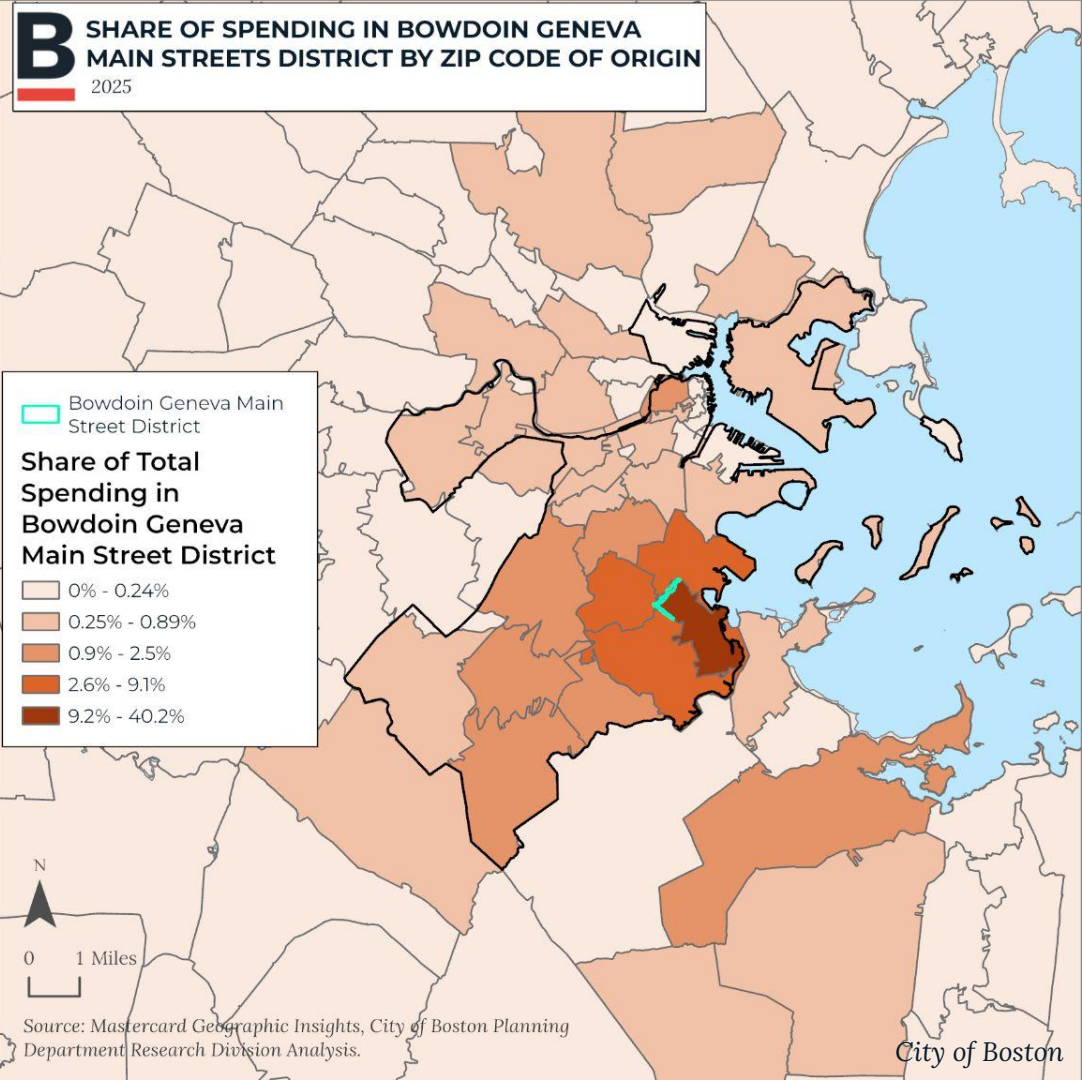
~617 payroll jobs are within the Census block approximation of Geneva Bowdoin Main Streets District



Geneva Bowdoin Main Streets payroll employment is concentrated in Health Care and Social Assistance, Educational Services, and Retail Trade

SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	287	46.5%
Educational Services	177	28.7%
Retail Trade	65	10.5%
Accommodation and Food Services	27	4.4%
Other Services (excluding Public Administration)	23	3.7%
Construction	16	2.6%
Professional, Scientific, and Technical Services	9	1.5%
Wholesale Trade	7	1.1%
Administration & Support, Waste Management and Remediation	4	0.6%
Transportation and Warehousing	1	0.2%
Real Estate and Rental and Leasing	1	0.2%

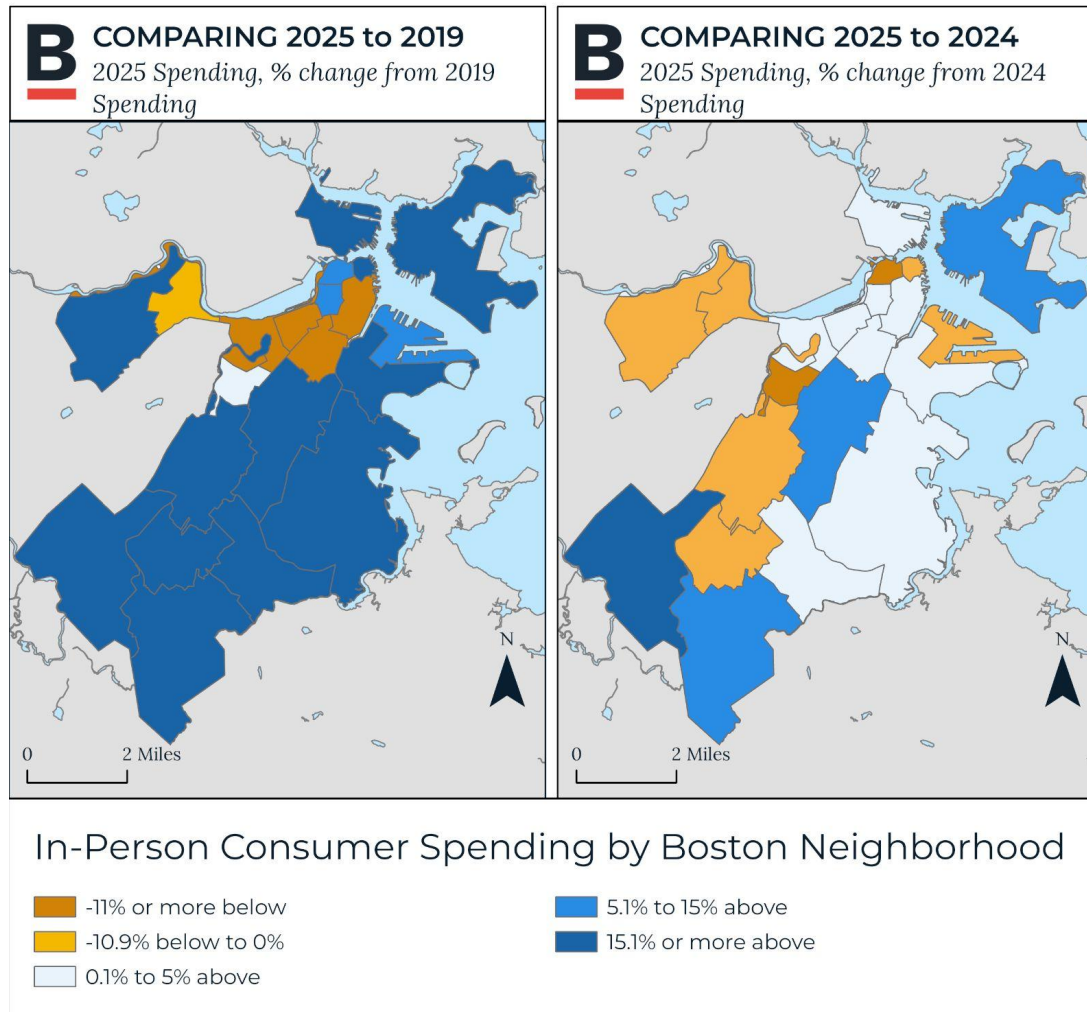
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.



55.9% of spending in the Bowdoin Geneva Main Streets District originates in Dorchester.

An additional ~14% come from residents of nearby Boston neighborhoods (Roxbury, Mattapan, Roslindale, and Hyde Park)

In 2025, consumer spending in Dorchester was 4.1% above 2024 levels and 18% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Bowdoin Geneva Main Streets experienced a surge in mid-2024 and experienced an upward trend

Total In-Person Consumer Spending in Bowdoin Geneva Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-person consumer spending fluctuated around 2019 levels before experiencing a significant growth, peaking at 90%.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Bowdoin Geneva Main Streets District is approximated using 2010 block groups. Spending data area adjusted for inflation.

Consumer spending transaction counts remained close to 2019 levels through April 2024 before increasing sharply

Total In-Person Transaction Counts in Bowdoin Geneva Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



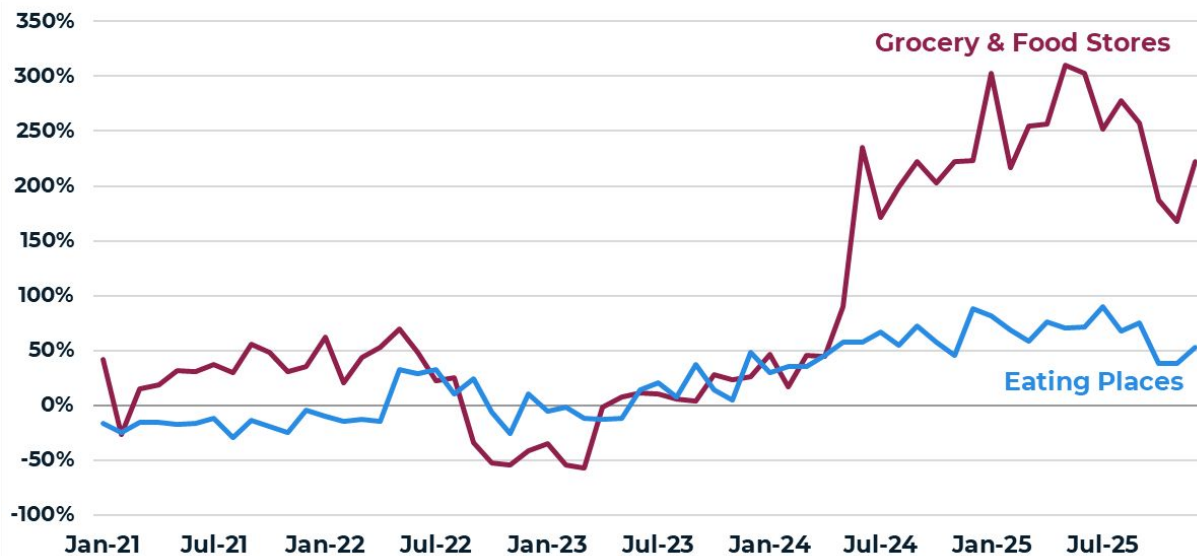
Transaction counts fluctuated between -15% to 24% of pre-COVID levels before rising rapidly to 60% in June 2024 and 109% in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Bowdoin Geneva Main Streets District is approximated using 2010 block groups.

Restaurant spending transaction counts remained steady at 2019 levels through 2025, while grocery spending saw a sharp spike beginning in May 2024

Consumer Spending in Bowdoin Geneva Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending remained around the pre-COVID benchmark, before rising significantly in April 2024.

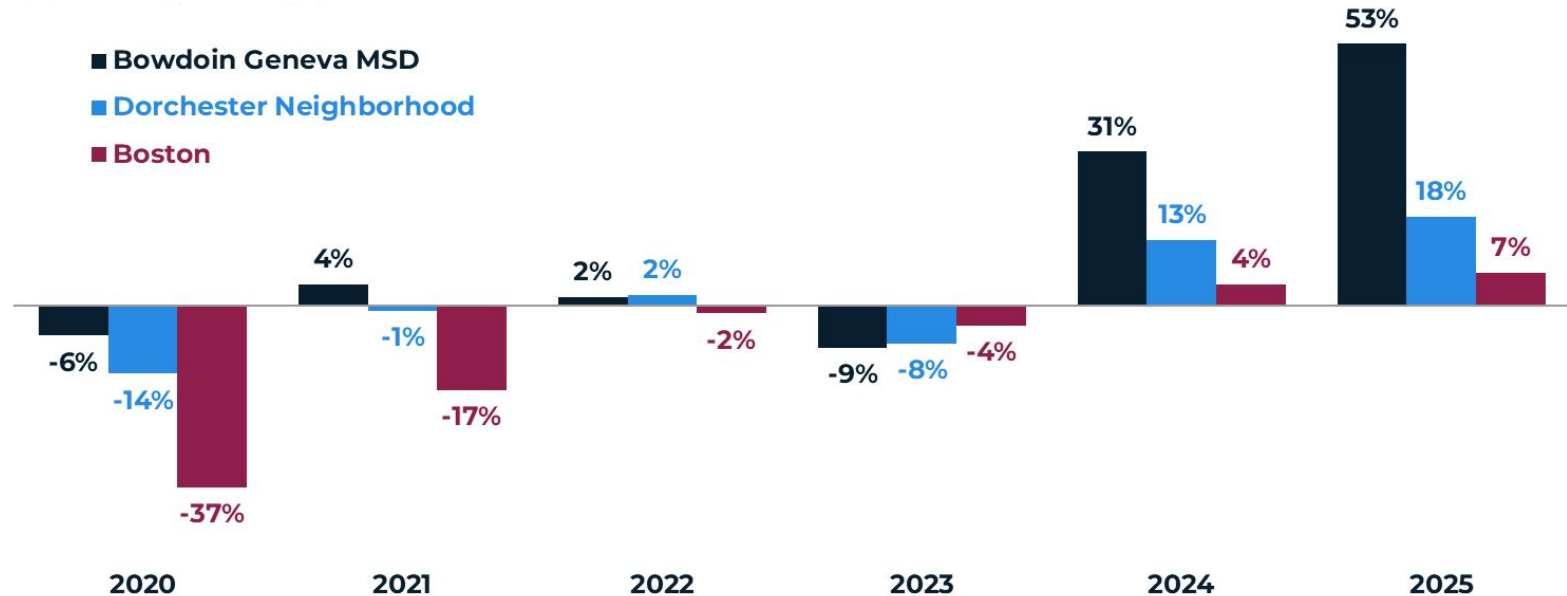
Restaurant spending showed a slow upward trajectory above 2019-levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Bowdoin Geneva Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Bowdoin Geneva Main Street in-person consumer spending increased, reaching 53% above 2019 levels in 2025

Total In-Person Consumer Spending, Percentage Change from 2019

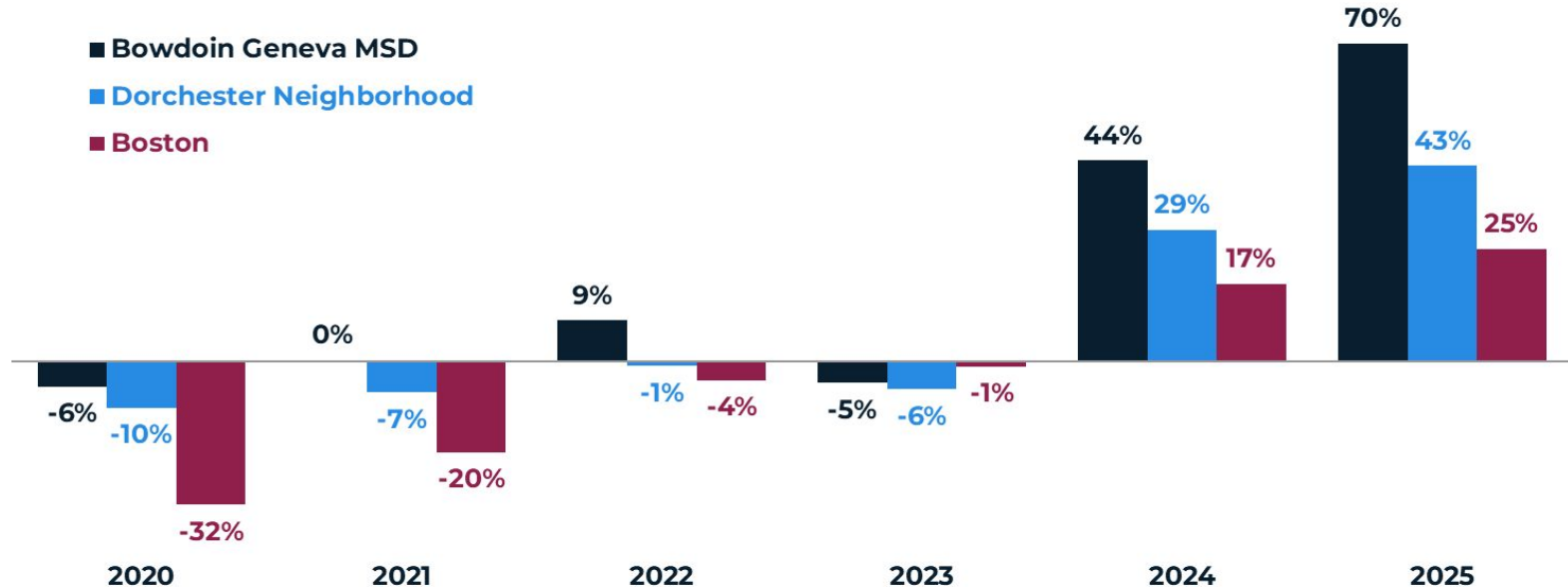


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Bowdoin/Geneva Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Bowdoin Geneva Main Streets credit card transaction counts reached 70% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

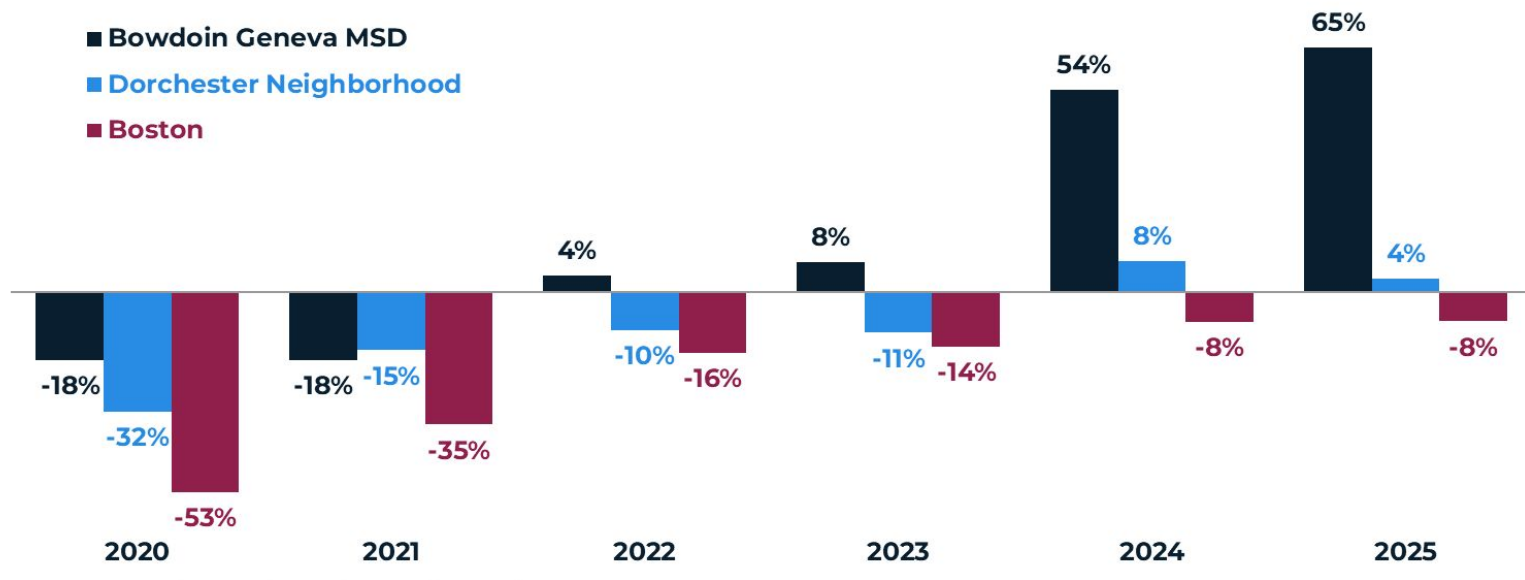


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Bowdoin Geneva Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction.

Bowdoin Geneva Main Streets spending at restaurants reached 65% above 2019 spending levels in 2025

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

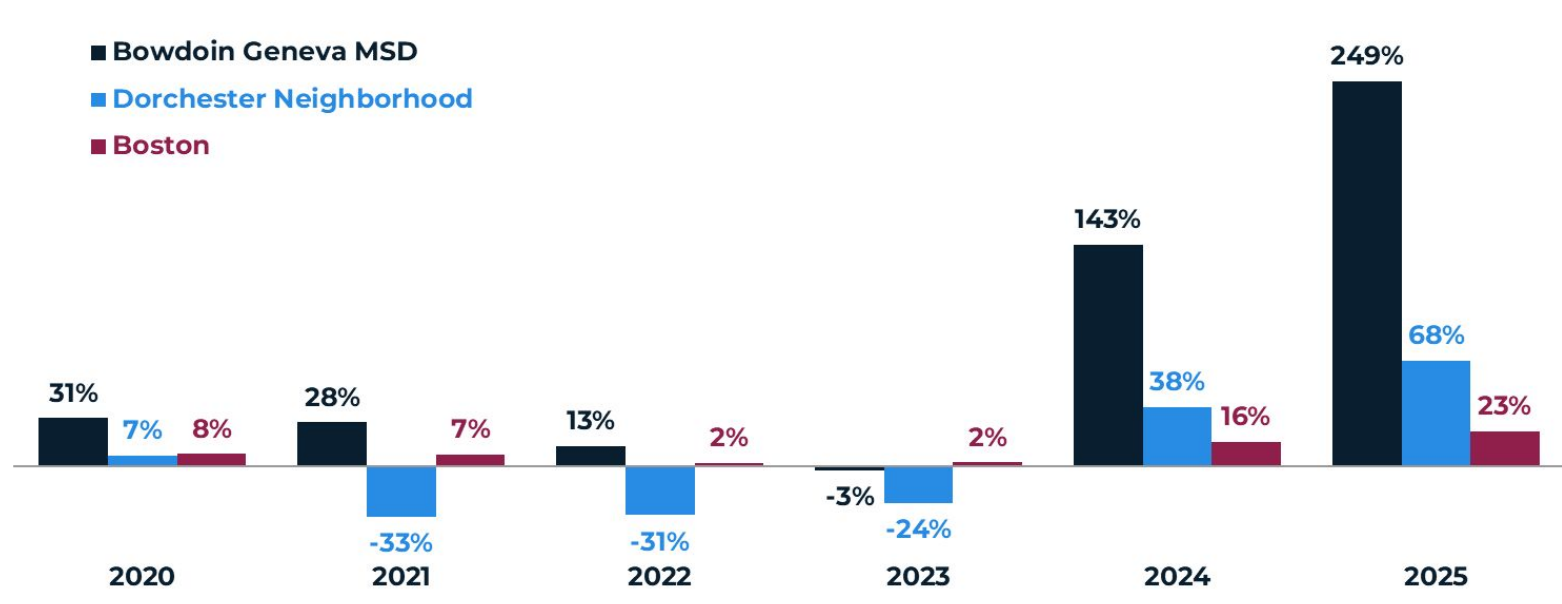


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Bowdoin Geneva Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Bowdoin Geneva Main Streets spending on groceries was 249% above 2019 levels - possibly due to America's Food Basket opening in 2024

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

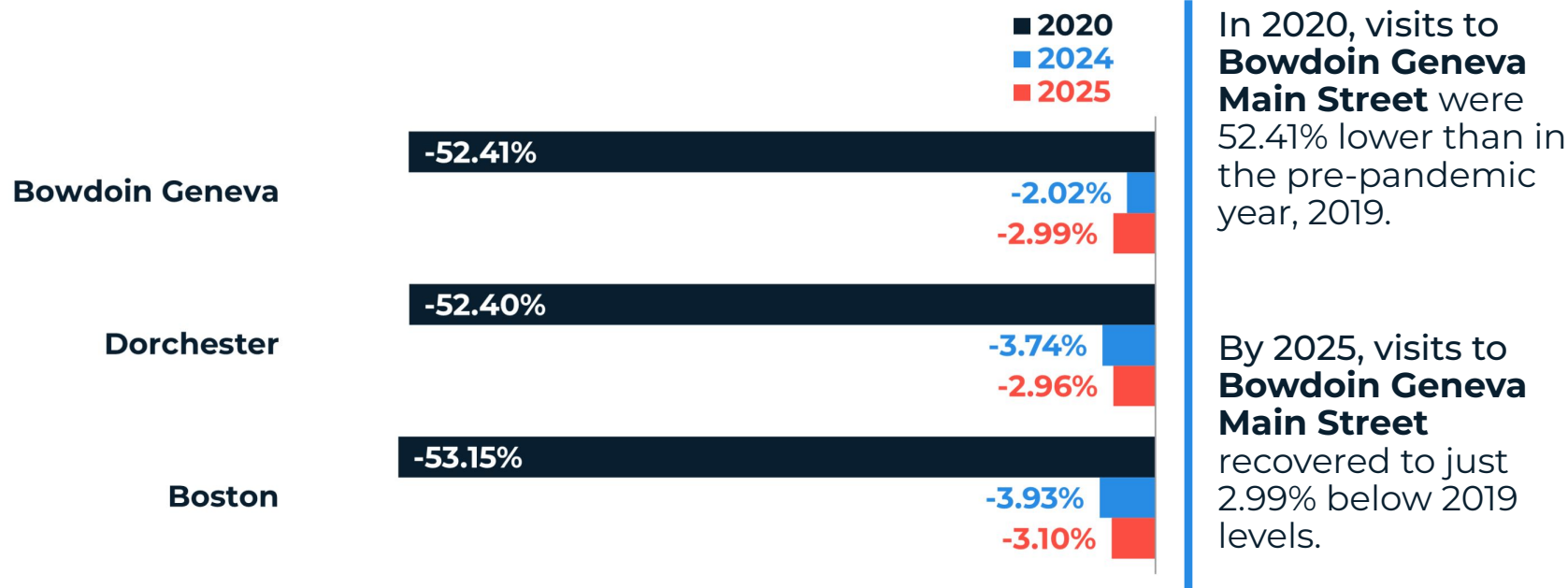


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Bowdoin Geneva Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Visits to Bowdoin Geneva in 2025 nearly recovered to pre-pandemic levels, though decreased relative to 2024

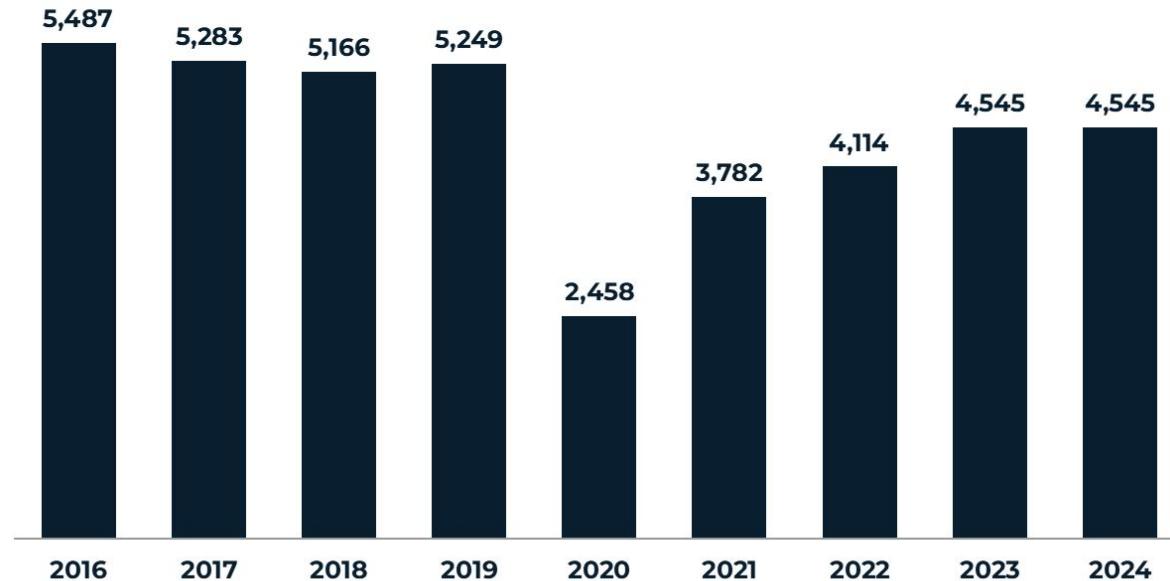
Annual Visits* to Bowdoin Geneva Main Street, Dorchester Neighborhood, and Boston Compared to Visits in 2019



*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in Bowdoin Geneva Main Streets has rebounded steadily since its 2020 low but remains slightly below 2019 levels

Average Weekday Boardings at bus stops in Bowdoin Geneva Main Streets District during Fall Seasons



There were **4,545** average weekday boardings in the **Bowdoin Geneva Main Streets District** in Fall 2024, which is **87%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Brighton

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March 2026



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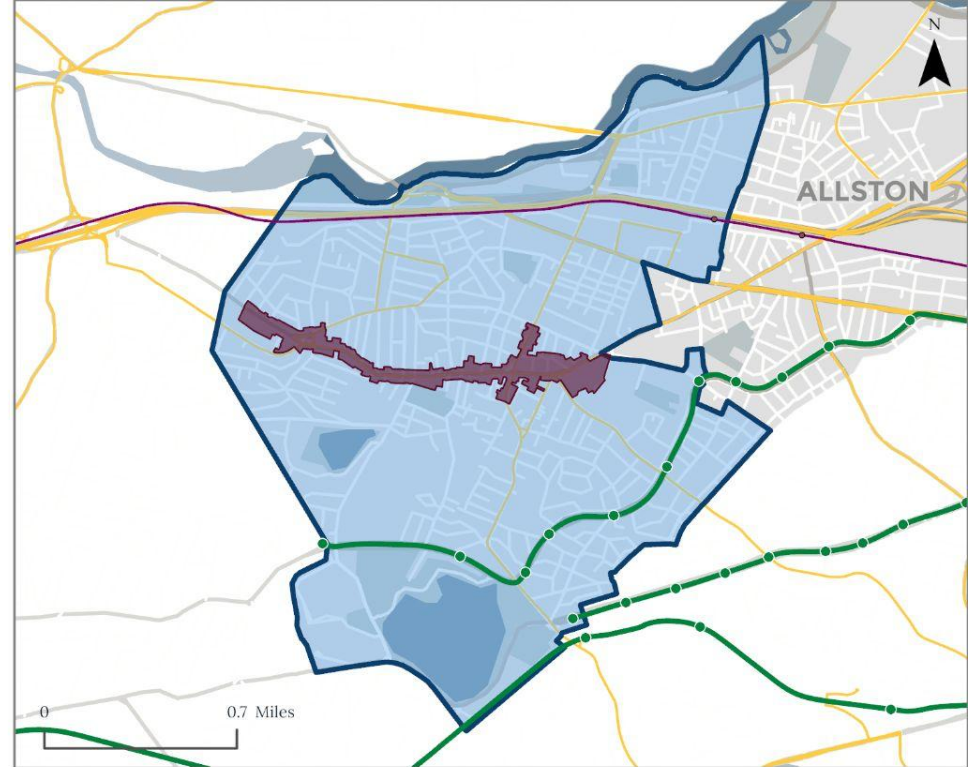
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Brighton is made up of highly educated young adults and professionals, with a majority of residents renting and living in non-family households

- 27% are Foreign Born
- 47% are aged 18-29
- 73% of 25+ year olds have bachelor's degree or higher
- 43% of households earn >\$100,000
- 67% of households have vehicles
- 69% of households are non family-households
- 80% of housing are renter occupied



■ Brighton Main Street District
■ Brighton Neighborhood Boundary
MBTA Routes
— Blue Line
— Green Line
— Orange Line
— Red Line
— Silver Line
— MBTA Bus Routes
— Commuter Rail

Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Half of parcels in Brighton Main Streets are residential, but there is some tax exempt land around Oak Square, and Brighton Center is mostly commercial and mixed use

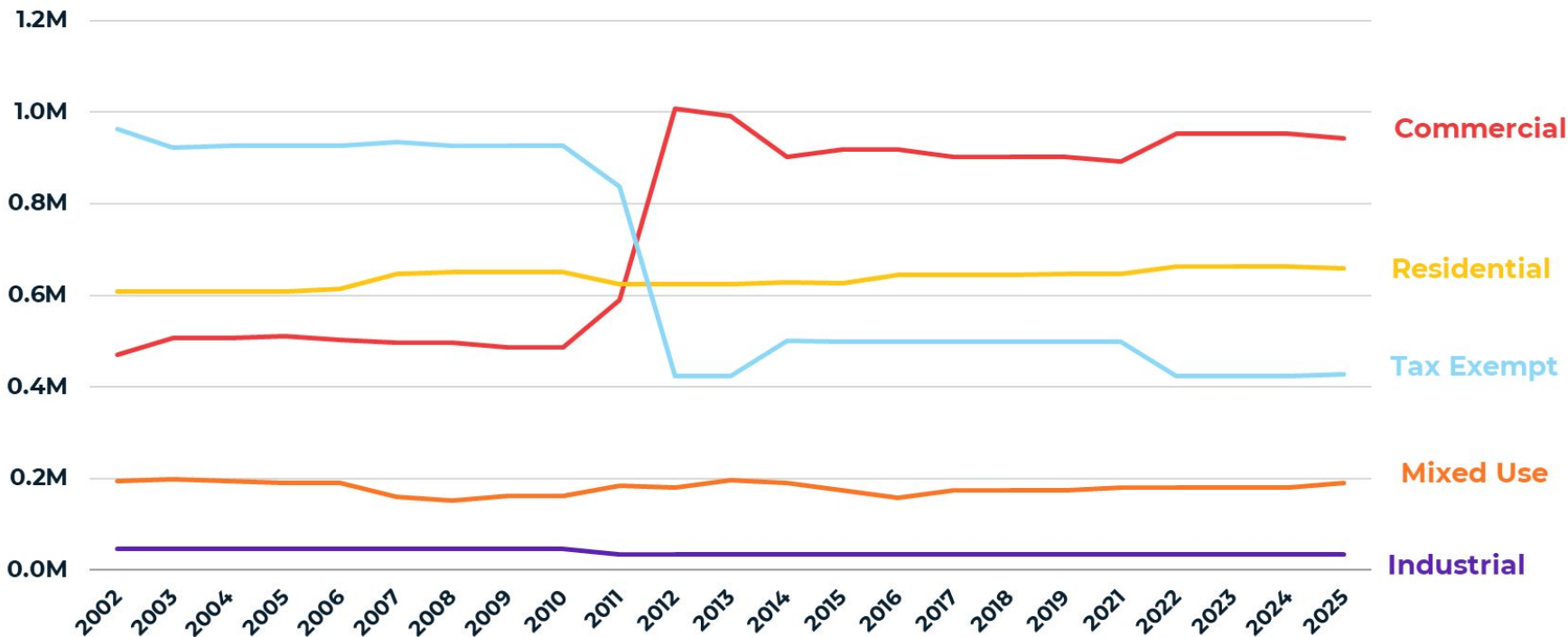
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	52	24.9%
Industrial	1	0.5%
Mixed Use	31	14.8%
Residential	104	49.8%
Tax Exempt	21	10.0%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Tax exempt land use has fallen by half and commercial land use has risen by the same amount in the last 20 years

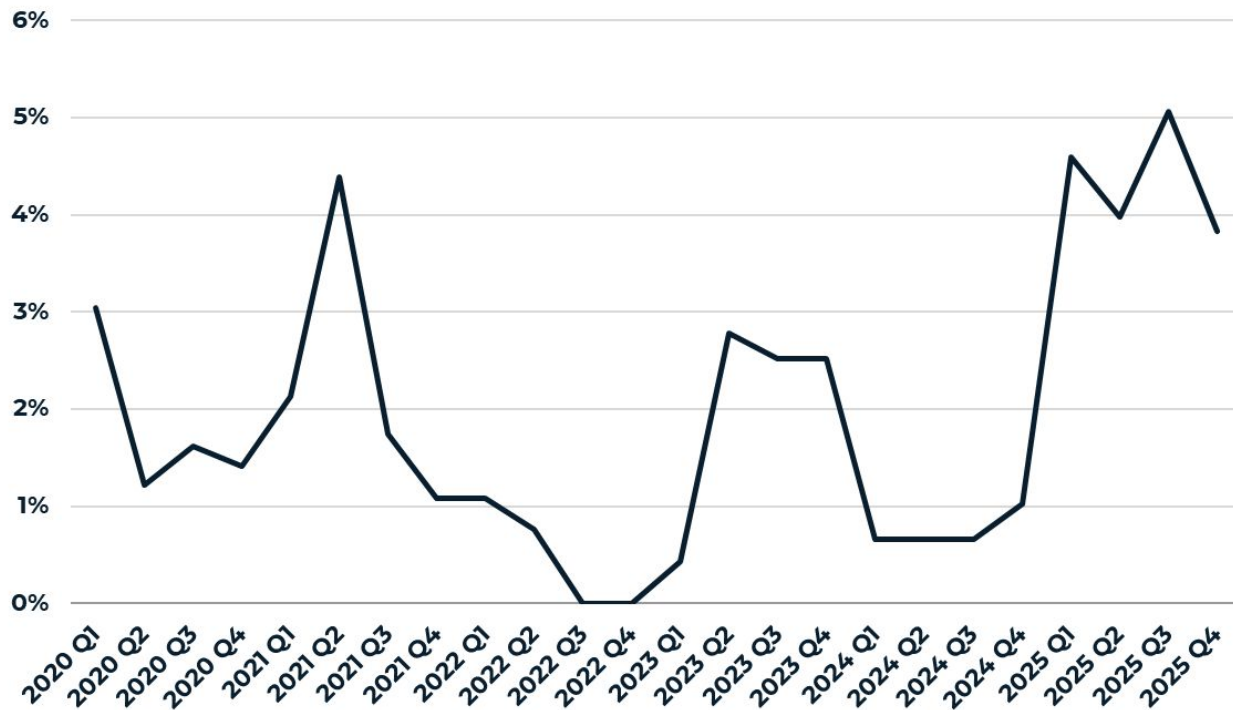
Square Feet of Parcel Land Area by Category in Brighton Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has seen ups and downs since 2020

Retail Vacancy Rates in Brighton Main Streets District, 2020-2025



Retail vacancy hit a peak in 2021, at almost **5%**.

This was surpassed in 2025, hitting **5.1%** in Q3, although it fell to **3.8%** in the following quarter.

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Brighton Main Streets is home to 276 businesses & institutions

Top business sectors include:

- Accommodation and Food Services
- “Other Services” such as personal care and repair/maintenance services
- Health Care and Social Assistance

Major businesses include:

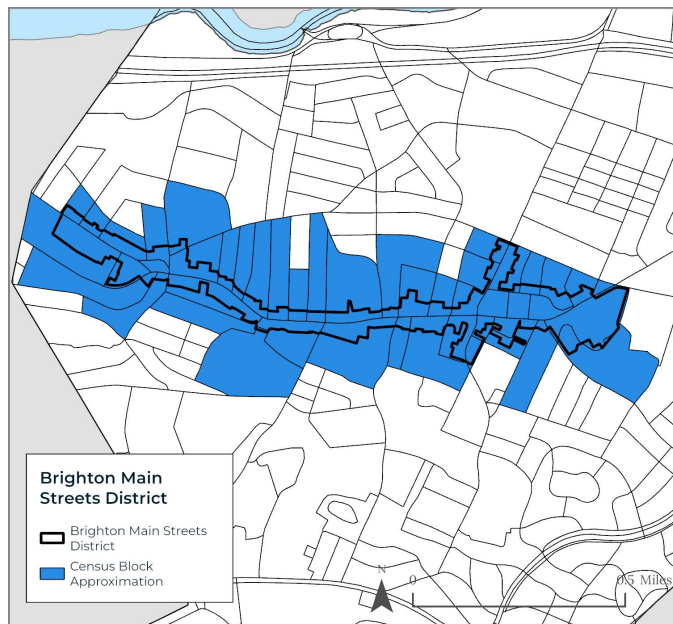
- Boston Police Department
- United States Postal Service
- Oak Square YMCA

SECTOR	ESTABLISHMENT SHARE
Accommodation and food services	22.8%
Other services (except public administration)	16.7%
Health care and social assistance	14.5%
Retail trade	12.7%
Finance and insurance	6.5%
Professional, scientific, and technical services	6.2%
Real estate and rental and leasing	4.0%
Construction	4.0%
Information	2.5%
Educational services	2.2%
Arts, entertainment, and recreation	1.8%
Transportation and warehousing	1.8%
Administrative and support and waste management and remediation services	1.4%
Public administration	1.1%
Manufacturing	1.1%
Wholesale trade	0.7%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~3,585 payroll jobs are within the Census block approximation of Brighton Main Streets District

Brighton Main Streets payroll employment is concentrated in Health Care and Social Assistance, Accommodation and Food Services, and Other Services

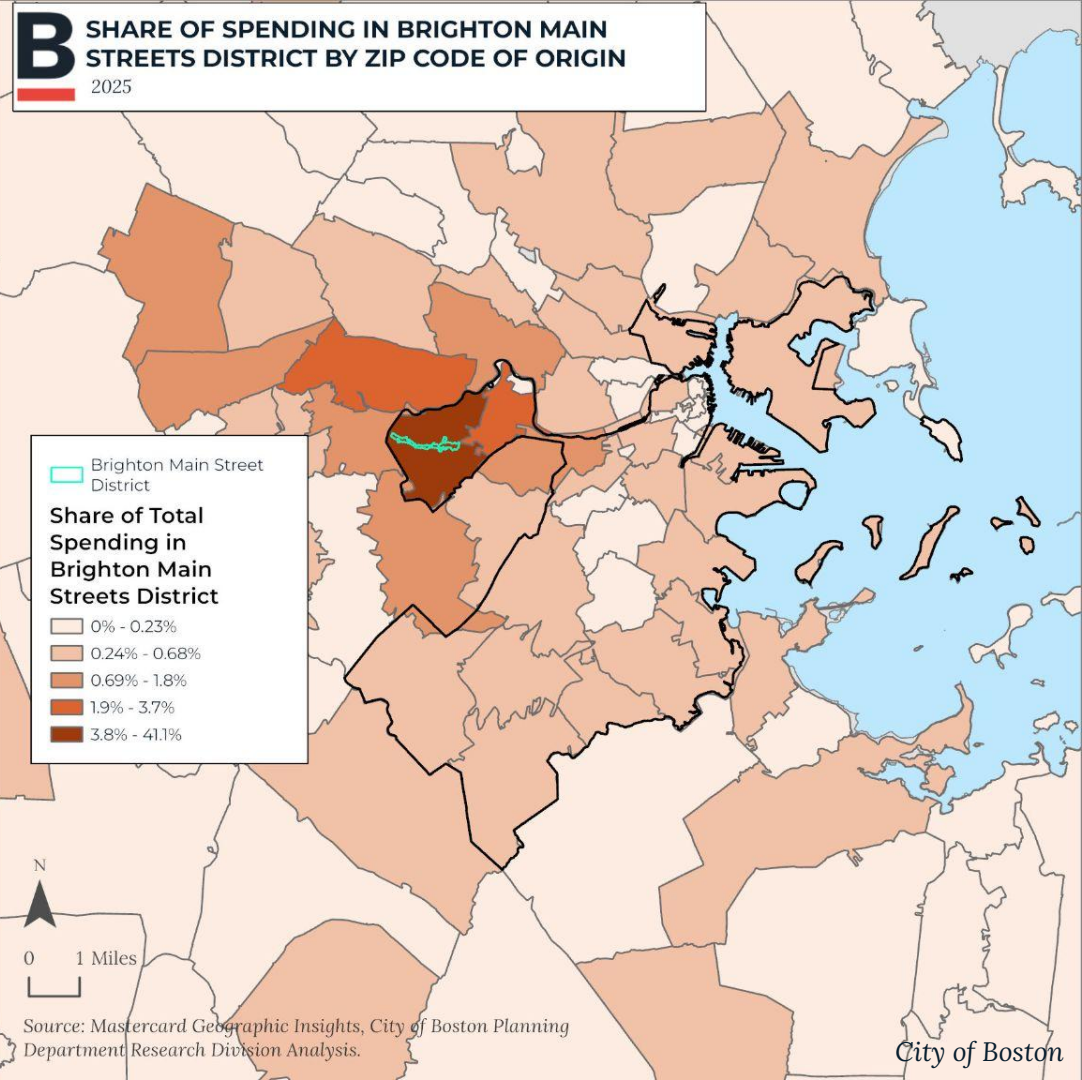


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	2,155	60.1%
Accommodation and Food Services	439	12.2%
Other Services (excluding Public Administration)	343	9.6%
Administration & Support, Waste Management and Remediation	140	3.9%
Educational Services	108	3.0%
Retail Trade	100	2.8%
Finance and Insurance	88	2.5%
Construction	53	1.5%
Real Estate and Rental and Leasing	50	1.4%
Professional, Scientific, and Technical Services	36	1.0%
Information	32	0.9%
Arts, Entertainment, and Recreation	17	0.5%
Wholesale Trade	11	0.3%
Manufacturing	8	0.2%
Management of Companies and Enterprises	3	0.1%
Transportation and Warehousing	2	0.1%

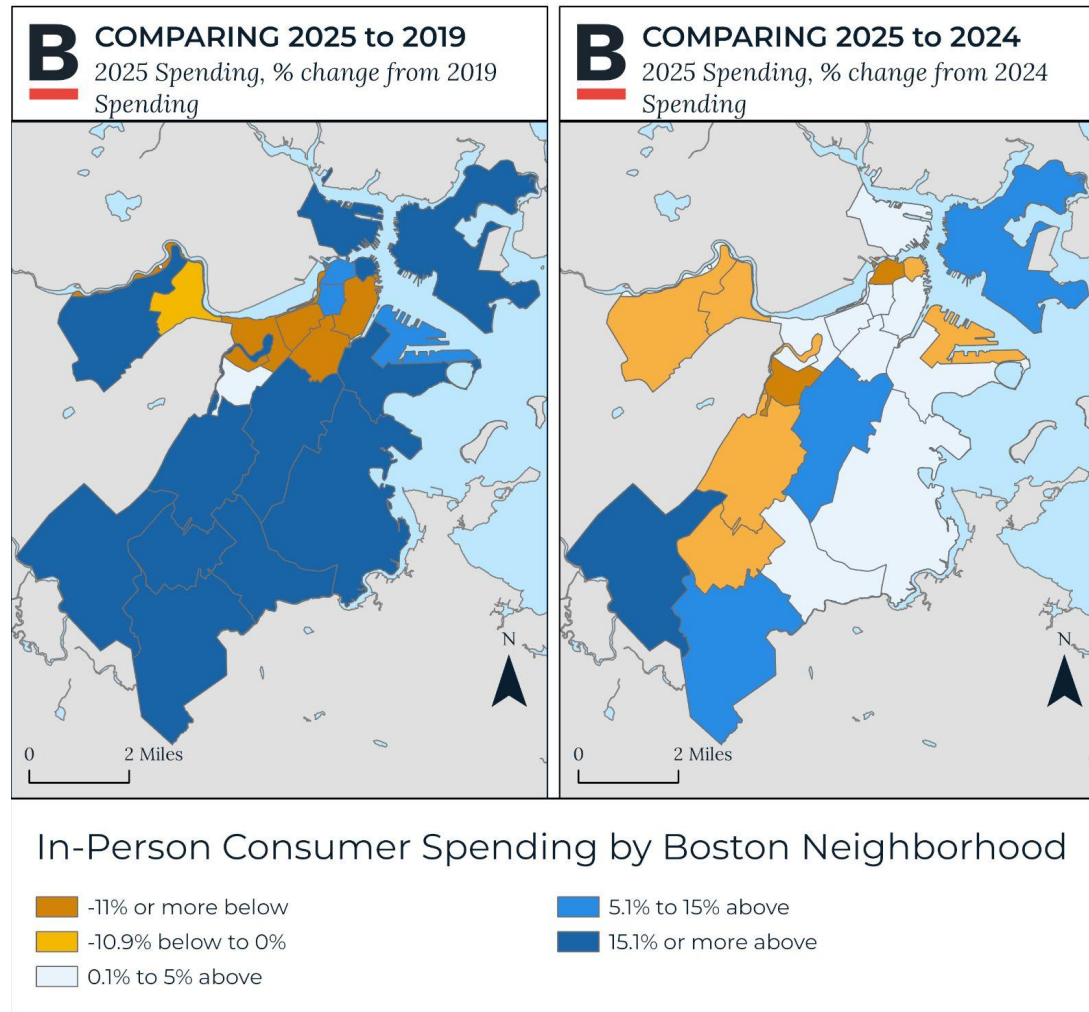
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

41.1% of spending in the Brighton Main Streets District originates in Brighton while around 37% comes from outside of Boston.

An additional ~6.2% come from residents of Boston neighborhoods (Allston, Fenway/Longwood, and Dorchester)

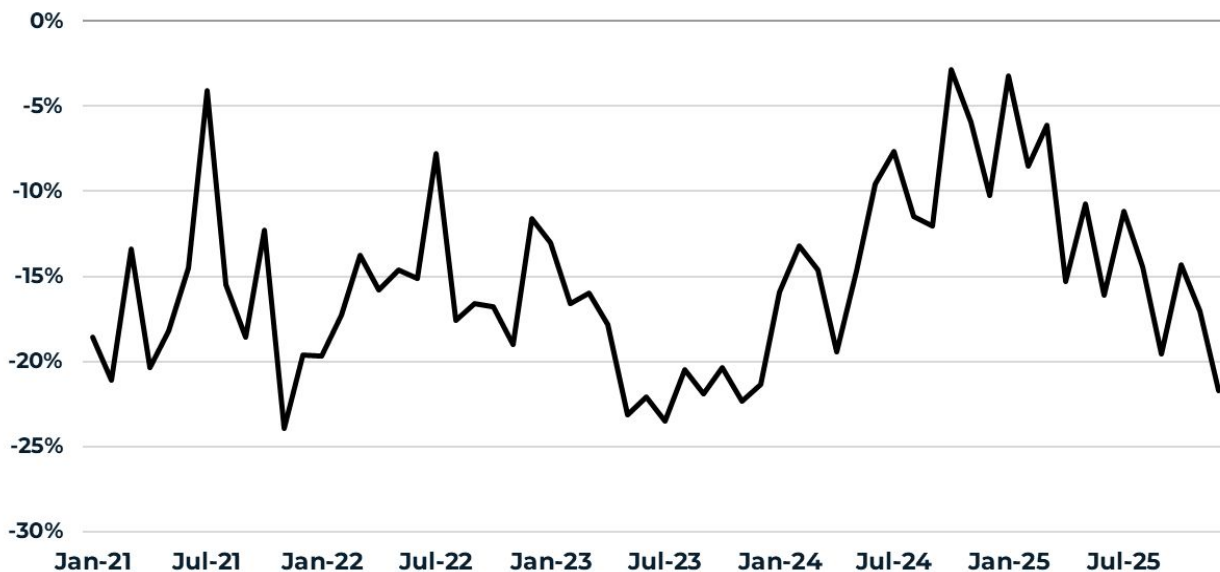


In 2025, consumer spending in Brighton was 3.8% below 2024 levels and 16.6% above 2019 levels when adjusted for inflation.



Consumer spending in Brighton Main Streets consistently remained below 2019 levels, fluctuating between -24% and -4% from 2021 to 2025

Total In-Person Consumer Spending in Brighton Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-Person spending stayed below pre-COVID levels, with more frequent peaks emerging between October 2024 and May 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Brighton Main Streets District is approximated using 2010 block groups. Spending data is adjusted for inflation.

After trending upward in early 2024 and staying above 2019 levels, consumer transaction volumes softened by the end of 2025

*Total In-Person Transaction Counts in Brighton Main Streets District, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019*



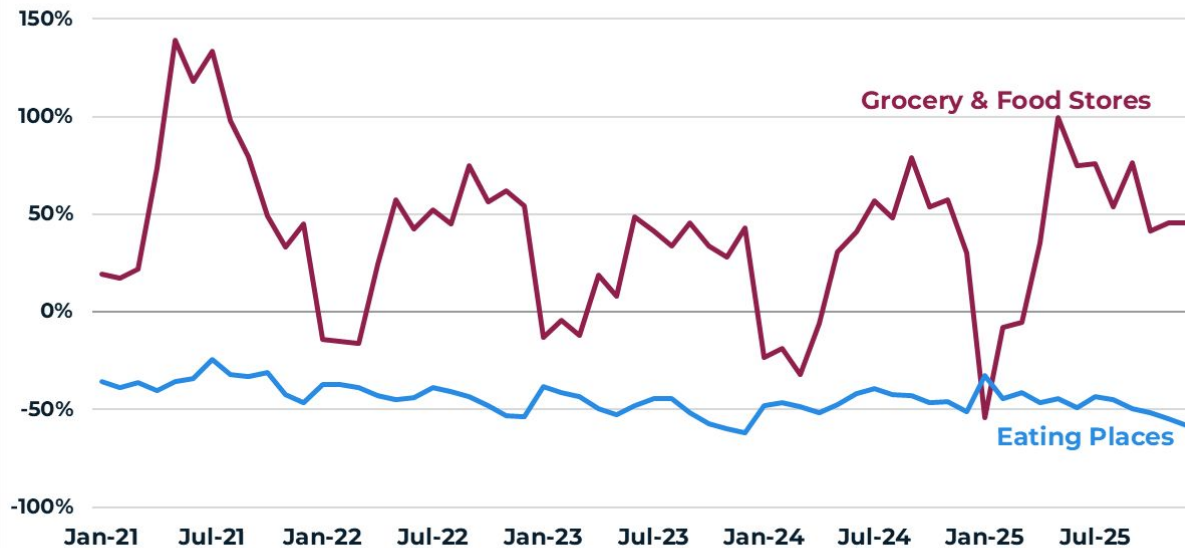
Consumer transaction counts experienced frequent ups and downs throughout the period but ultimately rose above 2019 benchmarks, reaching a standout high of 26 % above the 2019 level in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Brighton Main Streets District is approximated using 2010 block groups. Spending data is adjusted for inflation.

While restaurant spending has remained steady and below 2019 levels, grocery spending has shown more fluctuation

Consumer Spending in Brighton Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending consistently exceeded pre-COVID levels, with sharp fluctuations and a strong rebound in 2025.

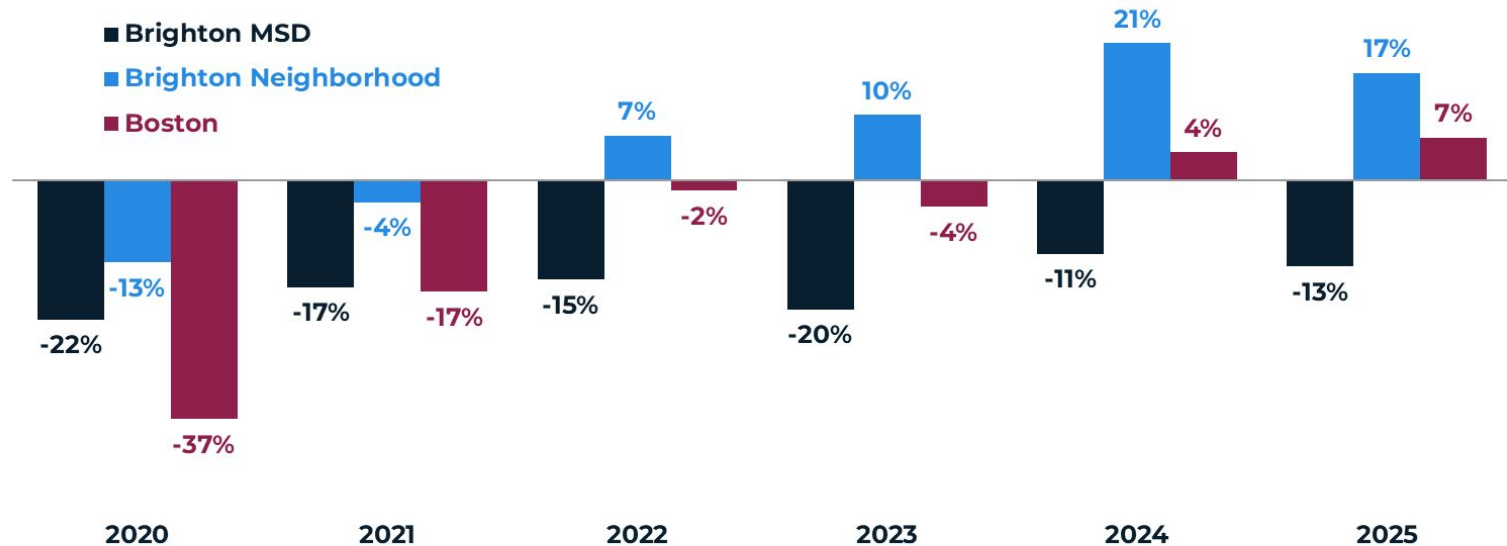
Restaurant spending remained steadily below 2019 levels throughout, showing no significant recovery.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Brighton Main Streets District is approximated using 2010 block groups. Spending data is adjusted for inflation.

Brighton Main Streets consumer spending consistently remained below 2019 levels

Total In-Person Consumer Spending, Percentage Change from 2019



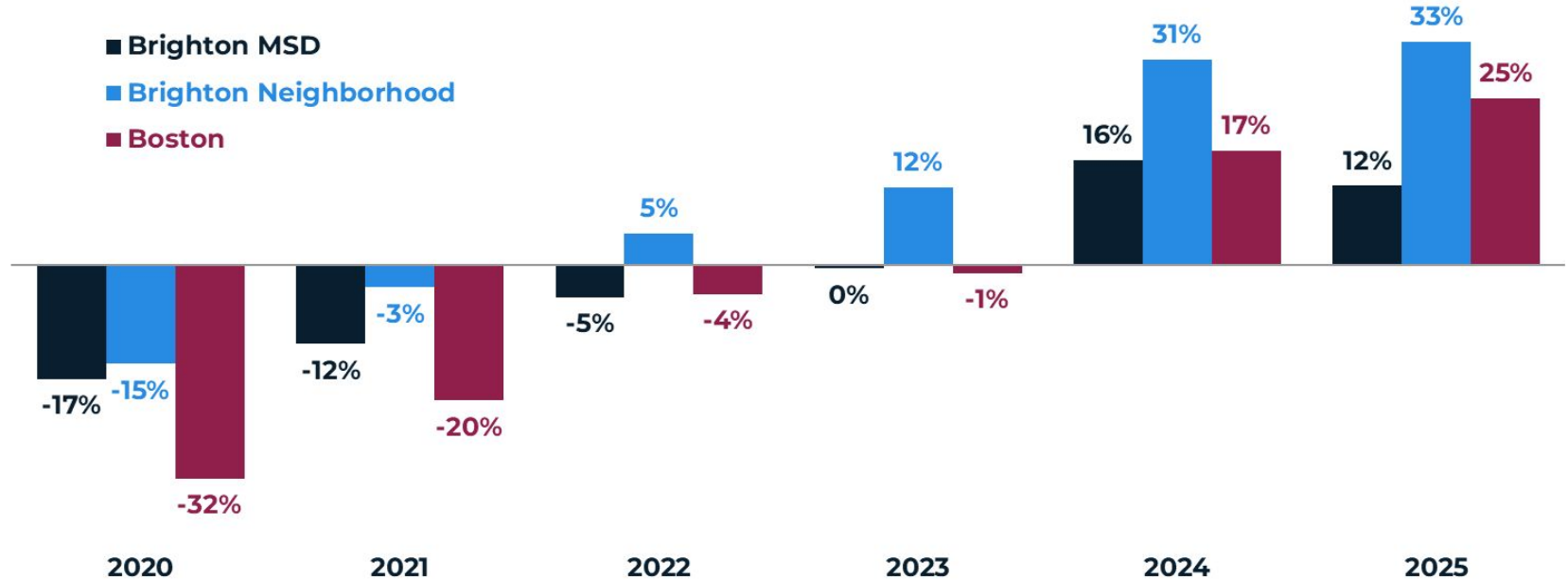
Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Brighton Main Streets transaction counts exceeded 2019 levels in 2024 and reached 12% above 2019 levels in 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

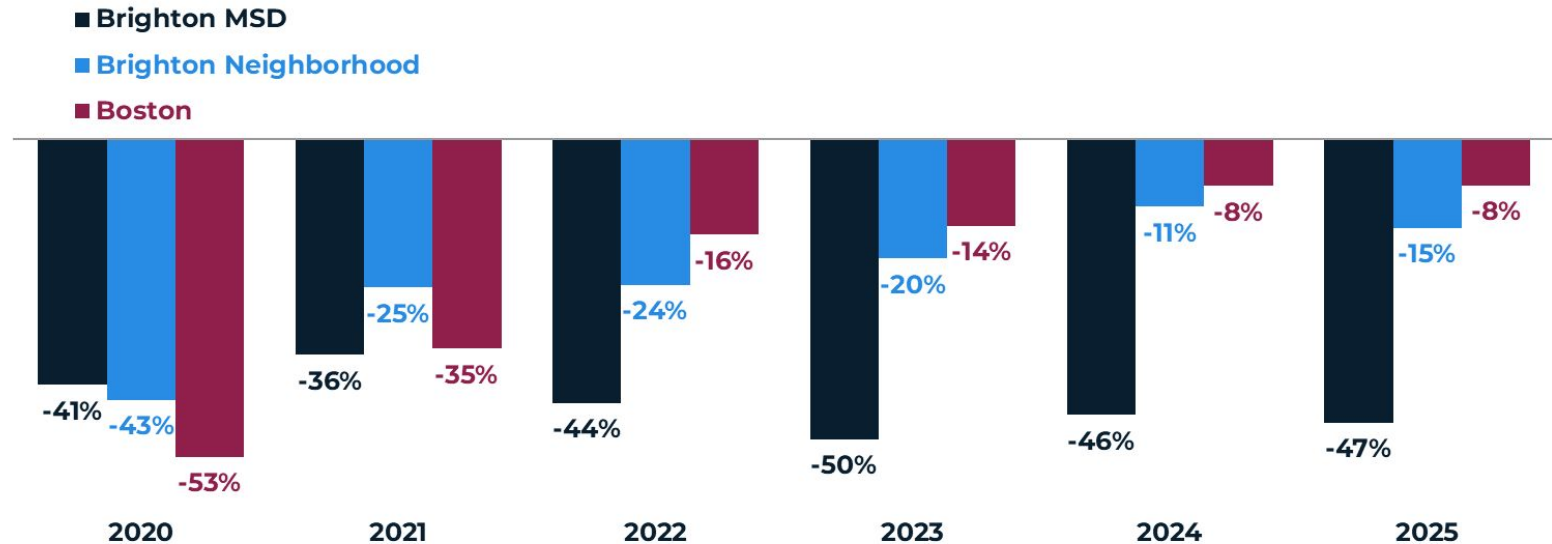


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Brighton Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions

Restaurant spending in Brighton Main Streets continued to lag behind 2019 levels.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

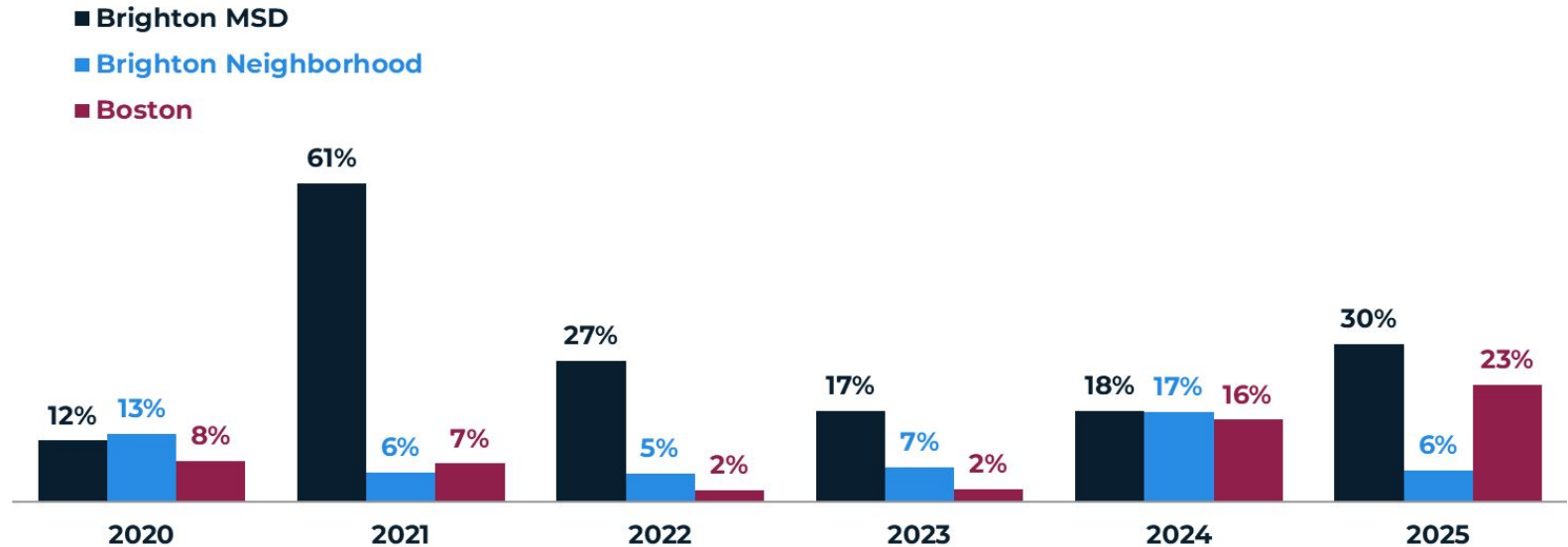


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Brighton Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Grocery spending in Brighton Main Streets consistently exceeded 2019 levels, reaching 30% above 2019 levels in 2025.

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

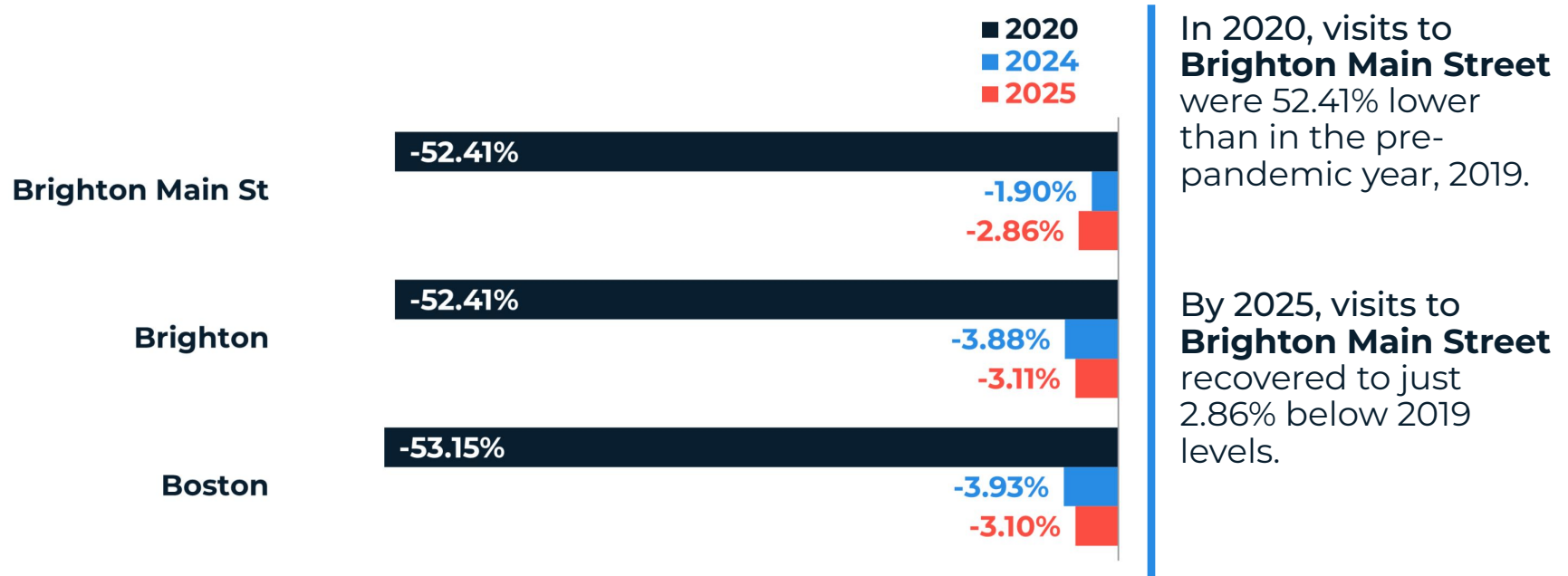


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Brighton Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Visits to Brighton Main Street in 2025 nearly recovered to pre-pandemic levels, though decreased relative to 2024

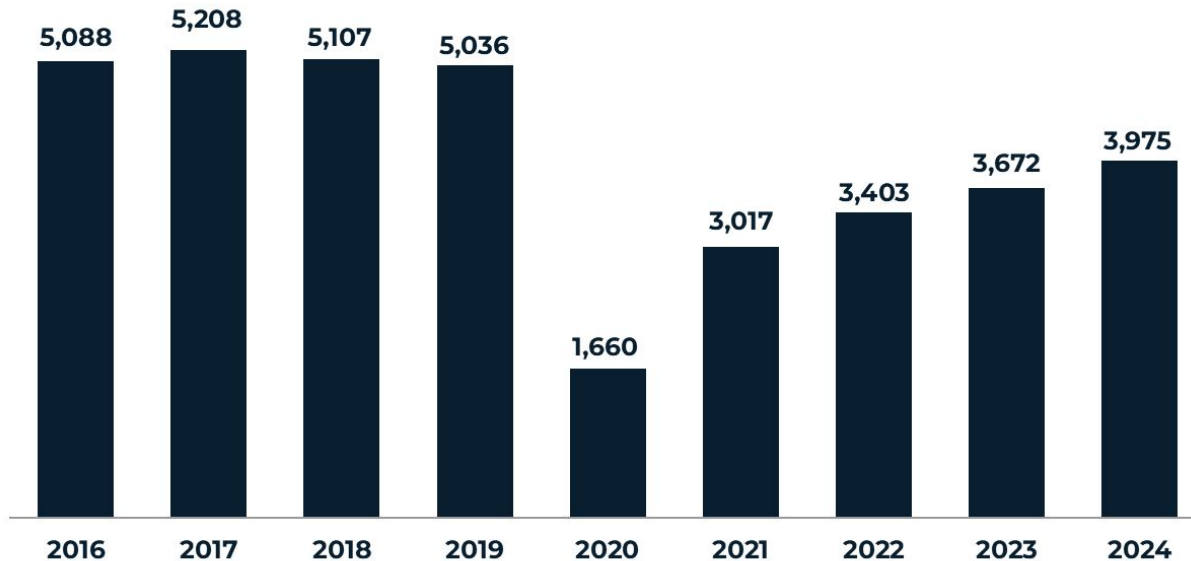
Annual Visits* to Brighton Main Street, Brighton Neighborhood, and Boston Compared to Visits in 2019



*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in Brighton Main Streets has rebounded steadily since its 2020 low but remains slightly below 2019 levels

Average Weekday Boardings at bus stops in Brighton Main Streets District during the Fall seasons



There were **3,975** average weekday boardings in the **Brighton Main Streets District** in Fall 2024, which is **79%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

JP Centre/South

Main Streets Profile

March 2026



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Planning Department
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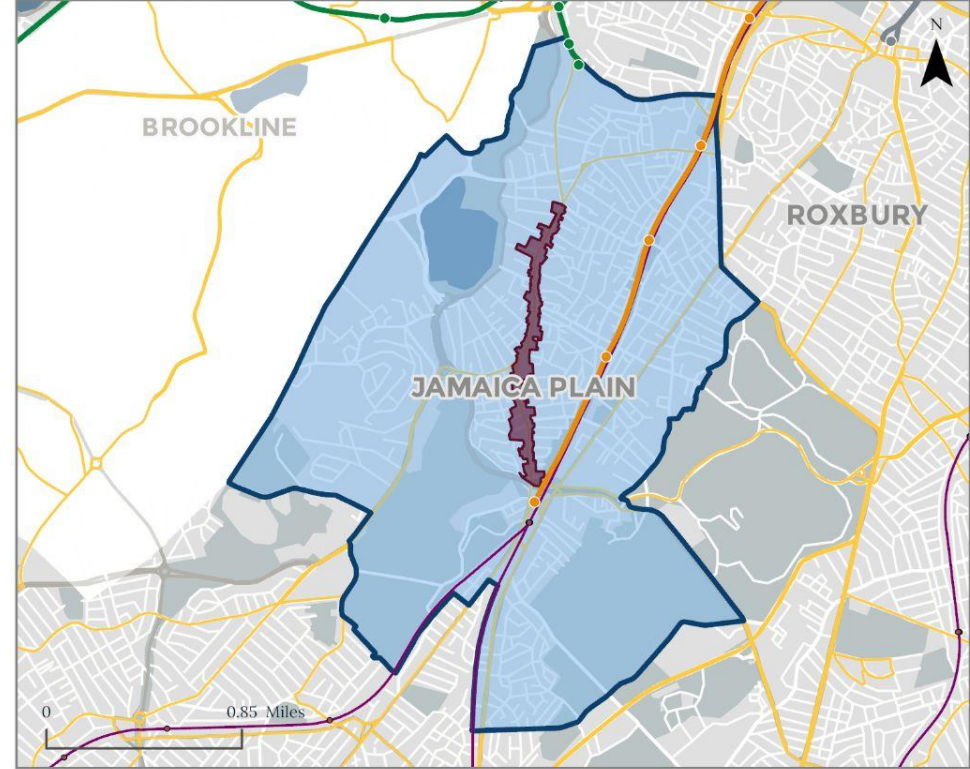
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Jamaica Plain is mostly renter-based and made up of Hispanic and White residents, with a balanced mix of family and non-family households

- 22% Hispanic and 54% White
- 23% aged 30-39
- 70% of 25+ year olds have Bachelor's degree or higher
- 76% of households have vehicles
- 52% of households are non family-households
- 56% of housing units are renter occupied



- Centre/South Main Street District
- Jamaica Plain Neighborhood Boundary
- MBTA Routes
 - Blue Line
 - Green Line
 - Orange Line
 - Red Line
 - Silver Line
 - MBTA Bus Routes
 - Commuter Rail

Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Nearly half of JP Centre/South Main Streets parcels are residential, while there are clusters of tax exempt, commercial, and mixed use parcels scattered throughout

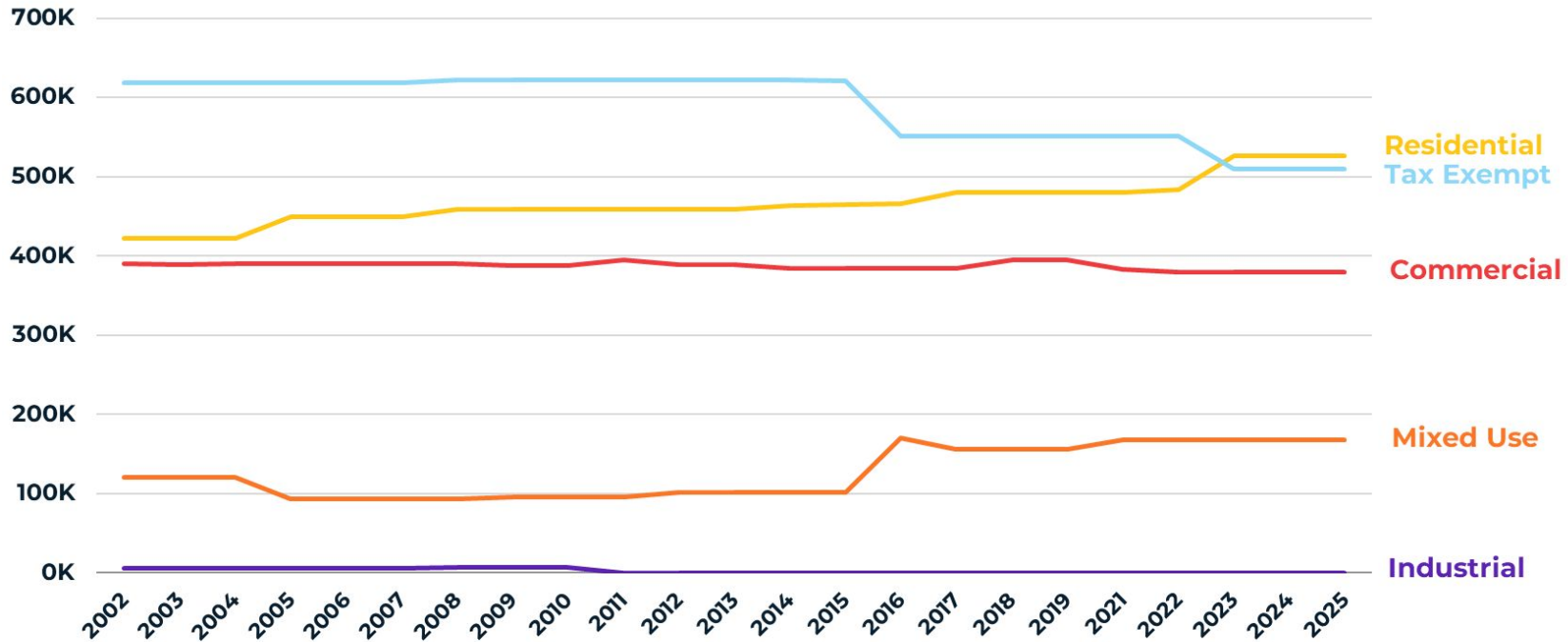
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	47	29.7%
Industrial	0	0.0%
Mixed Use	23	14.6%
Residential	71	44.9%
Tax Exempt	17	10.8%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Tax exempt land use has slightly decreased over time while residential and mixed use have increased, and commercial use has remained flat

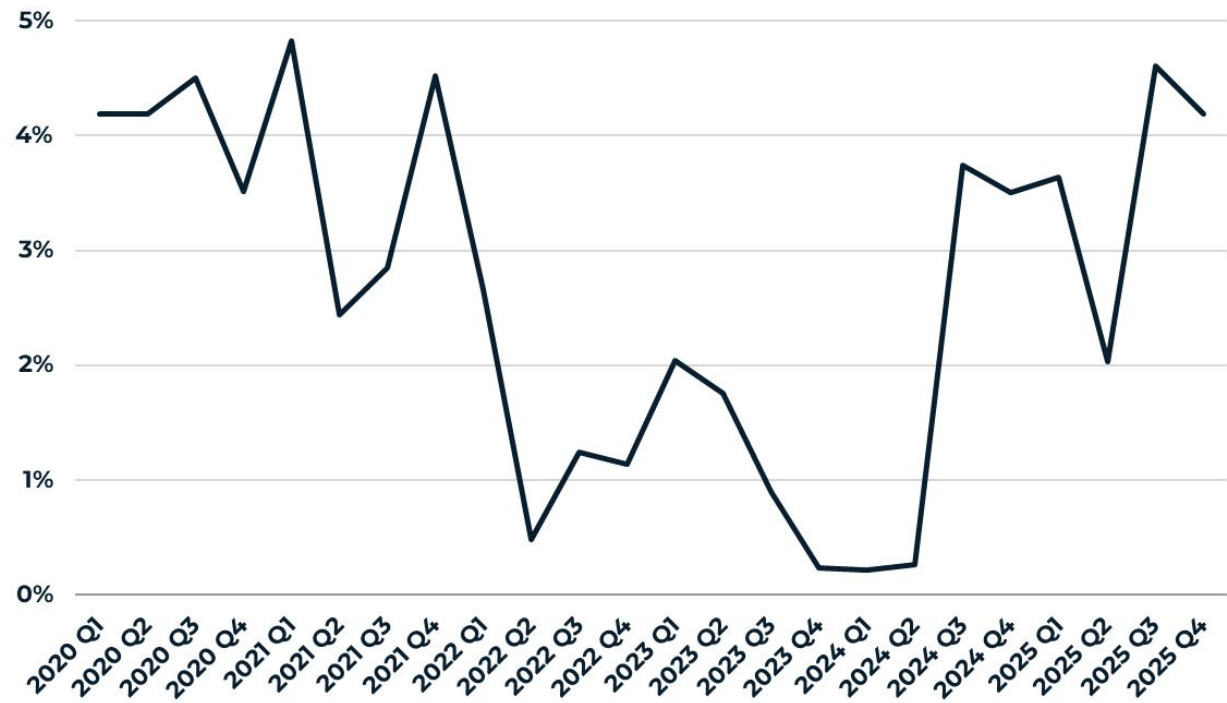
Square Feet of Parcel Land Area by Category in JP Centre/South Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2025, City of Boston Planning Department Research Division Analysis

Retail vacancy has fluctuated over the last 5 years

Retail Vacancy Rates in JP Centre/South Main Streets District, 2020-2025



Whilst overall remaining below 5%, retail vacancy has seen many peaks and valleys.

Current retail vacancy is 4.2%.

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

JP Centre/South Main Streets is home to 228 businesses & institutions

Top business sectors include:

- Accommodation and Food Services
- Retail Trade
- “Other Services” such as personal care and repair/maintenance services

SECTOR	ESTABLISHMENT SHARE
Accommodation and food services	20.2%
Retail trade	19.3%
Other services (except public administration)	14.0%
Health care and social assistance	11.4%
Real estate and rental and leasing	8.3%
Professional, scientific, and technical services	7.5%
Finance and insurance	5.7%
Educational services	2.6%
Administrative and support and waste management and remediation services	2.2%
Information	1.8%
Transportation and warehousing	1.8%
Manufacturing	1.8%
Arts, entertainment, and recreation	1.3%
Construction	0.9%
Public administration	0.4%
Wholesale trade	0.4%
Mining, quarrying, and oil and gas extraction	0.4%

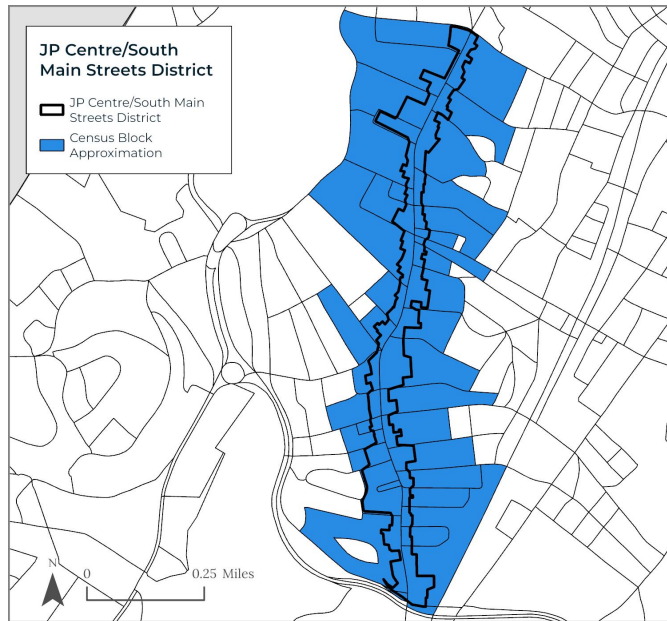
Major businesses include:

- United States Postal Service
- Southern Jamaica Plain Health Center
- J.P. Licks

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~2,172 payroll jobs are within the Census block approximation of JP Centre/South Main Streets District

JP Centre/South Main Streets payroll employment is concentrated in Health Care and Social Assistance, Accommodation and Food Services, and Retail Trade

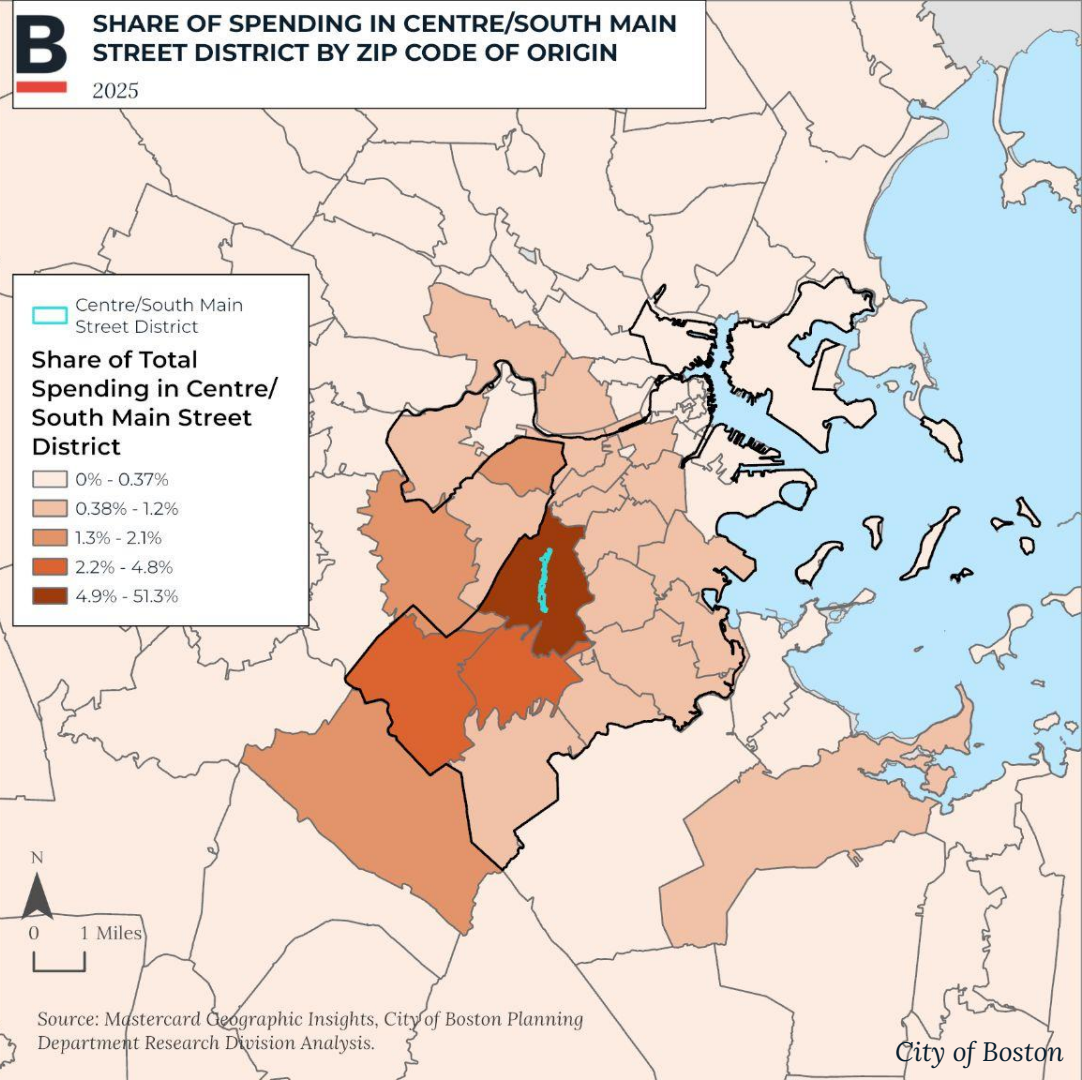


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	879	40.5%
Accommodation and Food Services	364	16.8%
Retail Trade	251	11.6%
Other Services (excluding Public Administration)	192	8.8%
Professional, Scientific, and Technical Services	112	5.2%
Educational Services	94	4.3%
Finance and Insurance	79	3.6%
Arts, Entertainment, and Recreation	47	2.2%
Administration & Support, Waste Management and Remediation	44	2.0%
Management of Companies and Enterprises	31	1.4%
Real Estate and Rental and Leasing	28	1.3%
Manufacturing	27	1.2%
Information	12	0.6%
Construction	6	0.3%
Wholesale Trade	6	0.3%

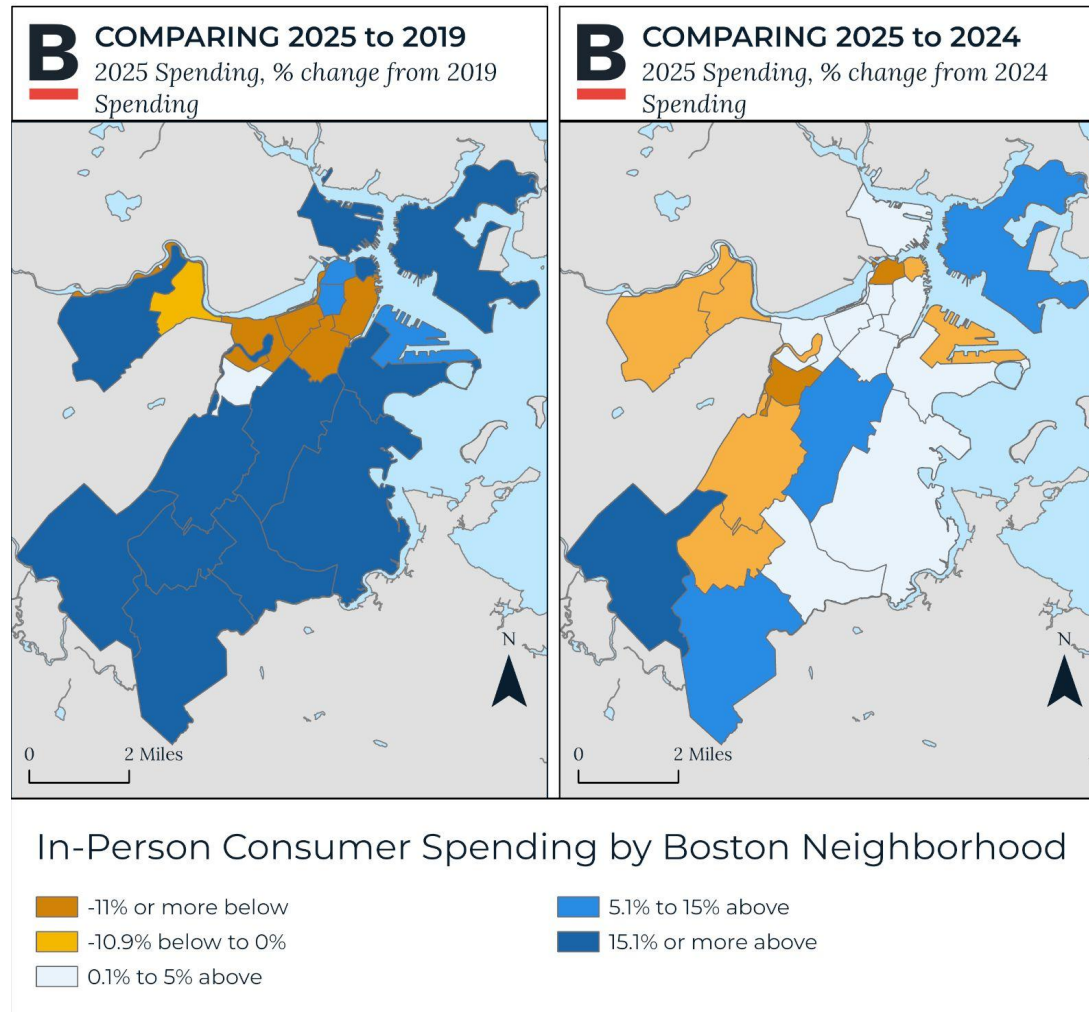
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

51.3% of spending in the JP Centre/South Main Streets District originates in Jamaica Plain.

An additional ~13% come from residents of nearby Boston neighborhoods (West Roxbury, Roslindale, Dorchester, and Fenway)



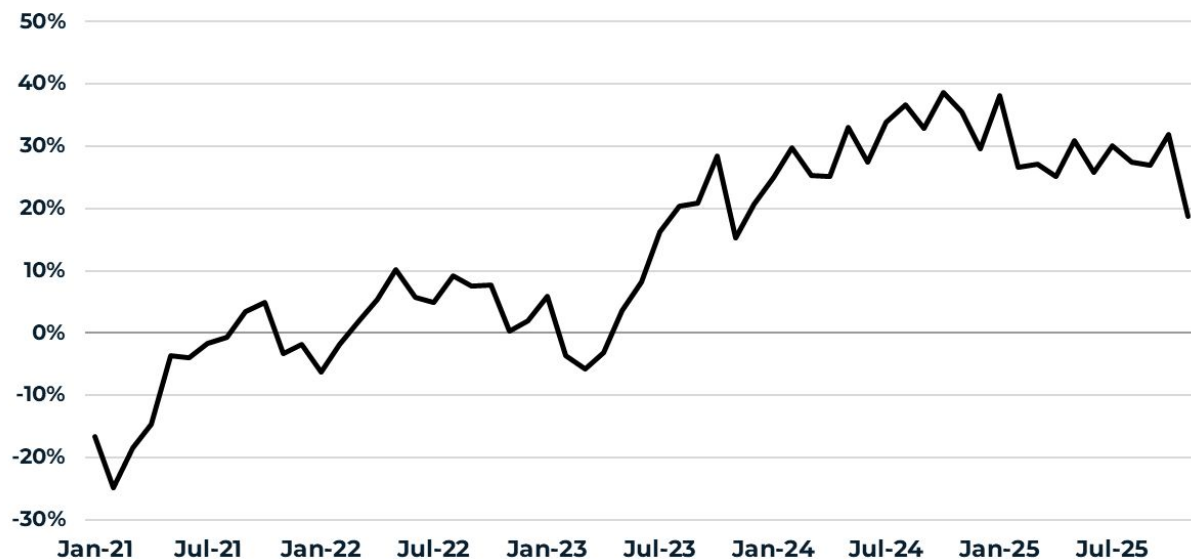
In 2025, consumer spending in Jamaica Plain was 1.1% below 2024 levels and 42.5% above 2019 levels when adjusted for inflation



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in JP Centre and South Main Streets gradually rose before sharply increasing in May 2023

Total In-Person Consumer Spending in JP Centre/South Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



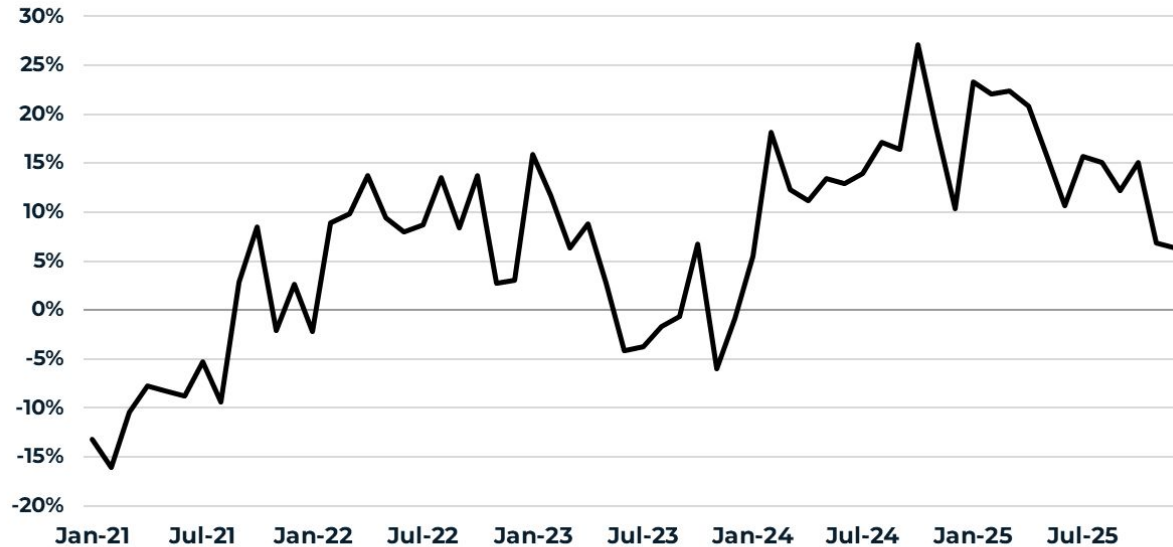
In-person consumer spending hovered around 2019 levels before showing an upward trend in early 2023. Spending since has remained consistently above pre-pandemic levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: JP Centre/South Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts have remained above 2019 levels since September 2023, with the average continuing to rise

Total In-Person Transaction Counts in JP Centre/South Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



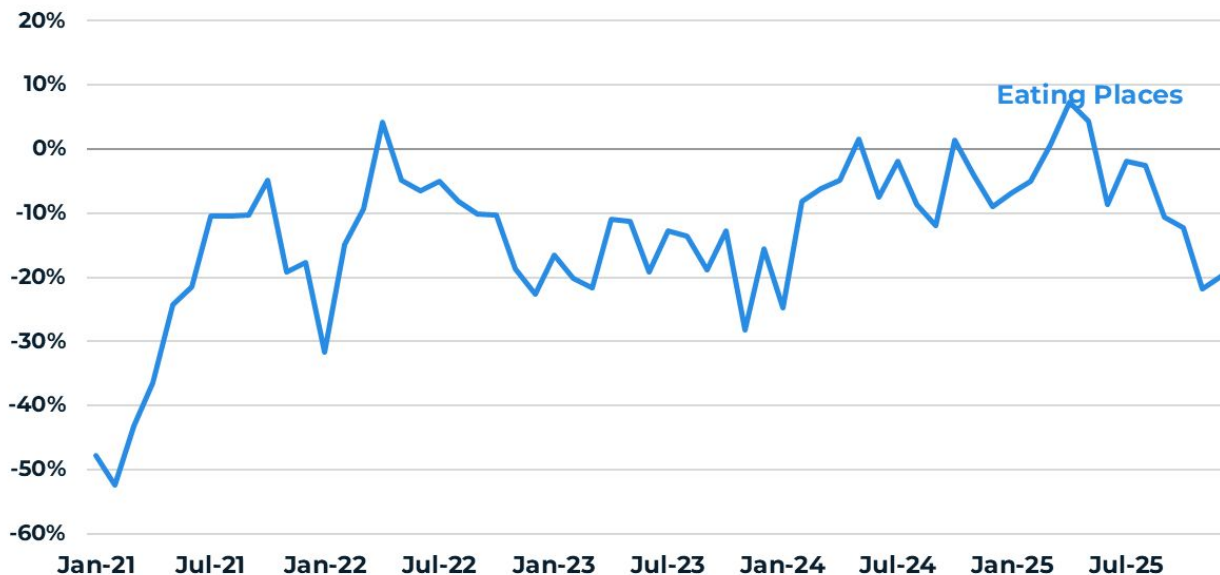
Transaction counts fluctuated between 4% and 15% below 2019 levels through November 2023, before rising to fluctuate between 10% and 28% above 2019 levels thereafter.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: JP Centre/South Main Streets District is approximated using 2010 block groups

While restaurant spending has remained steady, grocery spending has decreased significantly below 2019 levels

Consumer Spending in JP Centre/South Main Streets District by Sector, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019



Grocery spending decreased strikingly in 2021 and stayed 100% below pre-COVID levels before rising to 60% below 2019 levels between July 2023 and 2024 and peaking in January 2025.

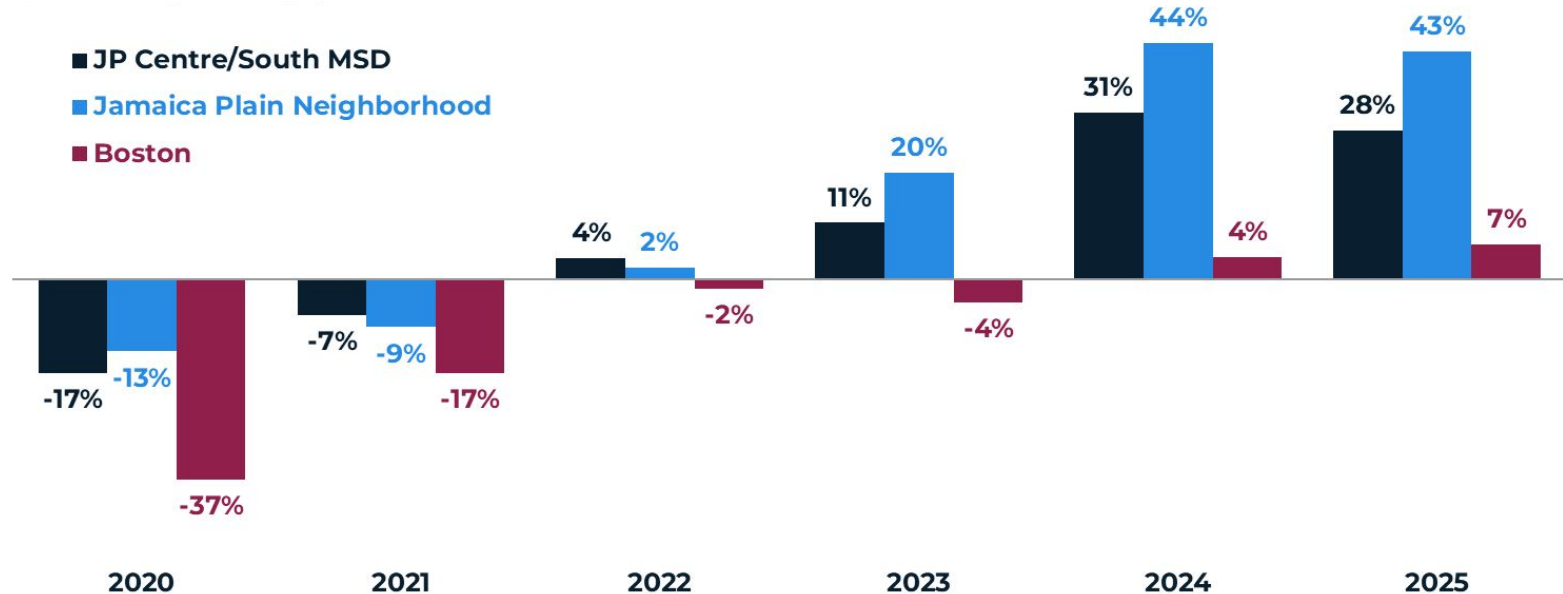
Restaurant spending showed increased spending in 2021 but still hovered below pre-COVID levels as of 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: JP Centre/South Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

In-person consumer spending in JP Centre/South Main Street showed increasing trends above 2019 levels

Total In-Person Consumer Spending, Percentage Change from 2019

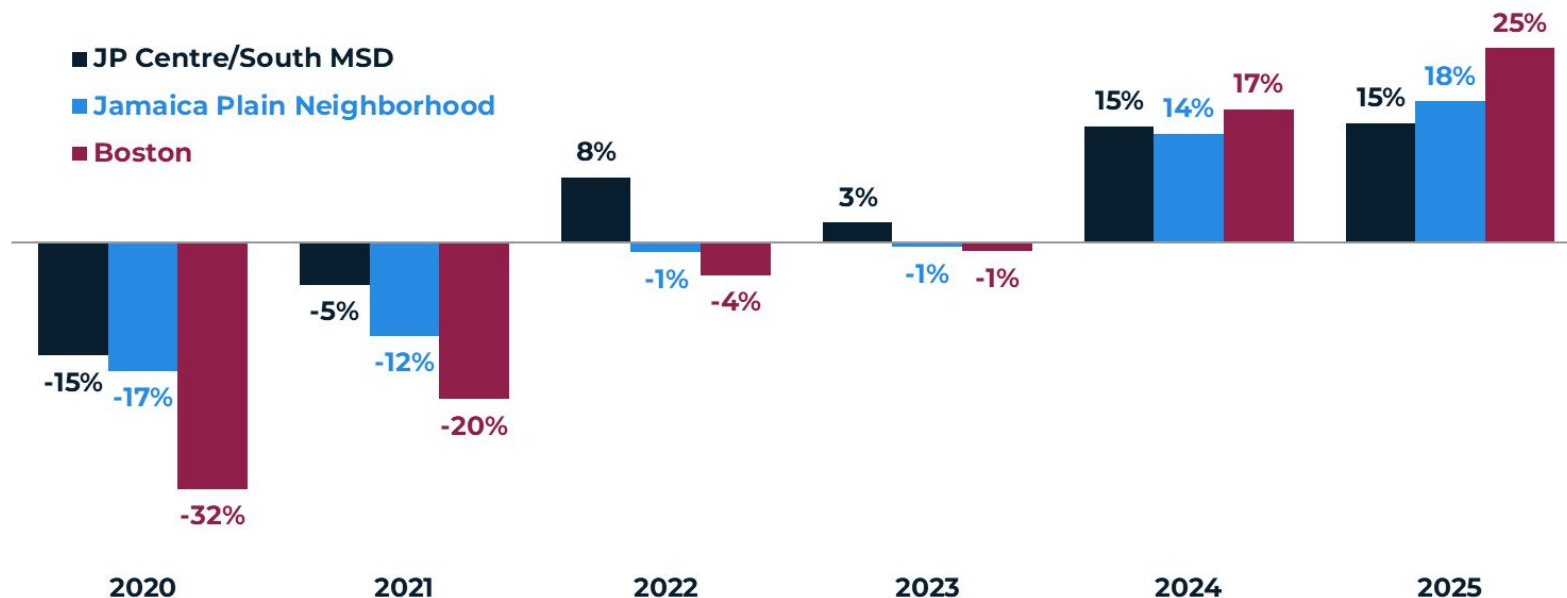


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: JP Centre/South Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

JP Centre/South Main Streets transaction counts recovered, reaching 15% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

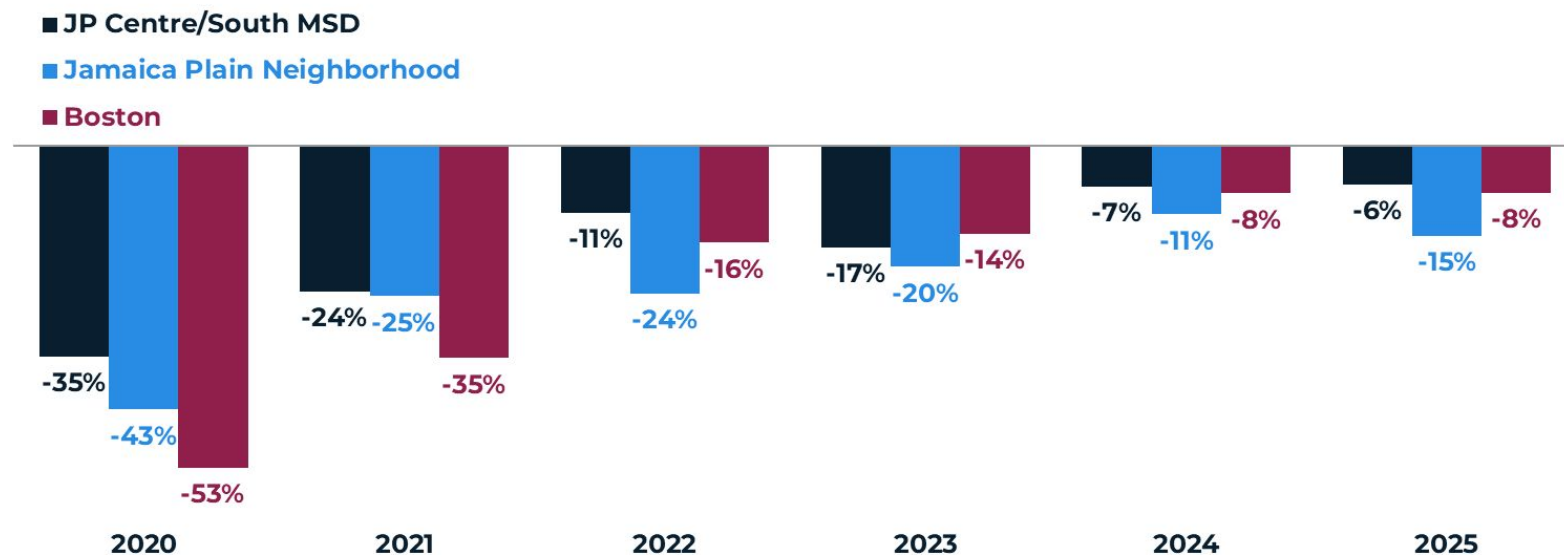


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: JP Centre/South Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

JP Centre/South Main Streets showed restaurant spending below 2019 levels

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

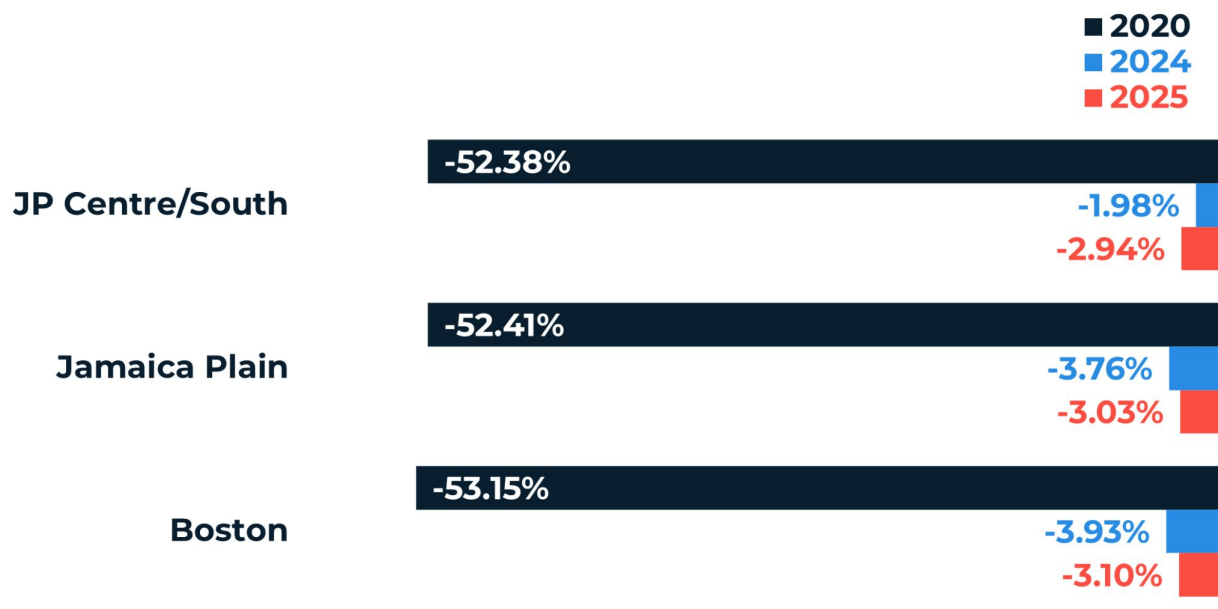


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: JP Centre/South Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Visits to JP Centre/South in 2025 nearly recovered to pre-pandemic levels, though decreased relative to 2024

Annual Visits* to JP Centre/South Main Street, Jamaica Plain Neighborhood, and Boston Compared to Visits in 2019



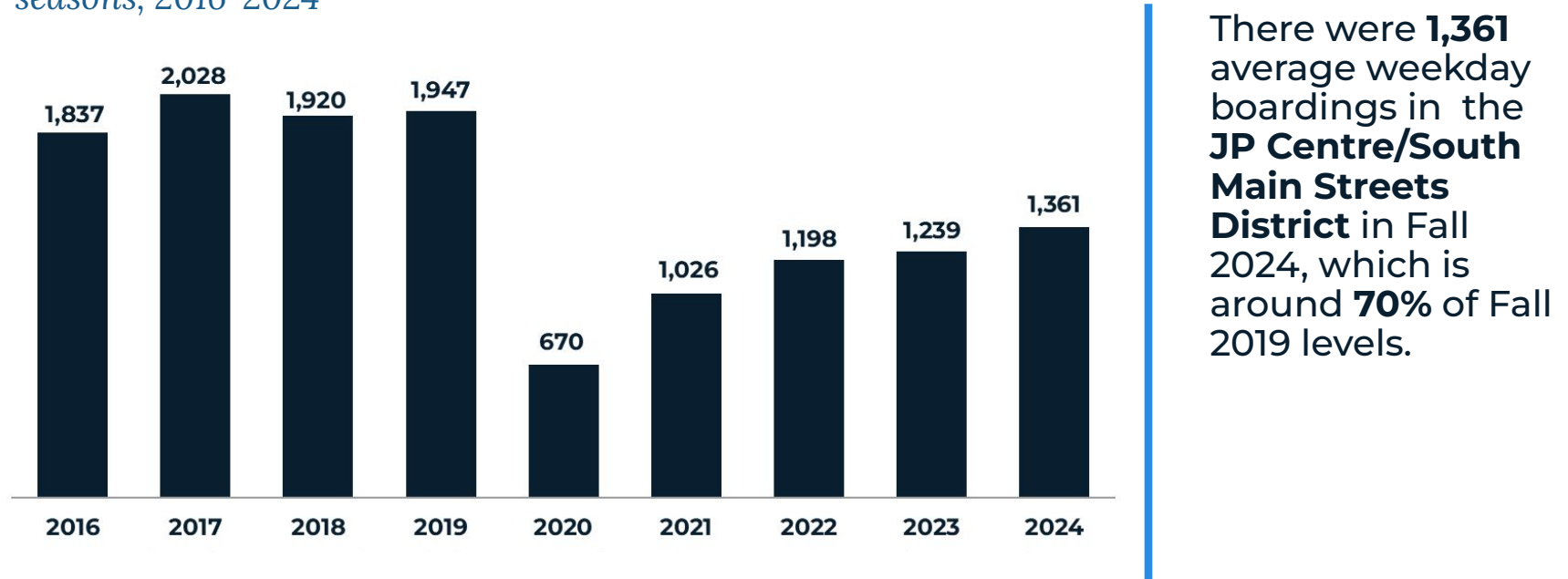
In 2020, visits to **JP Centre/South Main Street** were 52.38% lower than in the pre-pandemic year, 2019.

By 2025, visits to **JP/Centre South Main Street** recovered to just 2.94% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus ridership in JP Centre/South Main Streets has rebounded slowly since its 2020 low but remains ~600 boardings below 2019 levels

Average Weekday Boardings at bus stops in JP Centre/South Main Streets District during the Fall seasons, 2016-2024



Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Chinatown

Main Streets Profile

March 2026



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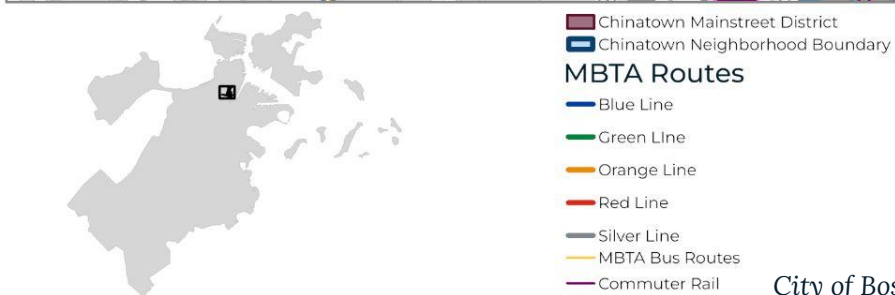
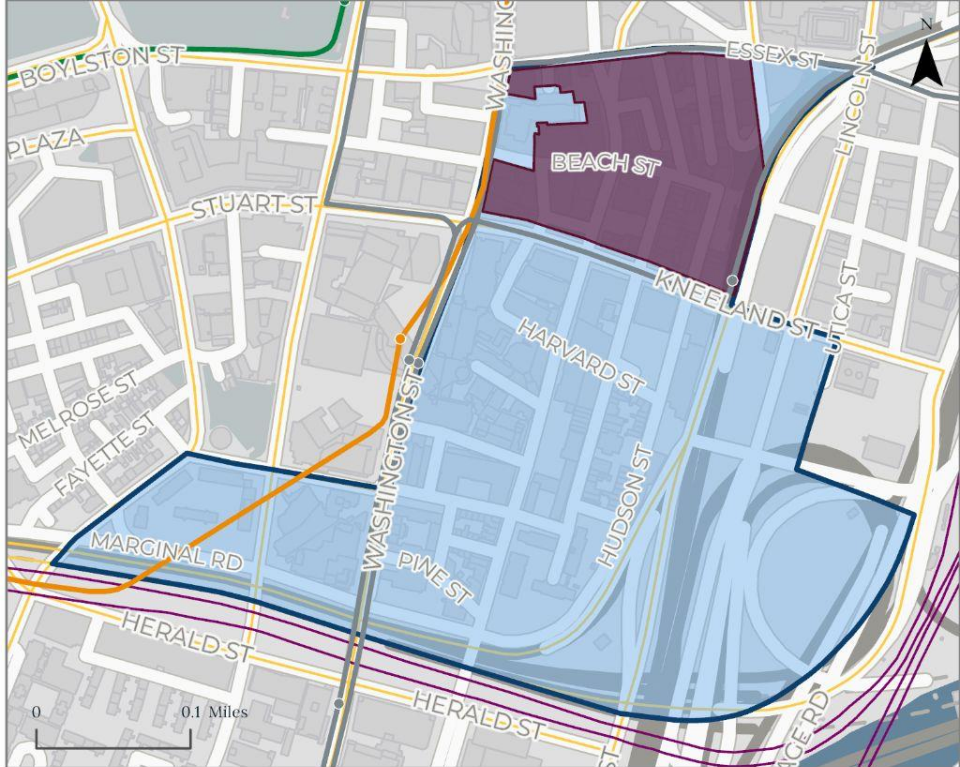
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Chinatown has a large Asian population, primarily composed of non-family households, with widespread use of Chinese at home.

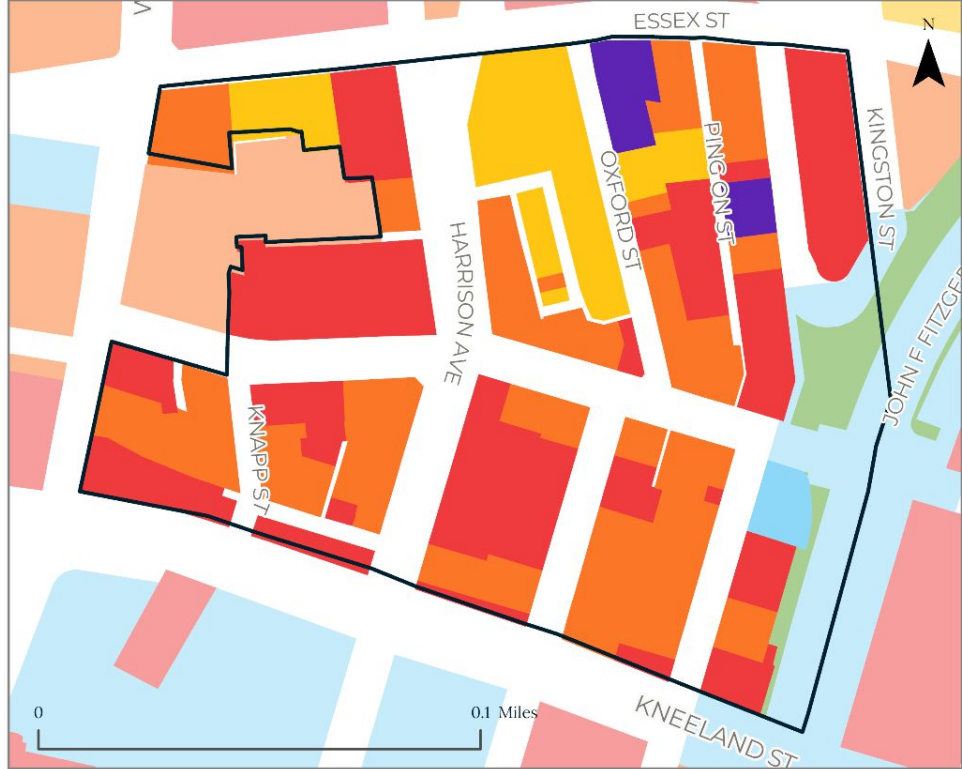
- 56% Asian
- 50% Foreign Born
- 43% speak Chinese at home
- 67% of housing units are 0-1 bed
- 62% are non-family households
- 91% of housing are renter occupied
- 66% of households have no vehicle



Source: City of Boston Planning Department Research Division Analysis.

Chinatown Main Streets is predominantly a commercial and mixed use district, with some residential and a few remaining industrial parcels

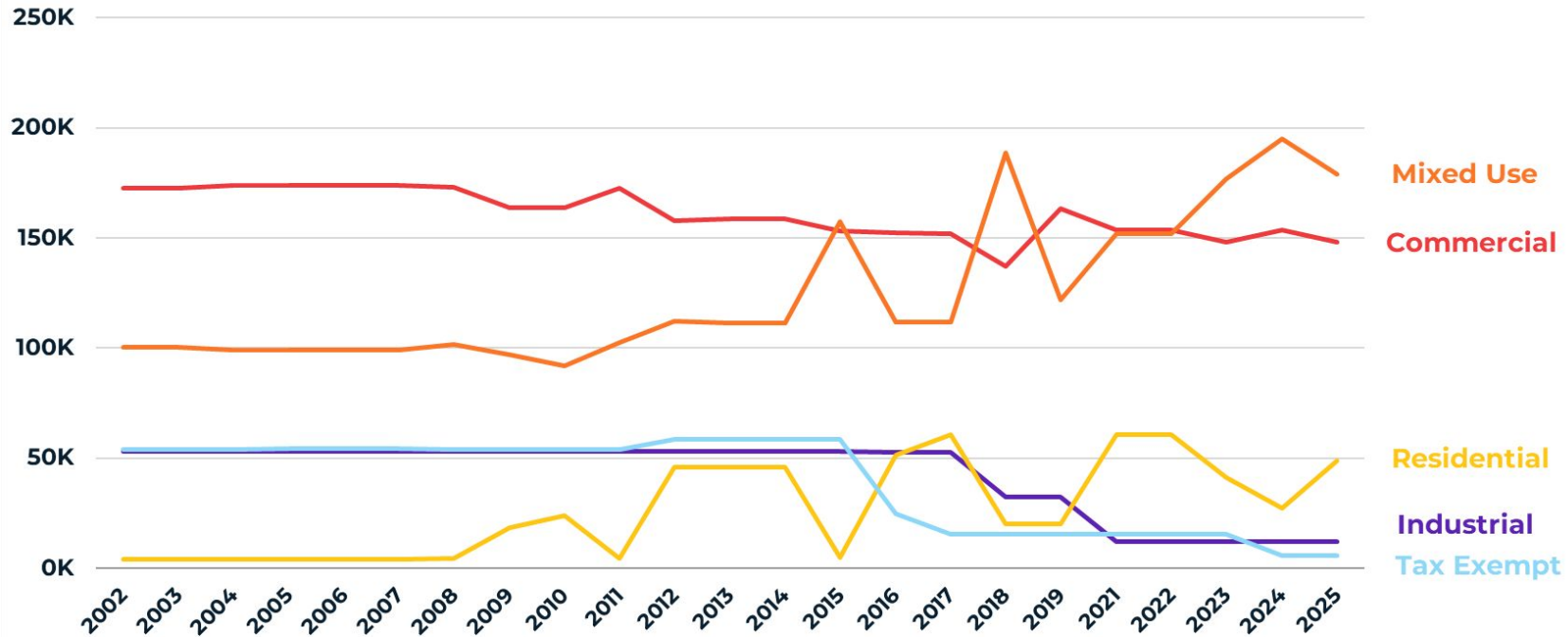
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	49	35.5%
Industrial	3	2.2%
Mixed Use	66	47.8%
Residential	19	13.8%
Tax Exempt	1	0.7%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Industrial and tax exempt land use have declined to nearly zero, while mixed use has increased to the most common use

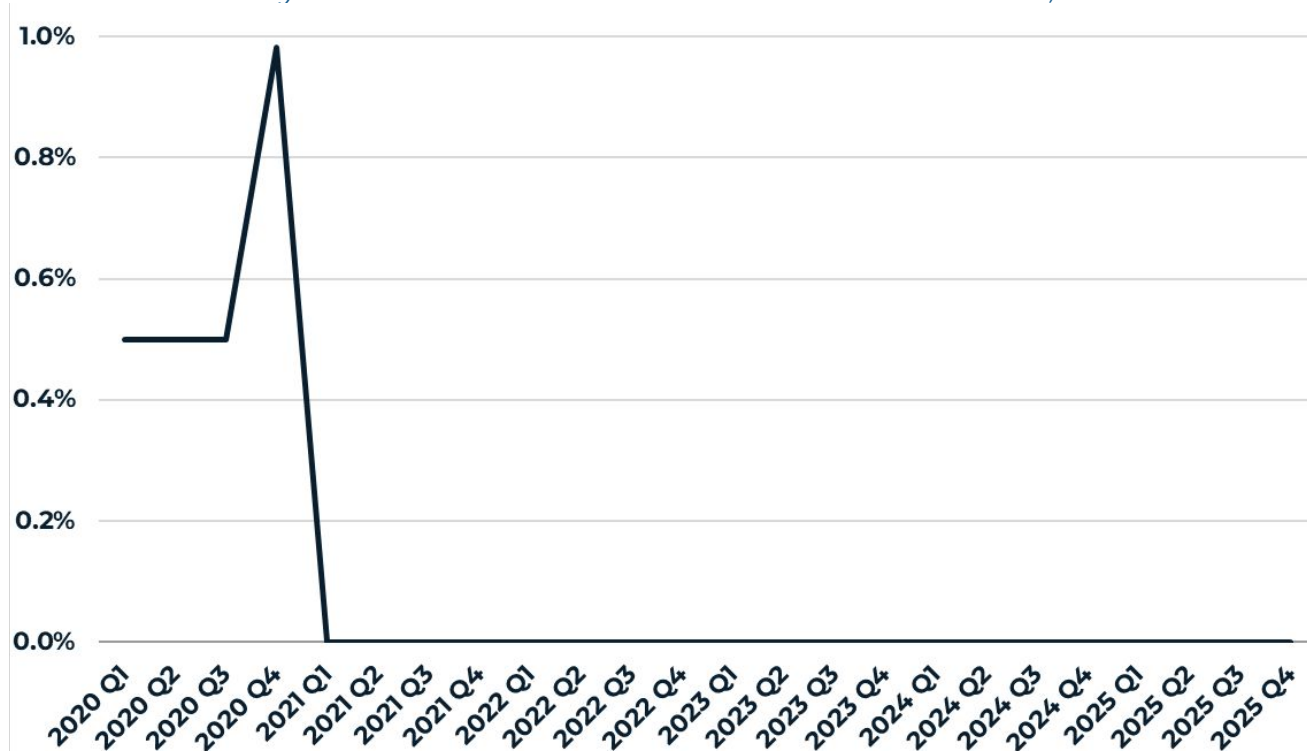
Square Feet of Parcel Land Area by Category in Chinatown Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has remained low for the last 5 years

Retail Vacancy Rates in Chinatown Main Streets District, 2020-2025



Retail vacancy reached its peak just under 1% at the end of 2020 but there has been no vacancy since

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Chinatown Main Streets is home to 294 businesses & institutions

Top business sectors include:

- Accommodation and Food Services
- “Other Services” such as personal care and repair/maintenance services
- Professional, Scientific, and Technical Services

Major businesses include:

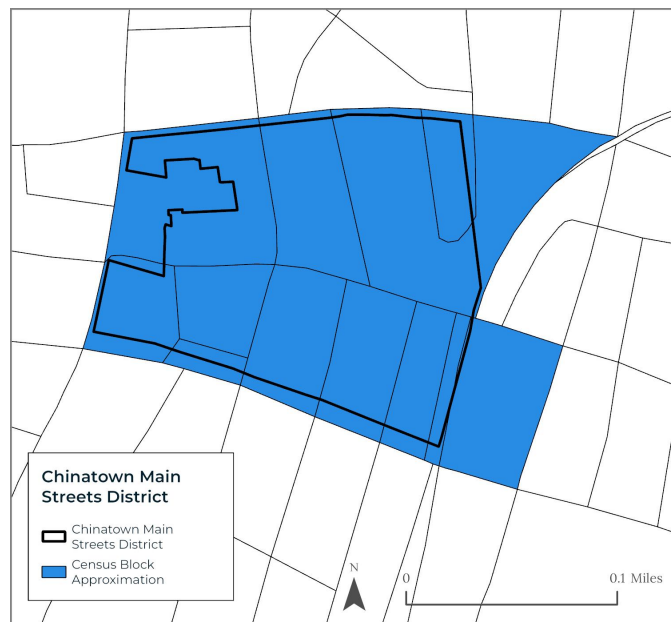
- China Pearl Restaurant
- Empire Garden Restaurant
- B. GOOD

SECTOR	ESTABLISHMENT SHARE
Accommodation and food services	32.3%
Other services (except public administration)	14.3%
Professional, scientific, and technical services	11.9%
Retail trade	9.2%
Health care and social assistance	5.4%
Administrative and support and waste management and remediation services	5.1%
Real estate and rental and leasing	3.4%
Manufacturing	3.4%
Finance and insurance	2.7%
Educational services	2.7%
Arts, entertainment, and recreation	2.0%
Construction	2.0%
Information	2.0%
Wholesale trade	1.7%
Transportation and warehousing	1.4%
Public administration	0.3%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~2,810 payroll jobs are within the Census block approximation of Chinatown Main Streets District

Chinatown Main Streets payroll employment is concentrated in Accommodation and Food Services, Professional, Scientific, and Technical Services, and Information

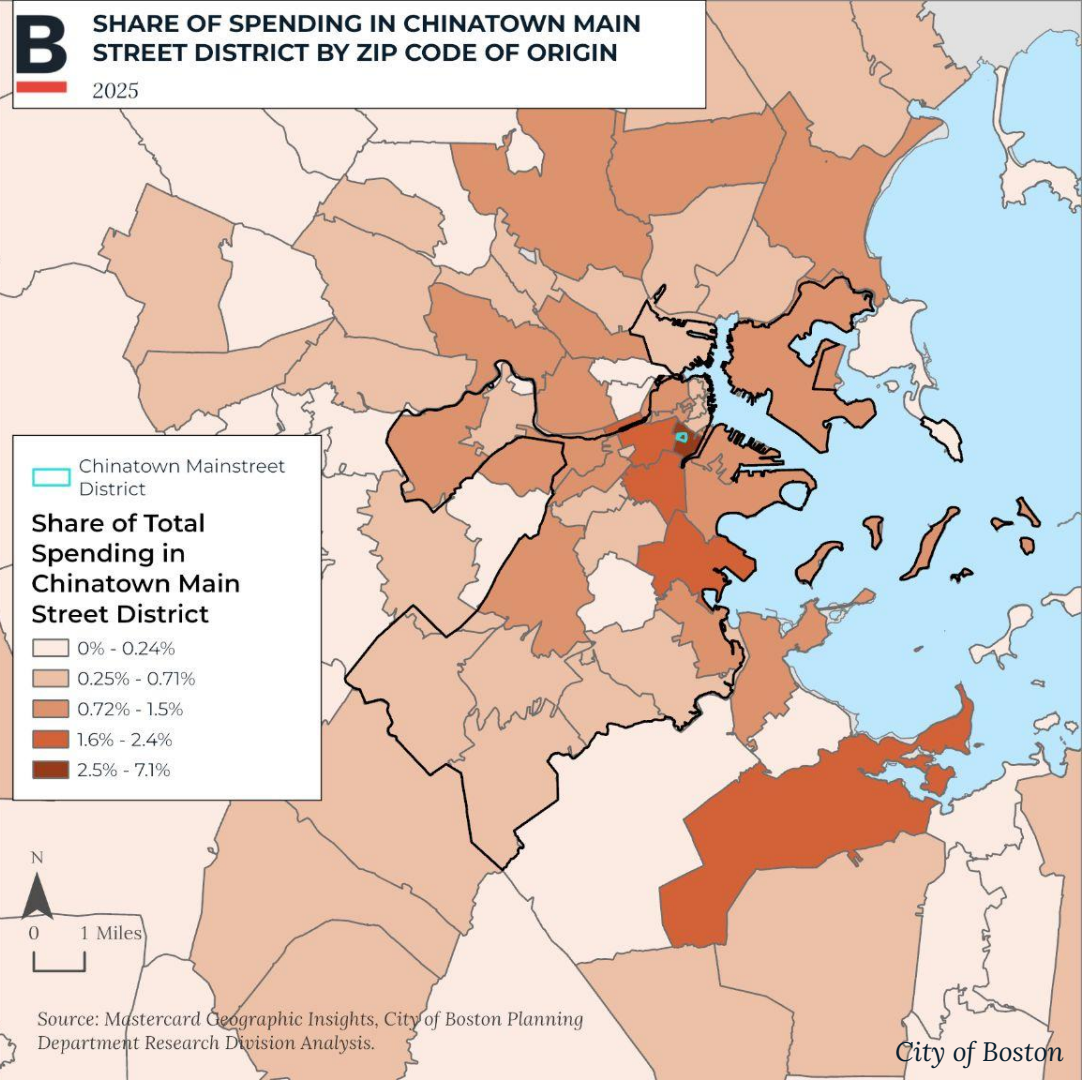


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Accommodation and Food Services	839	29.9%
Professional, Scientific, and Technical Services	606	21.6%
Information	483	17.2%
Finance and Insurance	266	9.5%
Retail Trade	128	4.6%
Other Services (excluding Public Administration)	130	4.6%
Manufacturing	91	3.2%
Health Care and Social Assistance	69	2.5%
Administration & Support, Waste Management and Remediation	61	2.2%
Transportation and Warehousing	42	1.5%
Real Estate and Rental and Leasing	32	1.1%
Educational Services	28	1.0%
Construction	26	0.9%
Wholesale Trade	5	0.2%
Management of Companies and Enterprises	2	0.1%
Public Administration	2	0.1%

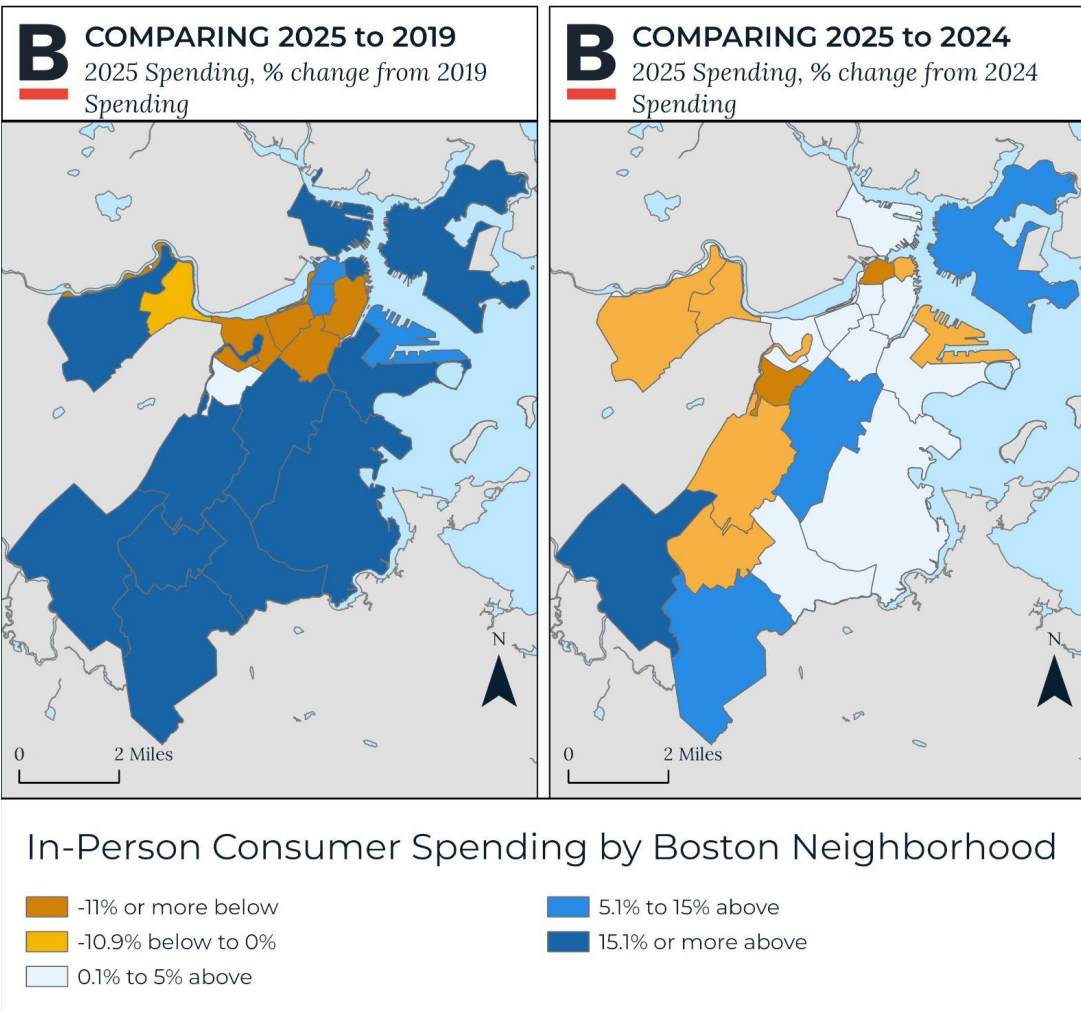
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

70.5% of spending in the Chinatown Main Streets District originates outside of Boston. In Boston, the majority of spending comes from:

- Chinatown, 9.2
- Downtown, 8.8%
- Dorchester, 2.9%
- Back Bay, 2.6%

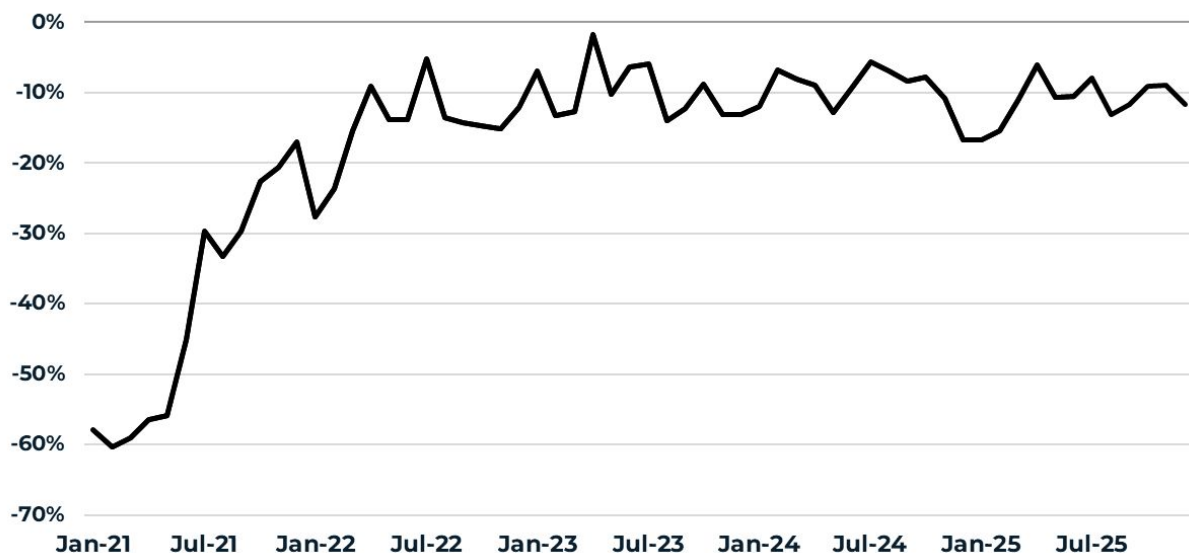


In 2025, consumer spending in Downtown was 1.6% above 2024 levels and 15.3% below 2019 levels when adjusted for inflation.



Consumer spending in Chinatown Main Streets showed an upward trajectory, but remains below 2019 levels

Total In-Person Consumer Spending in Chinatown Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



While in-person consumer spending increased significantly between May and July of 2021, spending in Chinatown main street district still sits 10% below 2019 levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained below 2019 levels through 2025, gradually improving to settle right below the 2019 benchmark

*Total In-Person Transaction Counts in Chinatown Main Streets District, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019*



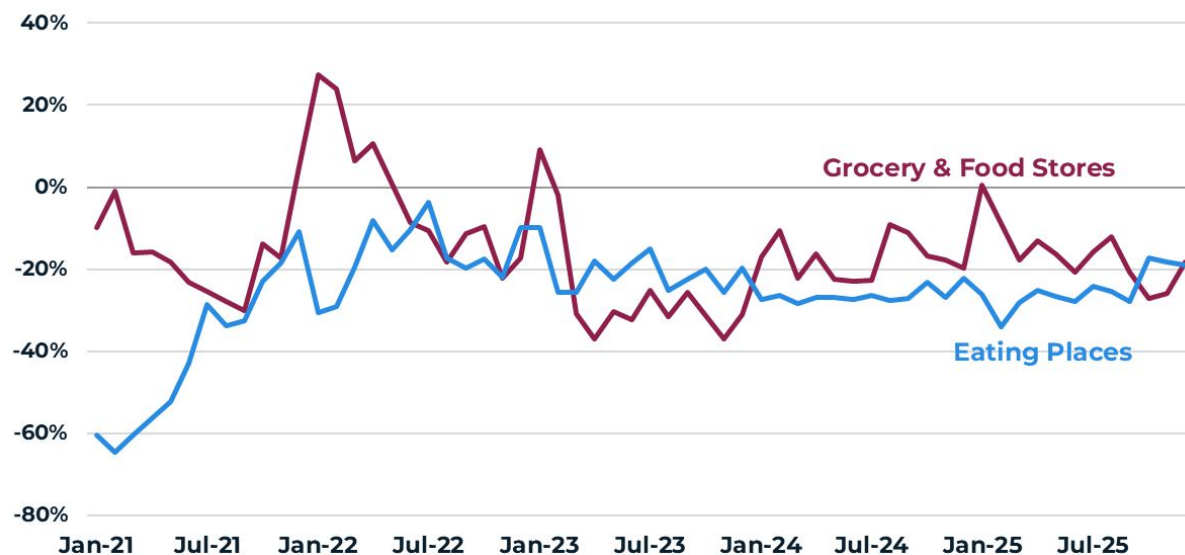
In early 2021, transaction counts sat at roughly 60 % below pre-COVID benchmarks, yet by the end of 2025 they had rebounded significantly—narrowing the gap below pre-COVID levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Chinatown Main Streets District is approximated using 2010 block groups.

Both grocery and restaurant spending in Chinatown have not recovered 2019 levels as of 2025

Consumer Spending in Chinatown Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending surged in January 2022, reaching 22% above pre-pandemic levels, but declined below 2019 levels from 2023 through 2025.

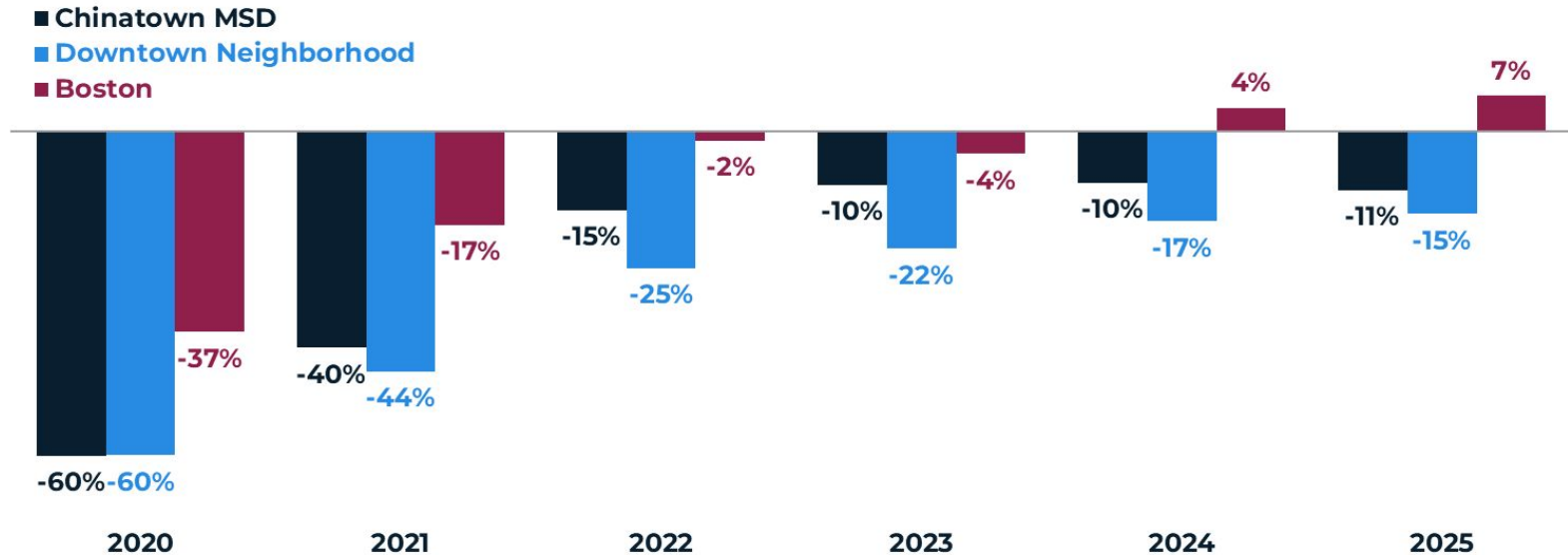
Restaurant spending saw a rise in July 2021 but remained roughly 28% below pre-COVID levels as of 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Chinatown Main Streets total in-person consumer spending consistently remained below 2019 levels since 2020

Total In-Person Consumer Spending, Percentage Change from 2019

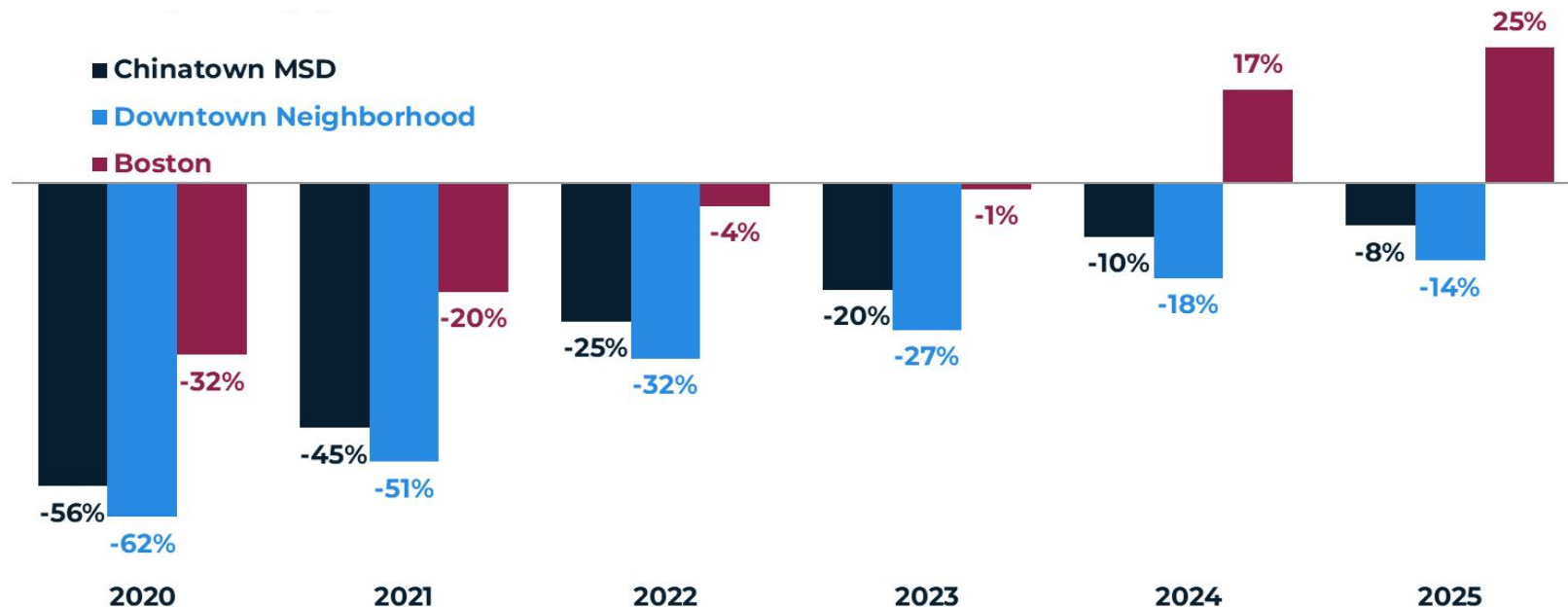


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Transaction counts in Chinatown Main Streets showed improvement but were still 8% below 2019 levels by 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

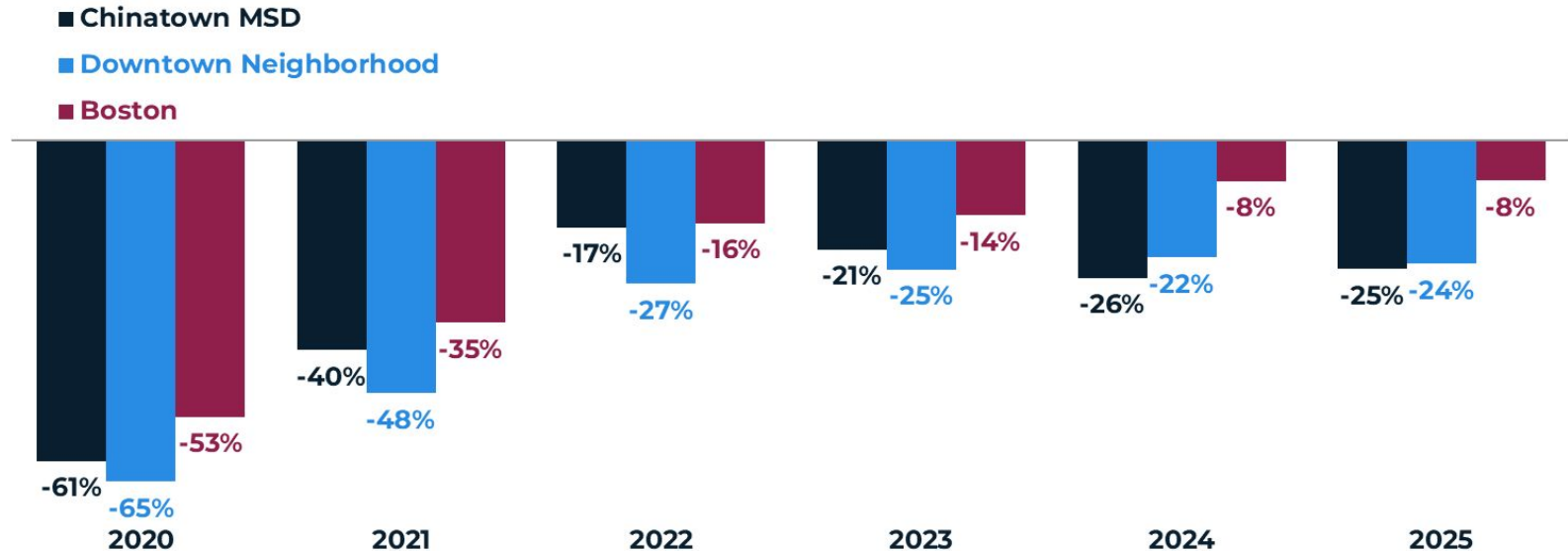


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction.

Restaurant spending in Chinatown Main Streets has yet to recover to 2019 levels, remaining 25% below in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

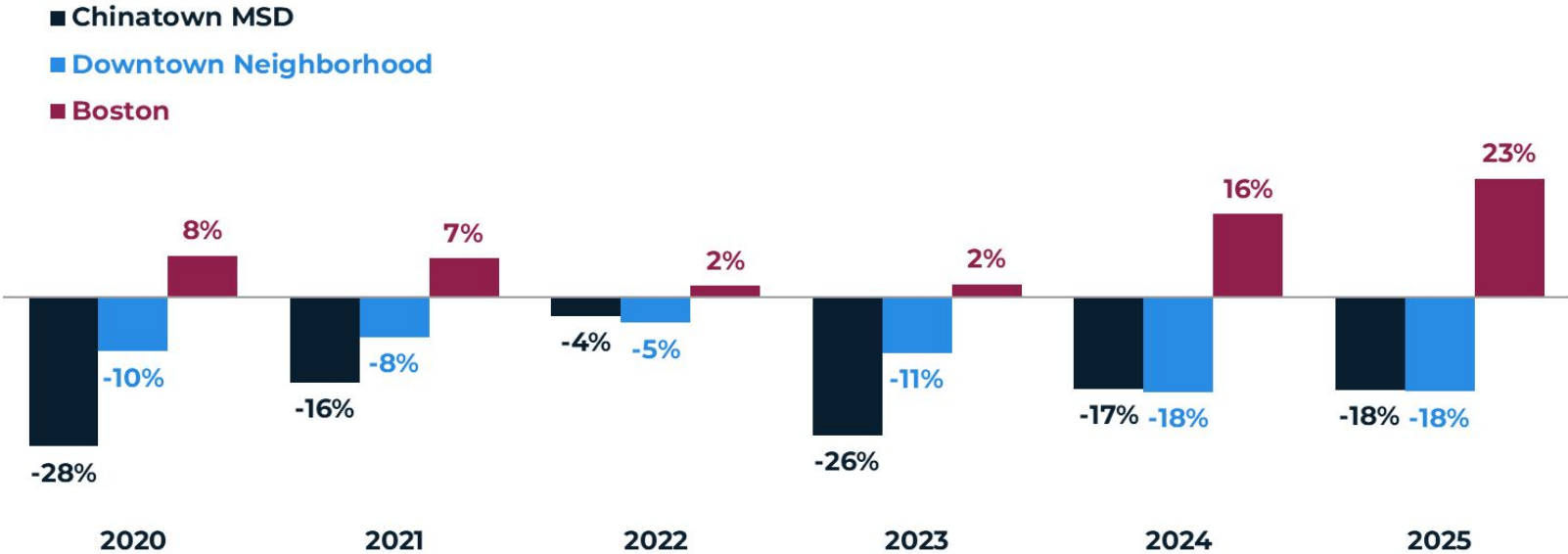


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

In-person consumer spending on groceries remained 18% below 2019 levels in 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

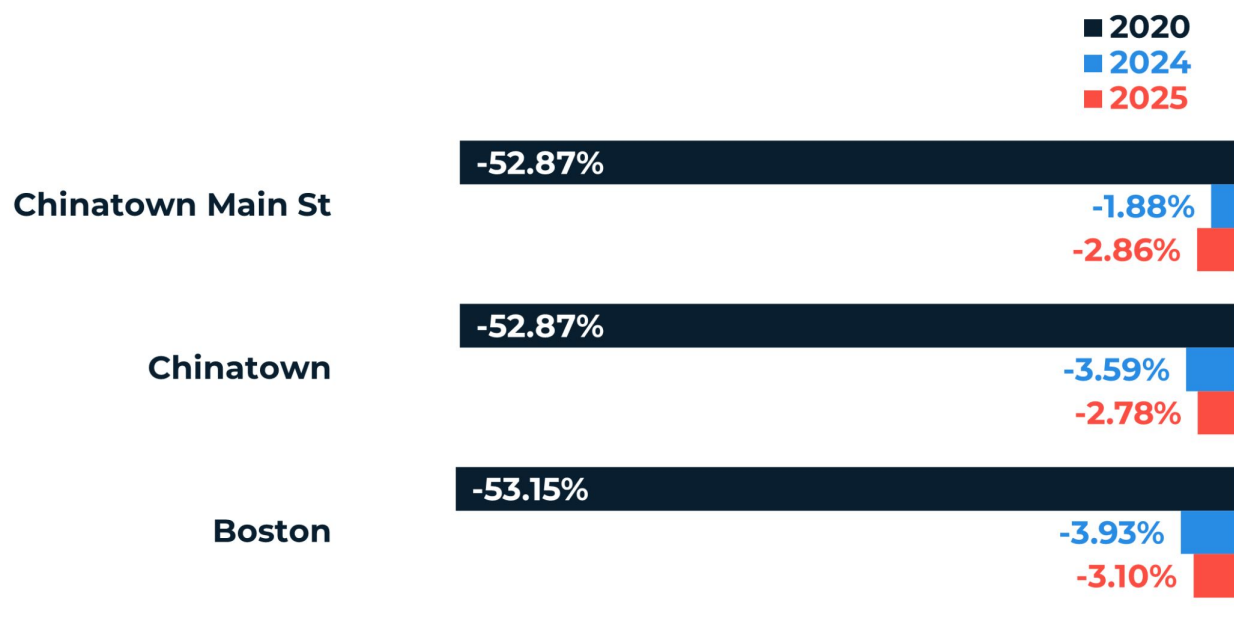


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Visits to Chinatown Main Street in 2025 nearly recovered to pre-pandemic levels, following similar Chinatown and citywide trends

Annual Visits* to Chinatown Main Street, Chinatown Neighborhood, and Boston Compared to Visits in 2019



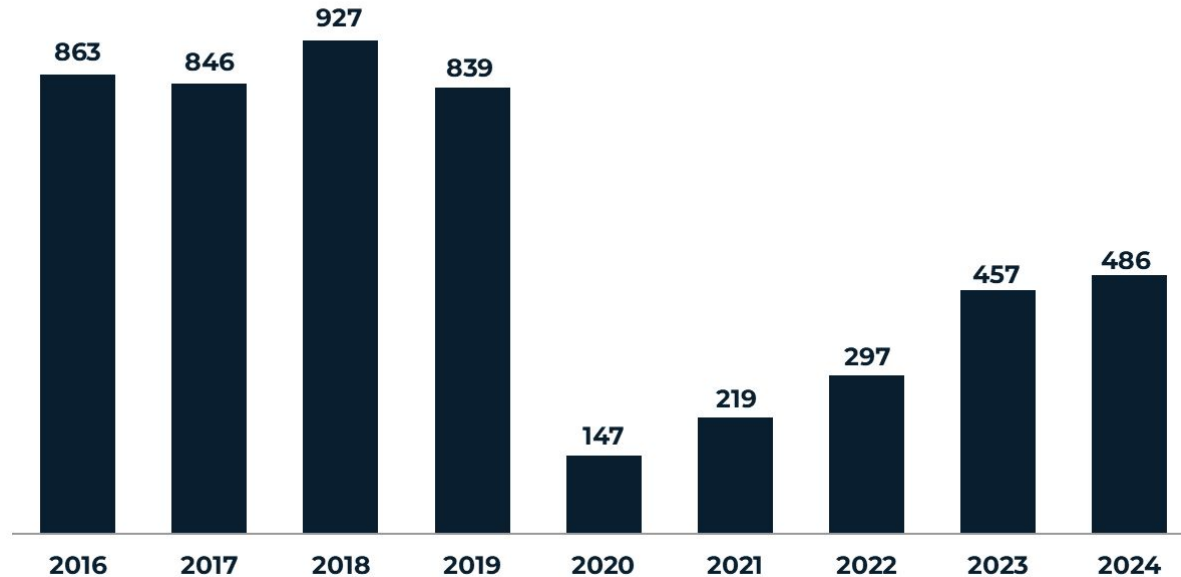
In 2020, visits to **Chinatown Main Street** were 52.87% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Chinatown Main Street** recovered to just 2.86% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings along Chinatown Main Streets dropped by approximately 83% in 2020 and has been gradually recovering since

Average Weekday Boardings at bus stops in Chinatown Main Streets District during the Fall seasons



There were 486 average weekday boardings in the Chinatown Main Streets District in Fall 2024, which is **58%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

East Boston

Main Streets Profile

March 2026



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Planning Department
RESEARCH DIVISION

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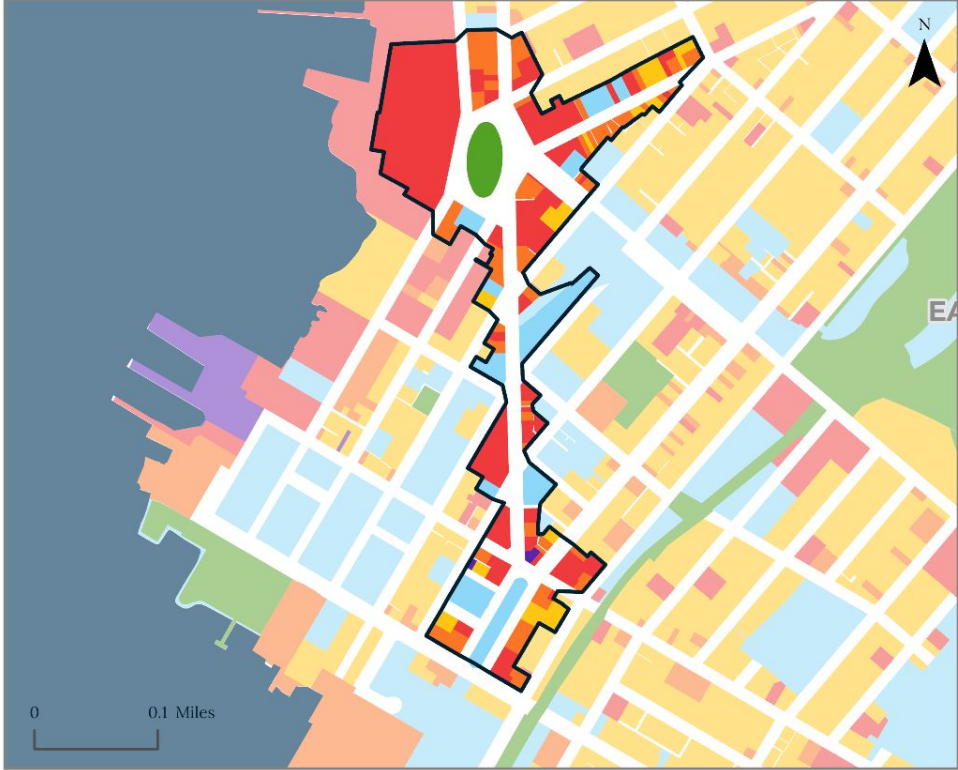
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

East Boston Main Streets is made of mostly commercial and mixed use land

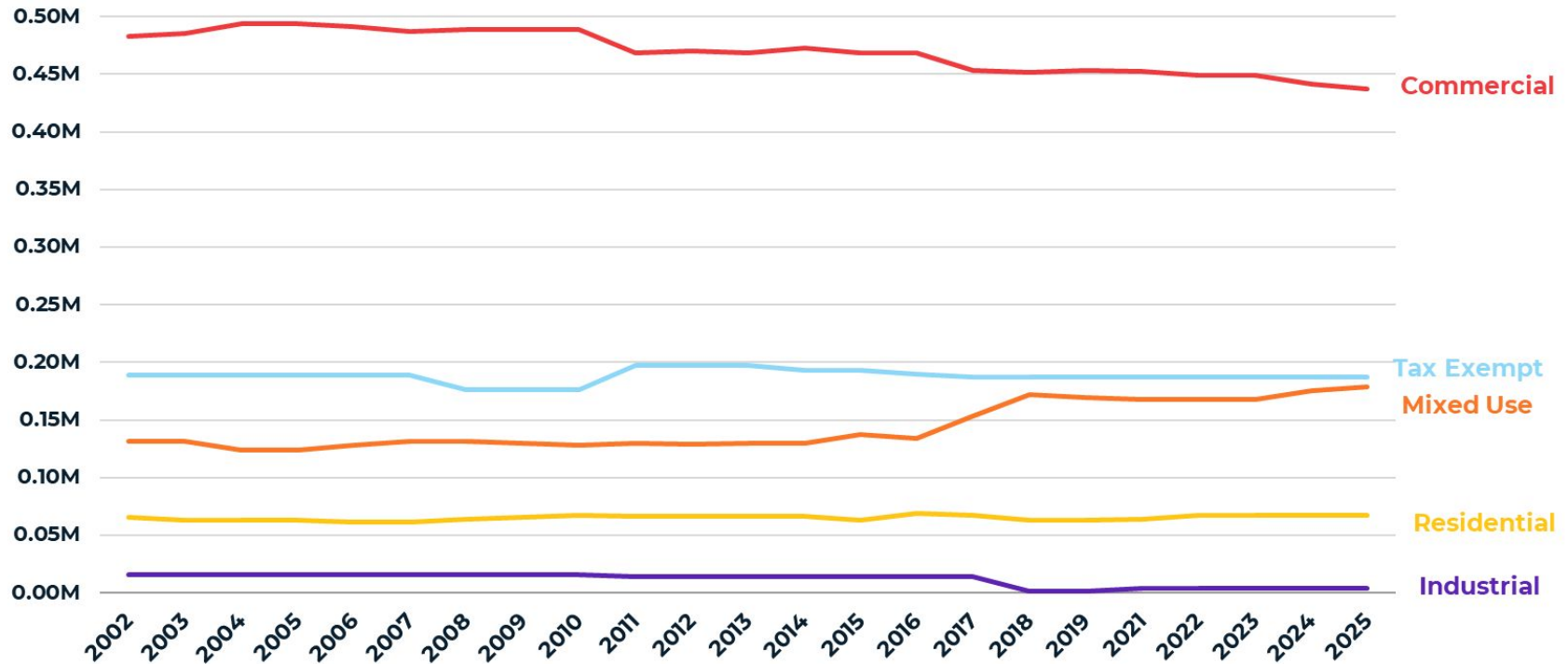
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	70	35.4%
Industrial	3	1.5%
Mixed Use	87	43.9%
Residential	26	13.1%
Tax Exempt	12	6.1%



- East Boston Main Street District
- Commercial
- Industrial
- Mixed Use
- Residential
- Tax Exempt
- Open Space

Commercial and industrial land use have declined slightly over time, while mixed use has increased

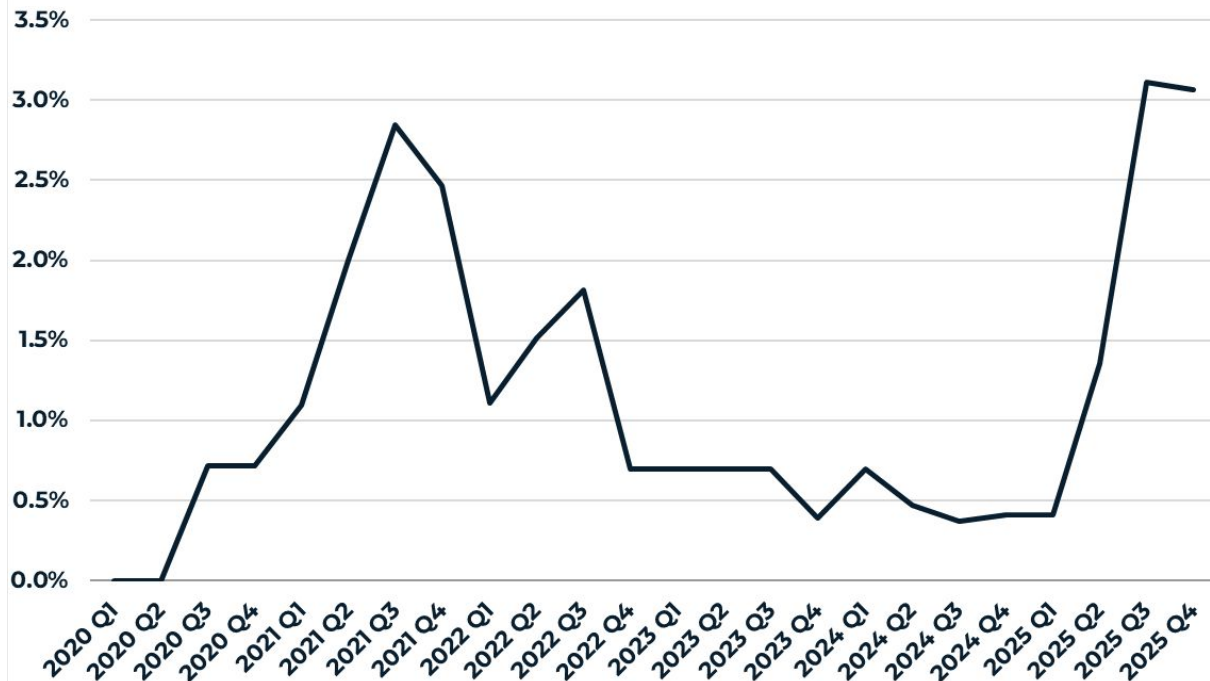
Square Feet of Parcel Land Area by Category in East Boston Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has fluctuated over the last 5 years

Retail Vacancy Rates in East Boston Main Streets District, 2020-2025



Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Overall, retail vacancy has remained low, although it is currently at a 5-year peak at just over **3%**

East Boston Main Streets is home to 268 businesses & institutions

Top business sectors include:

- Accommodation and Food Services
- Retail Trade
- Professional, Scientific, and Technical Services

Major businesses include:

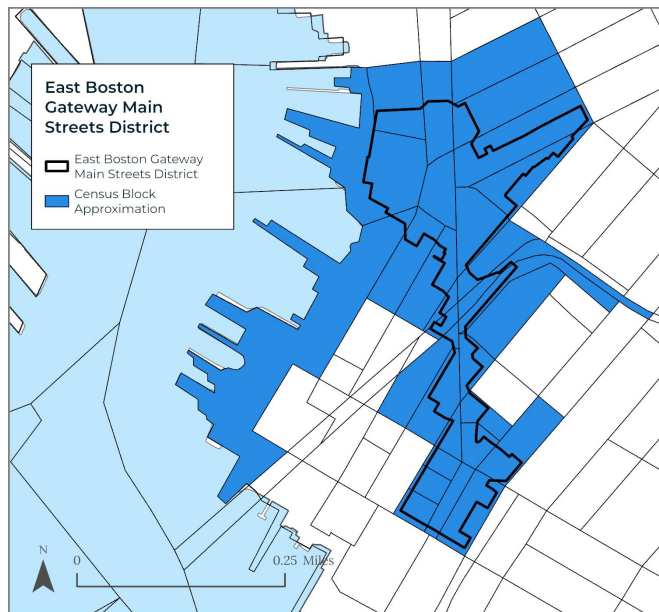
- EBO & Co. Grocery
- East Boston District Court
- Walgreens

SECTOR	ESTABLISHMENT SHARE
Accommodation and food services	21.6%
Retail trade	19.4%
Professional, scientific, and technical services	10.1%
Other services (except public administration)	10.1%
Finance and insurance	9.7%
Health care and social assistance	8.2%
Information	4.1%
Administrative and support and waste management and remediation services	3.4%
Real estate and rental and leasing	3.0%
Transportation and warehousing	3.0%
Arts, entertainment, and recreation	1.9%
Public administration	1.5%
Educational services	1.5%
Wholesale trade	0.7%
Manufacturing	0.7%
Construction	0.7%
Agriculture, forestry, fishing, and hunting	0.4%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~1,720 payroll jobs are within the Census block approximation of East Boston Main Streets District

East Boston Main Streets payroll employment is concentrated in Health Care and Social Assistance, Retail Trade, and Accommodation and Food Services

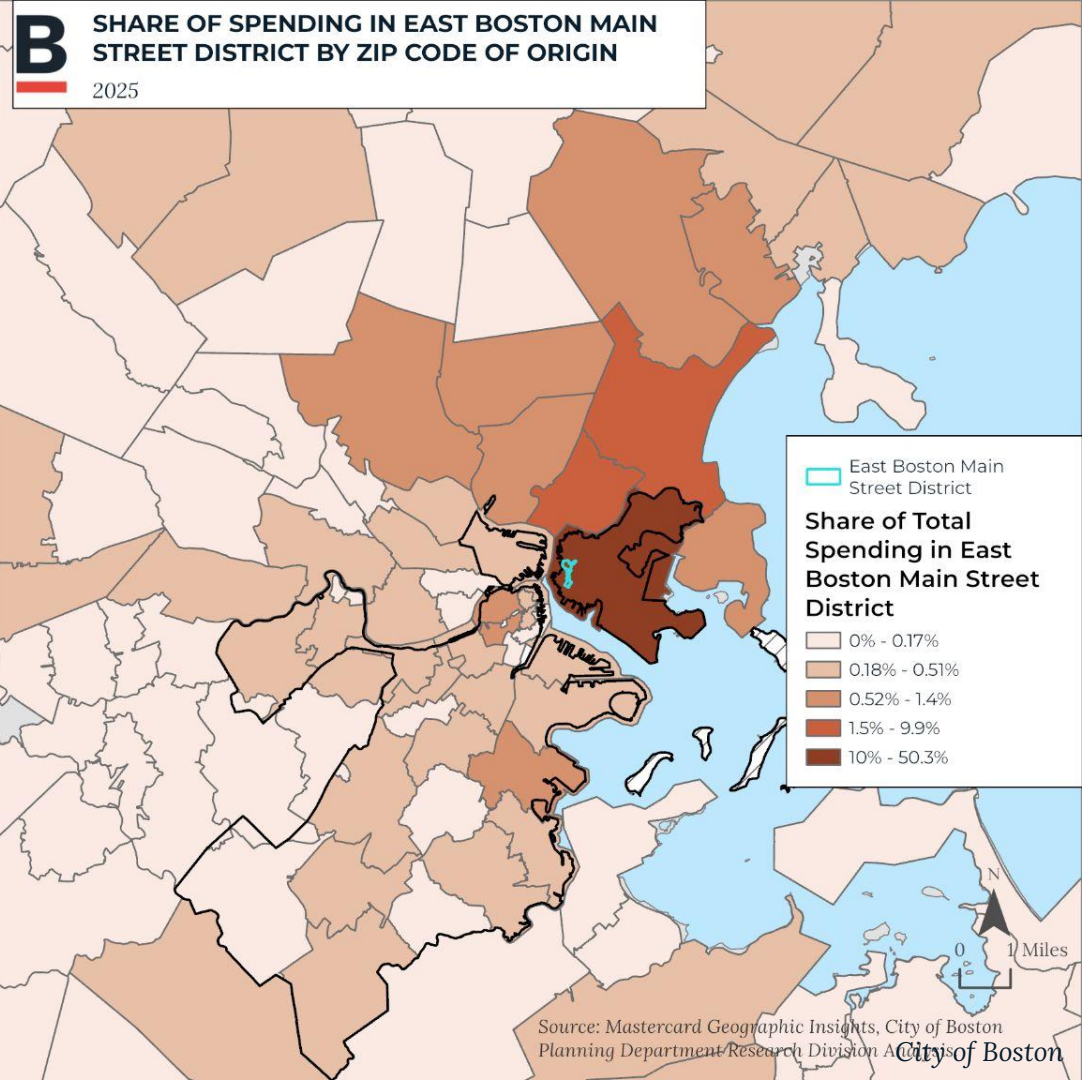


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	453	26.3%
Retail Trade	431	25.1%
Accommodation and Food Services	383	22.3%
Other Services (excluding Public Administration)	120	7.0%
Real Estate and Rental and Leasing	81	4.7%
Finance and Insurance	64	3.7%
Professional, Scientific, and Technical Services	57	3.3%
Information	42	2.4%
Public Administration	23	1.3%
Construction	17	1.0%
Wholesale Trade	16	0.9%
Arts, Entertainment, and Recreation	10	0.6%
Transportation and Warehousing	8	0.5%
Administration & Support, Waste Management and Remediation	8	0.5%
Manufacturing	7	0.4%

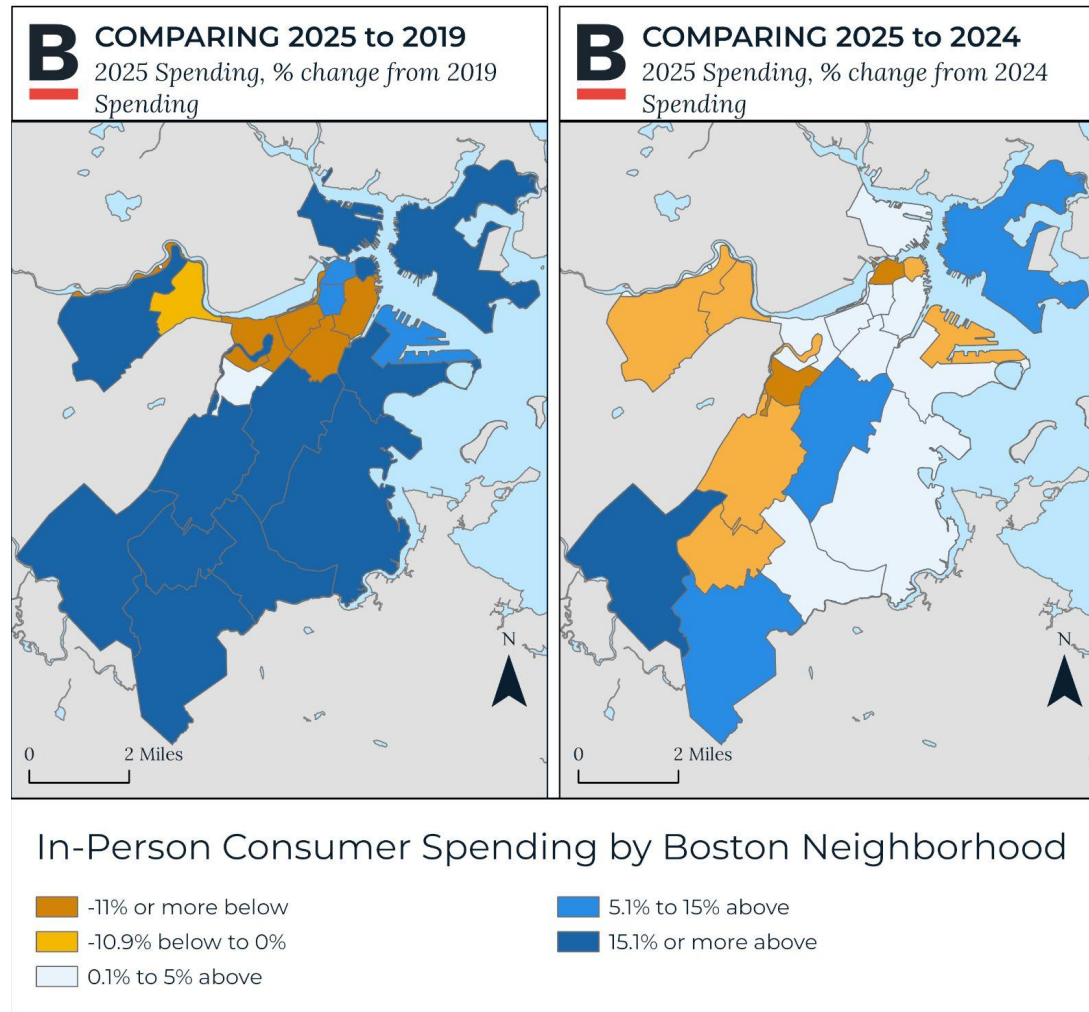
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

In the East Boston Main Streets District, 50.3% of spending comes from East Boston neighborhood

Another 8.5% is contributed by residents of other Boston neighborhoods, while the remaining 41.8% originates from outside the city



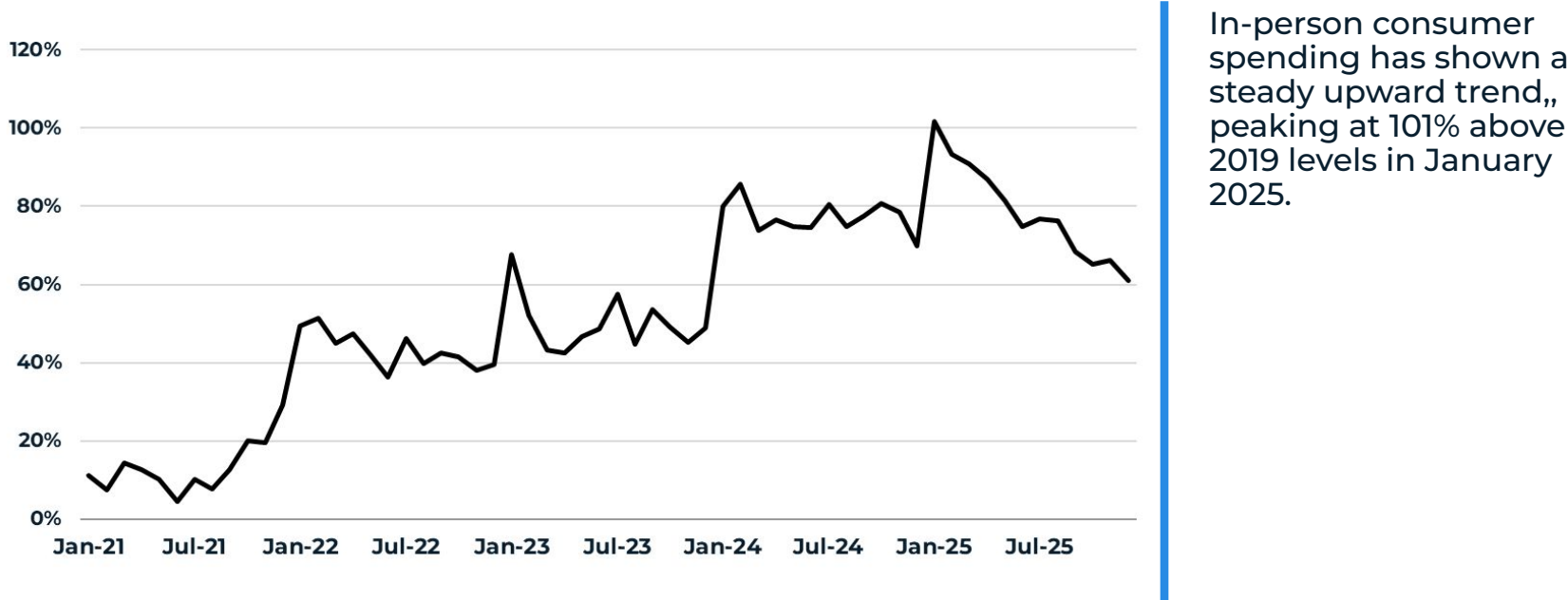
In 2025, consumer spending in East Boston was 9.7% above 2024 levels and 59.8% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in the East Boston Main Streets District showed growing trends and constantly outperformed 2019 levels.

Total In-Person Consumer Spending in East Boston Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: East Boston Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation

Transaction counts in East Boston have steadily increased, reaching 71.1% above 2019 levels by December 2025

Total In-Person Transaction Counts in East Boston Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Transaction counts have steadily increased over time, with each peak progressively higher than the last.

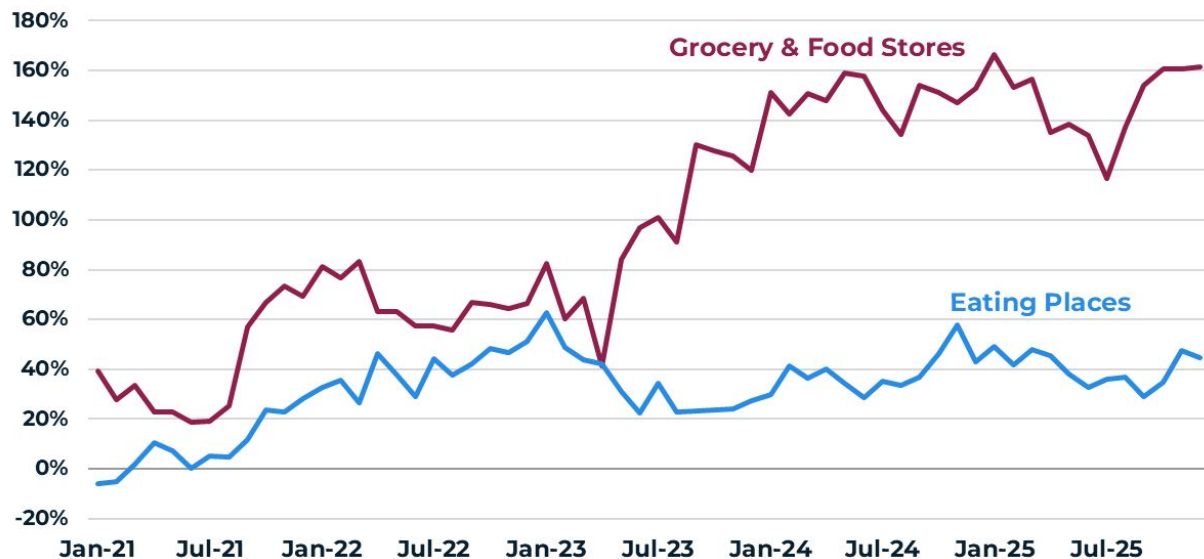
By January 2025, East Boston's transaction count was 100% higher than pre-COVID levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: East Boston Main Streets District is approximated using 2010 block groups.

Both grocery and restaurant spending in East Boston have been above 2019 levels since early 2021.

Consumer Spending in East Boston Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending surged significantly in May 2023 and has remained consistently between 140% and 160% above pre-COVID levels since 2024

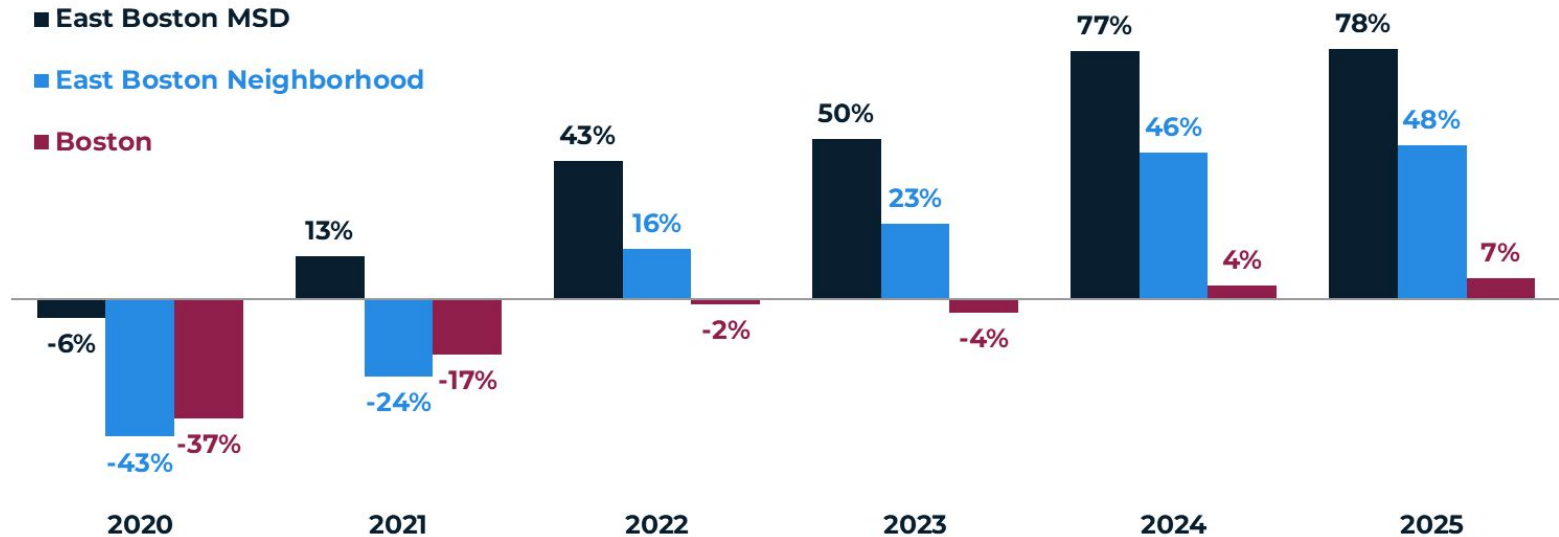
Restaurant spending saw an increase in 2021, ranging from 20% to 60% above pre-pandemic levels through 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: East Boston Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

East Boston Main Streets in-person consumer spending showed strong growth, reaching 78% above 2019 levels by 2025

Total In-Person Consumer Spending, Percentage Change from 2019



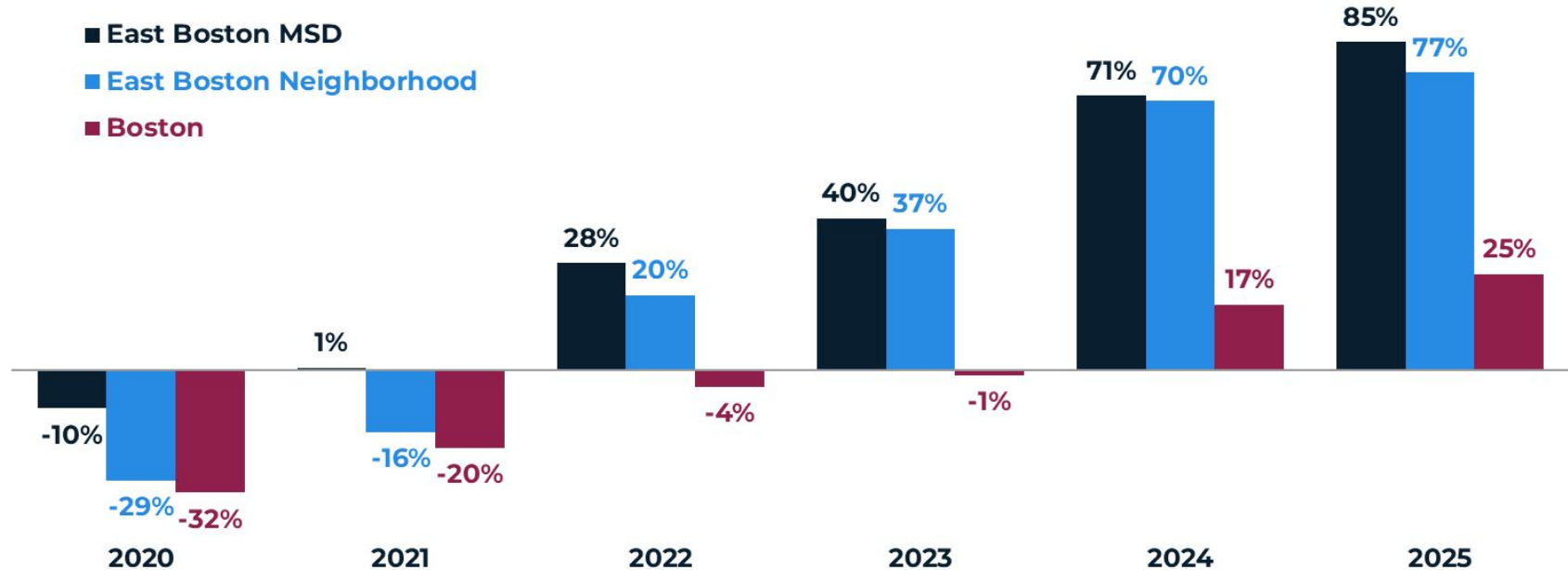
Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: East Boston Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

East Boston Main Streets credit card transaction counts reached 85% above 2019 levels by 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

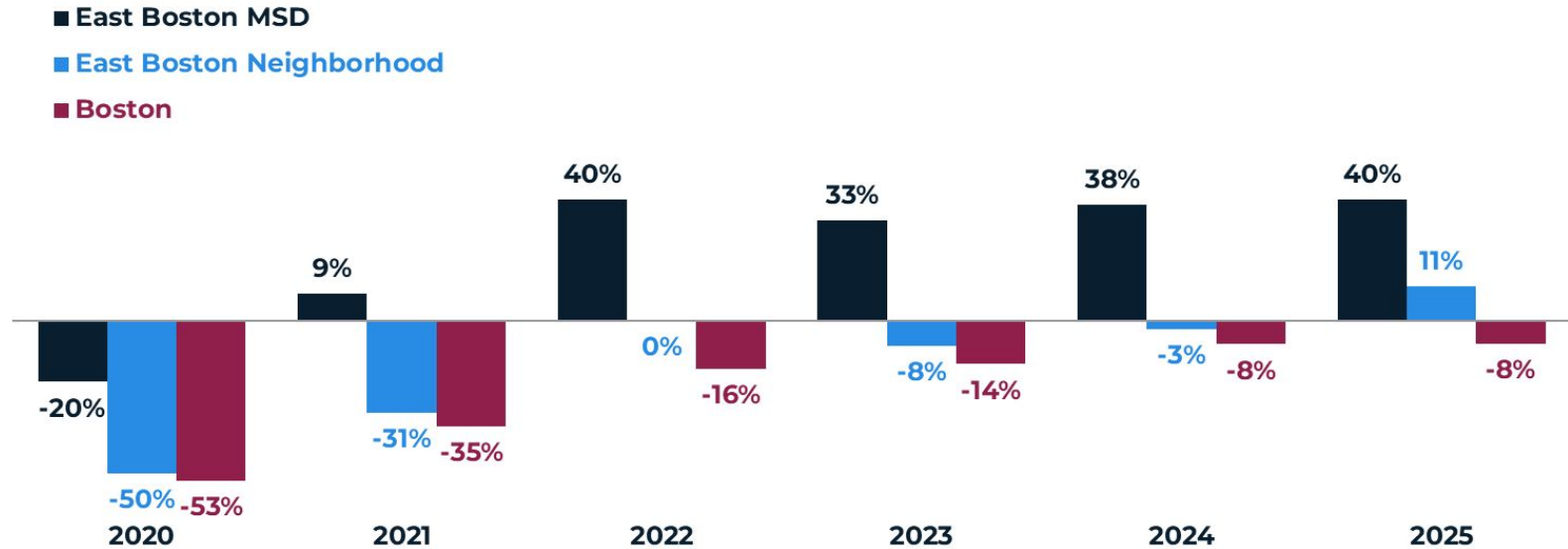


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: East Boston Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Restaurant spending in East Boston Main Streets reached 40% above 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

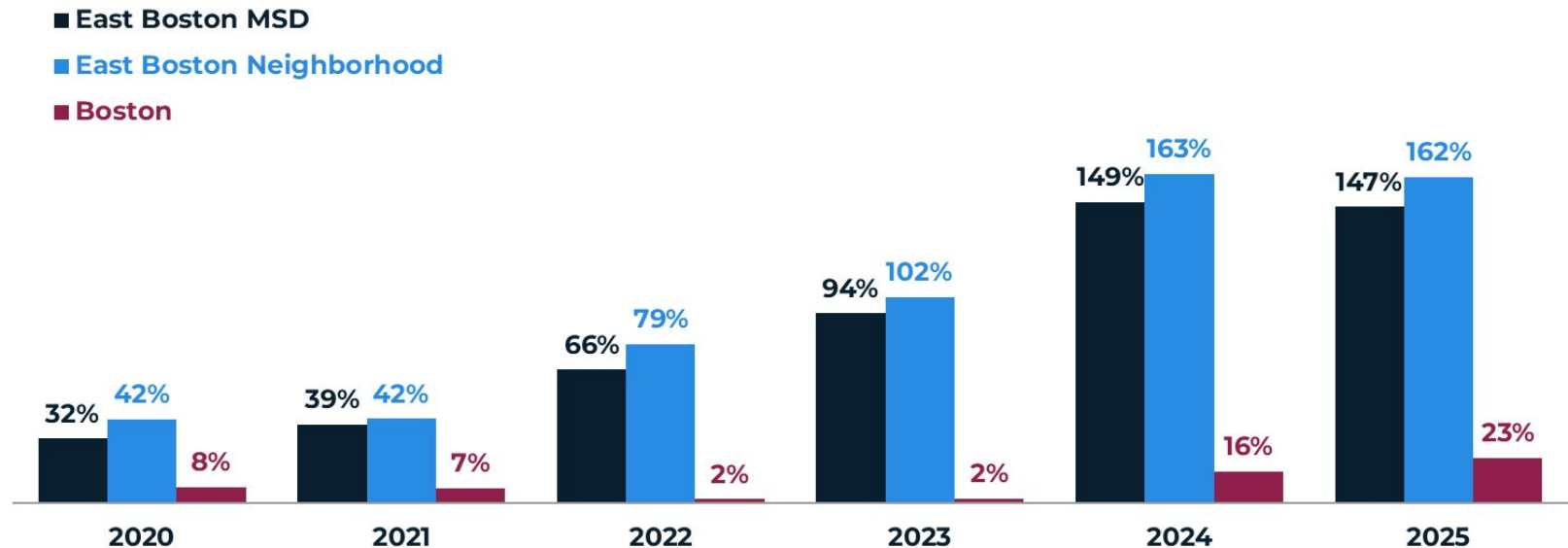


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: East Boston Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Grocery spending in East Boston Main Street District and East Boston neighborhood more than doubled compared to 2019.

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

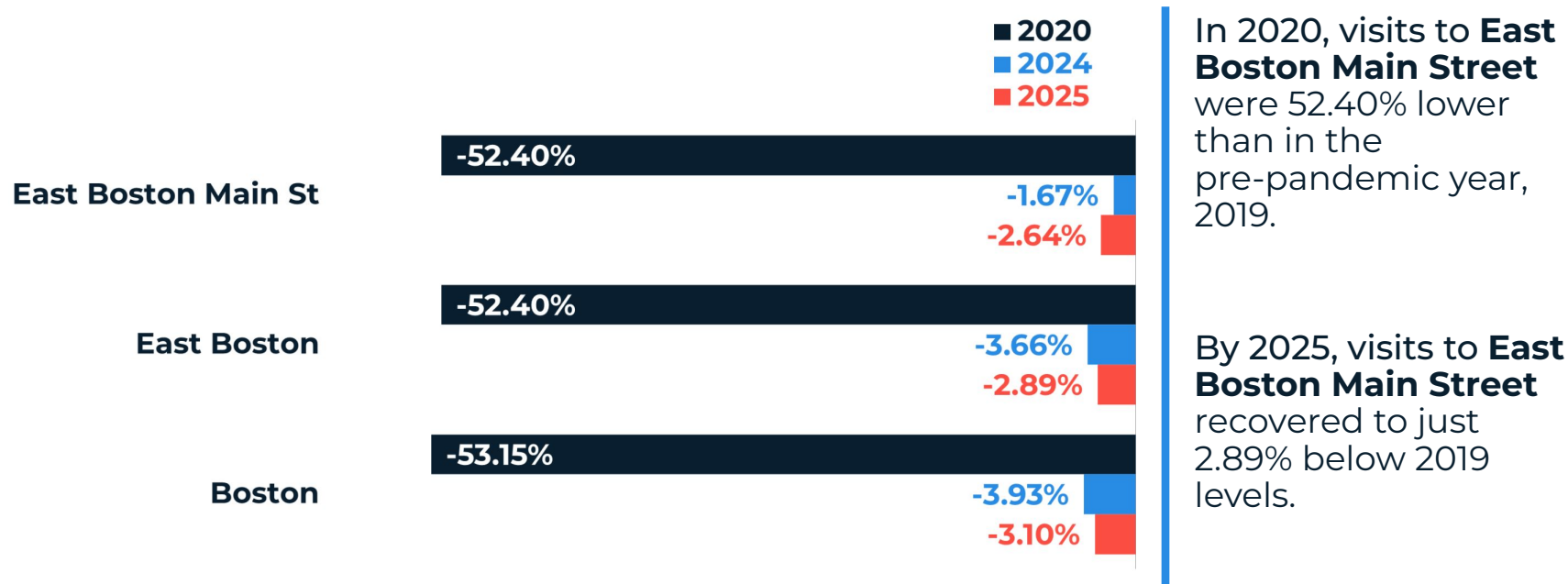


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: East Boston Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Visits to East Boston Main Street in 2025 nearly recovered to pre-pandemic levels, following similar East Boston neighborhood and citywide trends

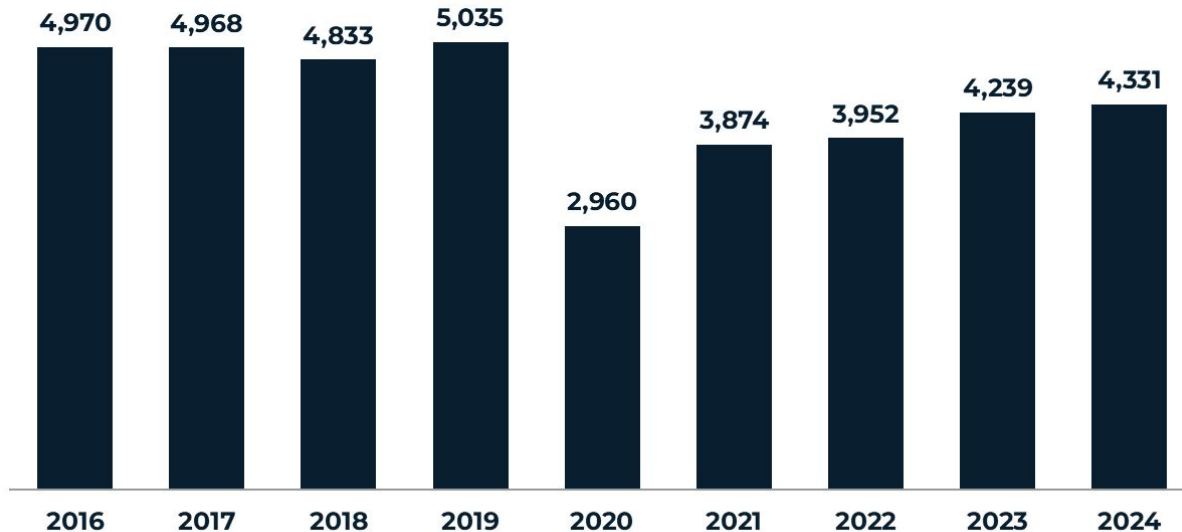
Annual Visits* to East Boston Main Street, East Boston Neighborhood, and Boston Compared to Visits in 2019



*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in East Boston Main Streets have rebounded steadily since 2020 but remain slightly below 2019 levels

Average Weekday Boardings at bus stops in East Boston Main Streets District during the Fall seasons, 2016-2024



There were **4,331** average weekday boardings in the **East Boston Main Streets District** in Fall 2024, which is **86%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Egleston Square

Main Streets Profile

March 2026



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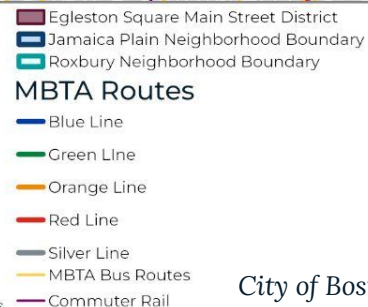
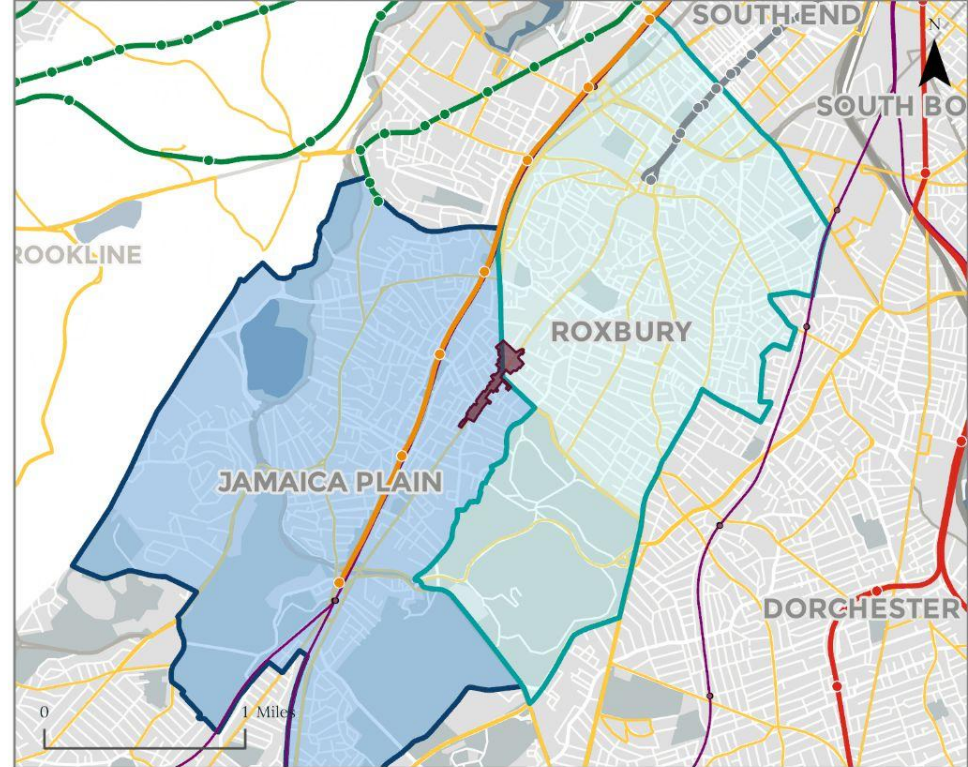
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Jamaica Plain and Roxbury are racially diverse neighborhoods with an active workforce, where a majority of residents are renters

- 33% are aged 20-34
- 28% Black and 26% Hispanic or Latino
- 48% have Bachelor's degree or higher
- 67% are in the labor force
- 67% of units are renter occupied
- 52% are non-family households

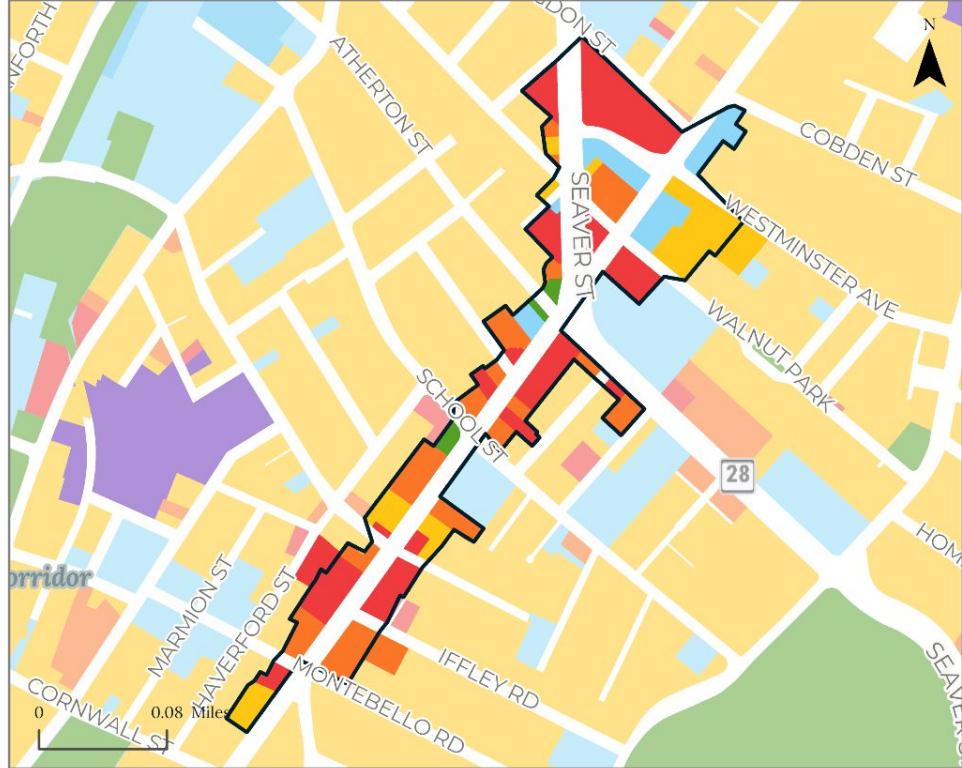


Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Egleston Square Main Streets is mostly commercial and mixed use, with some residential and tax exempt parcels

LAND USE CATEGORY	# PARCELS	SHARE
Commercial	27	33.3%
Industrial	0	0.0%
Mixed Use	20	24.7%
Residential	21	25.9%
Tax Exempt	13	16.0%

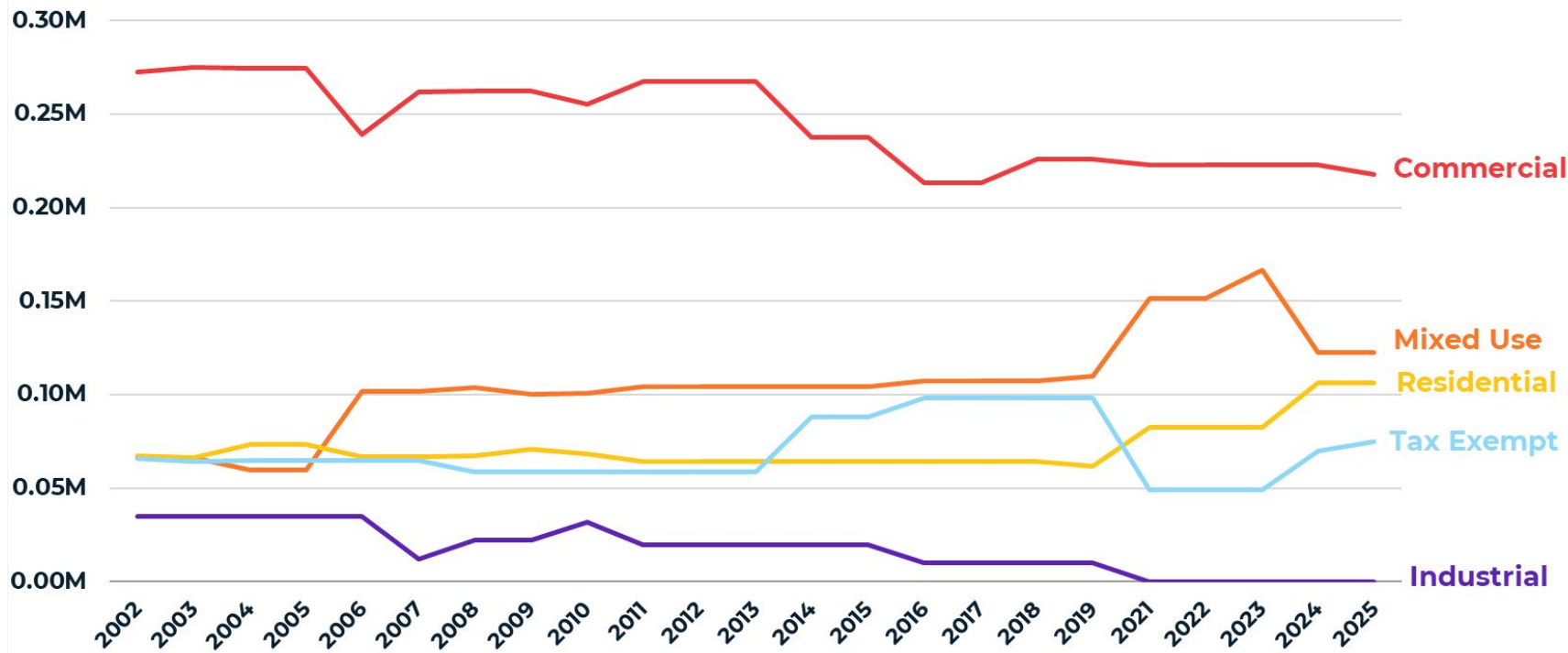


- Egleston Square Main Street District
- Commercial
- Industrial
- Mixed Use
- Residential
- Tax Exempt
- Open Space

Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Mixed use and residential land uses have slightly increased over time, while commercial and industrial land uses have fallen

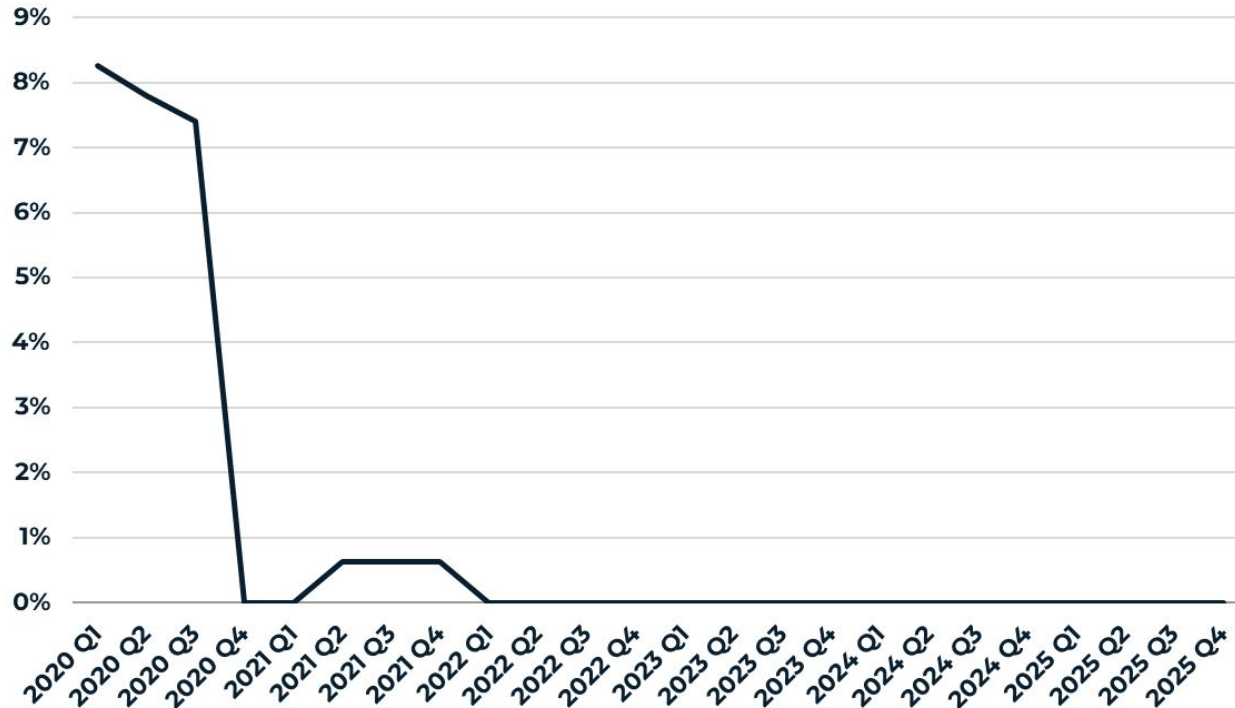
Square Feet of Parcel Land Area by Category in Egleston Square Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has remained low since late 2020

Retail Vacancy Rates in Egleston Square Main Streets District, 2020-2025



Whilst starting out the decade at above 8%, retail vacancy fell to 0% in Q4 2020 and has remained low since, according to CoStar data.

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Egleston Square Main Streets is home to 86 businesses & institutions

Top business sectors include:

- Retail Trade
- Accommodation and Food Services
- “Other Services” such as personal care and repair/maintenance services

Major businesses include:

- Elizabeth Stone House
- BNN TV Boston
- Walgreens

SECTOR	ESTABLISHMENT SHARE
Retail trade	25.6%
Other services (except public administration)	25.6%
Accommodation and food services	14.0%
Information	8.1%
Real estate and rental and leasing	7.0%
Professional, scientific, and technical services	5.8%
Health care and social assistance	4.7%
Finance and insurance	3.5%
Construction	2.3%
Administrative and support and waste management and remediation services	1.2%
Arts, entertainment, and recreation	1.2%
Transportation and warehousing	1.2%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~363 payroll jobs are within the Census block approximation of Egleston Square Main Streets District

Egleston Square Main Streets payroll employment is concentrated in Health Care and Social Assistance, Retail Trade, and Educational Services

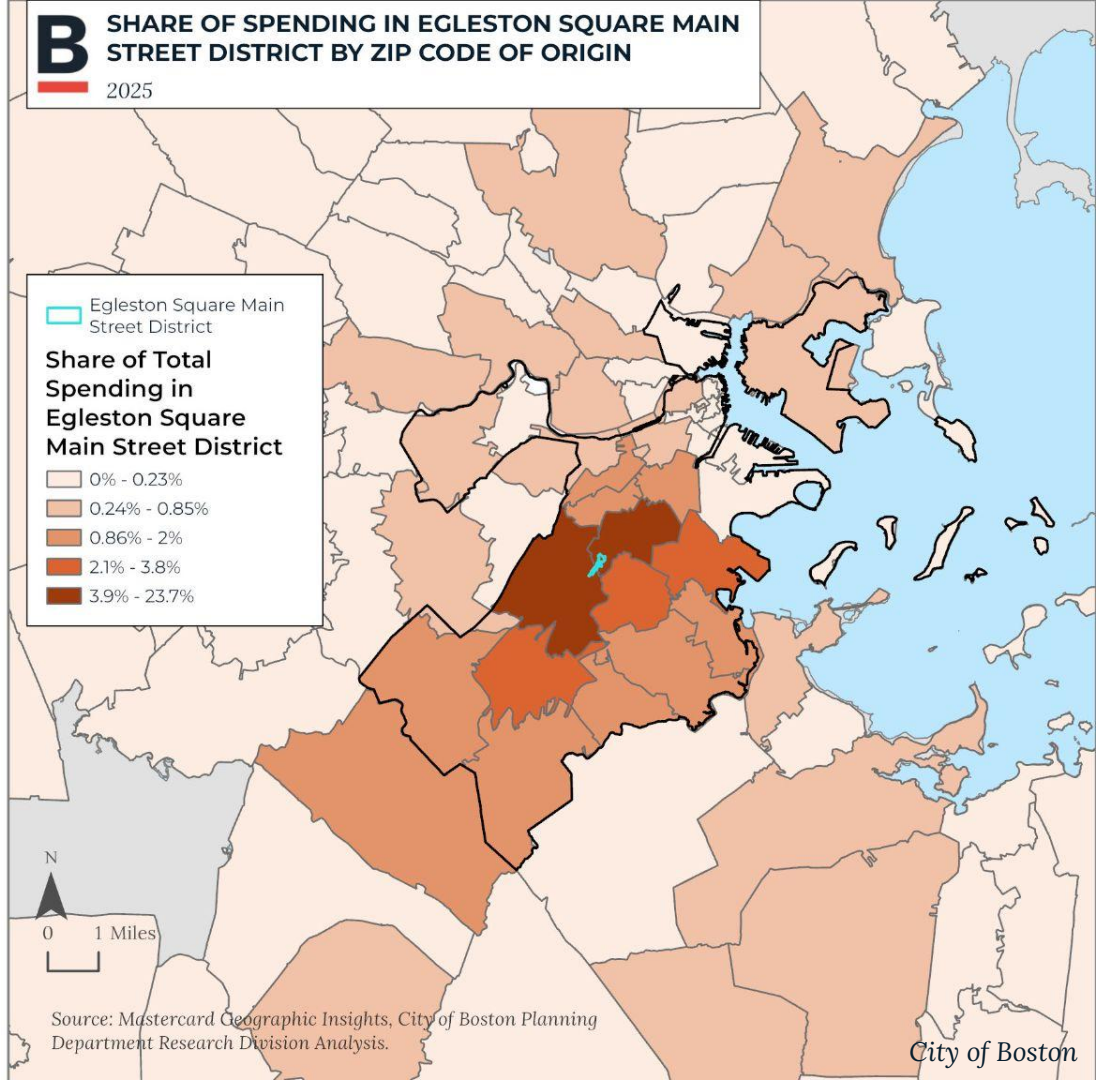


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	113	31.1%
Retail Trade	79	21.8%
Educational Services	62	17.1%
Information	26	7.2%
Accommodation and Food Services	22	6.1%
Real Estate and Rental and Leasing	17	4.7%
Other Services (excluding Public Administration)	14	3.9%
Finance and Insurance	13	3.6%
Arts, Entertainment, and Recreation	7	1.9%
Professional, Scientific, and Technical Services	5	1.4%
Transportation and Warehousing	3	0.8%
Wholesale Trade	1	0.3%
Administration & Support, Waste Management and Remediation	1	0.3%

Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

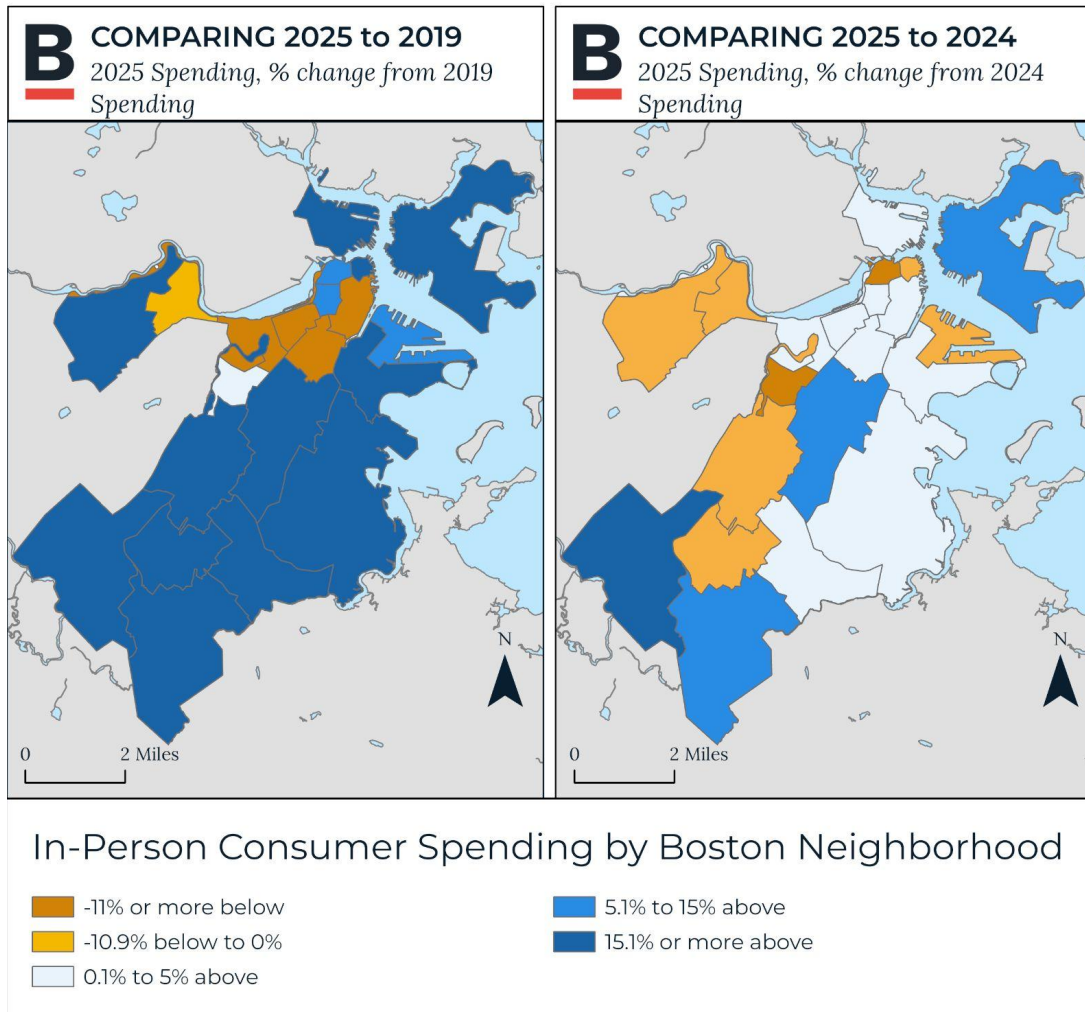
~27% of spending in the Egleston Square Main Streets District originates in Roxbury. An additional 19.8% come from Jamaica Plain

Around 20.7% comes from outside the city



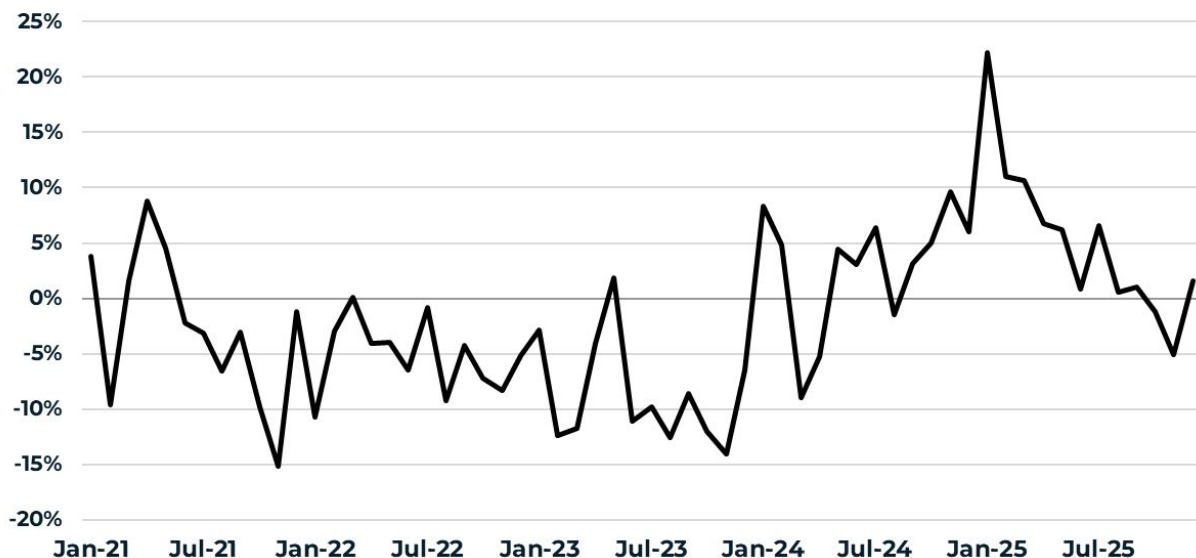
**In 2025,
inflation-adjusted
consumer spending
rose by 7.4% in Roxbury
and decreased by 1.1%
in Jamaica Plain
compared to 2024.**

**Relative to 2019 levels,
spending increased by
36.3% in Roxbury and
42.5% in Jamaica Plain.**



Consumer spending in Egleston Square Main Streets has seen notable fluctuations between 2021 and 2025, varying from 15% below to 22% above pre-COVID levels

Total In-Person Consumer Spending in Egleston Square Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



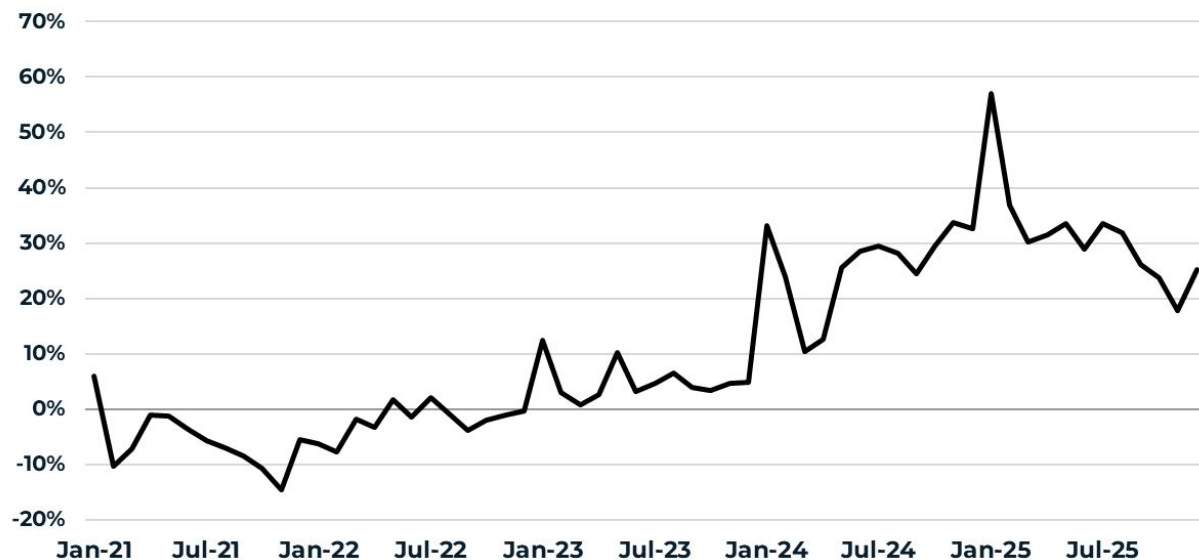
In-person consumer spending fluctuated below 2019 levels, but by mid-2024, spending remained above those levels until the end of 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Egleston Square Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained below 2019 levels through early-2023, but began to slowly rise

Total In-Person Transaction Counts in Egleston Square Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



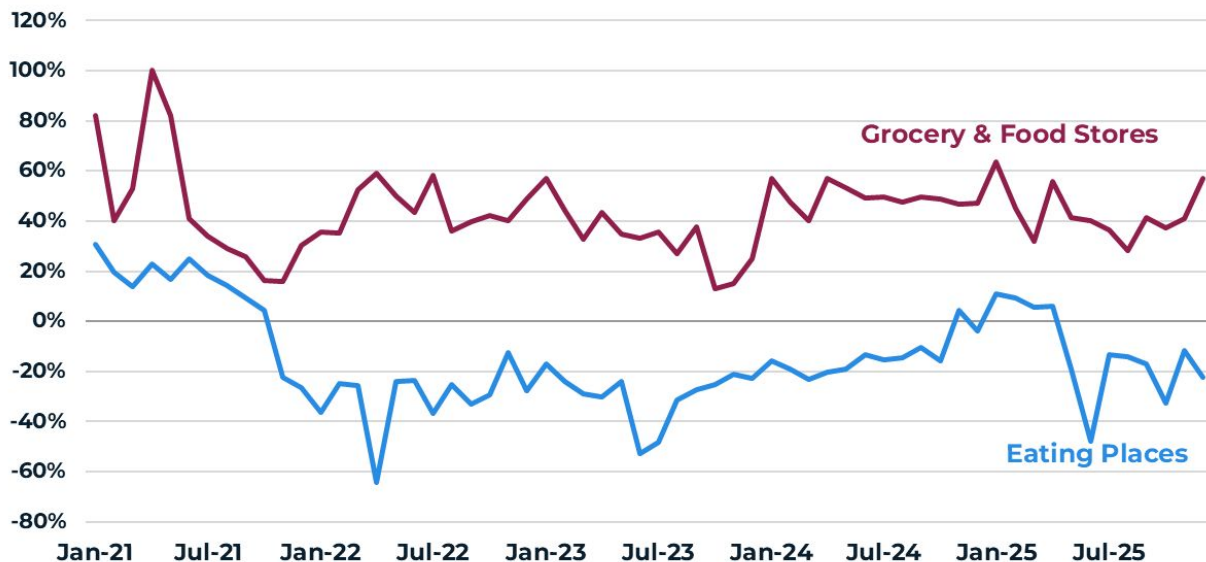
Transaction counts in Egleston Square Main Streets surpassed 2019 levels since 2023, sustaining an upward trend through the end of 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Egleston Square Main Streets District is approximated using 2010 block groups.

While restaurant spending has decreased since 2021, grocery spending have been frequently below 2019 levels

Consumer Spending in Egleston Square Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending declined in 2021 but remained elevated overall, fluctuating between 12% and 63% above pre-COVID levels in the years that followed.

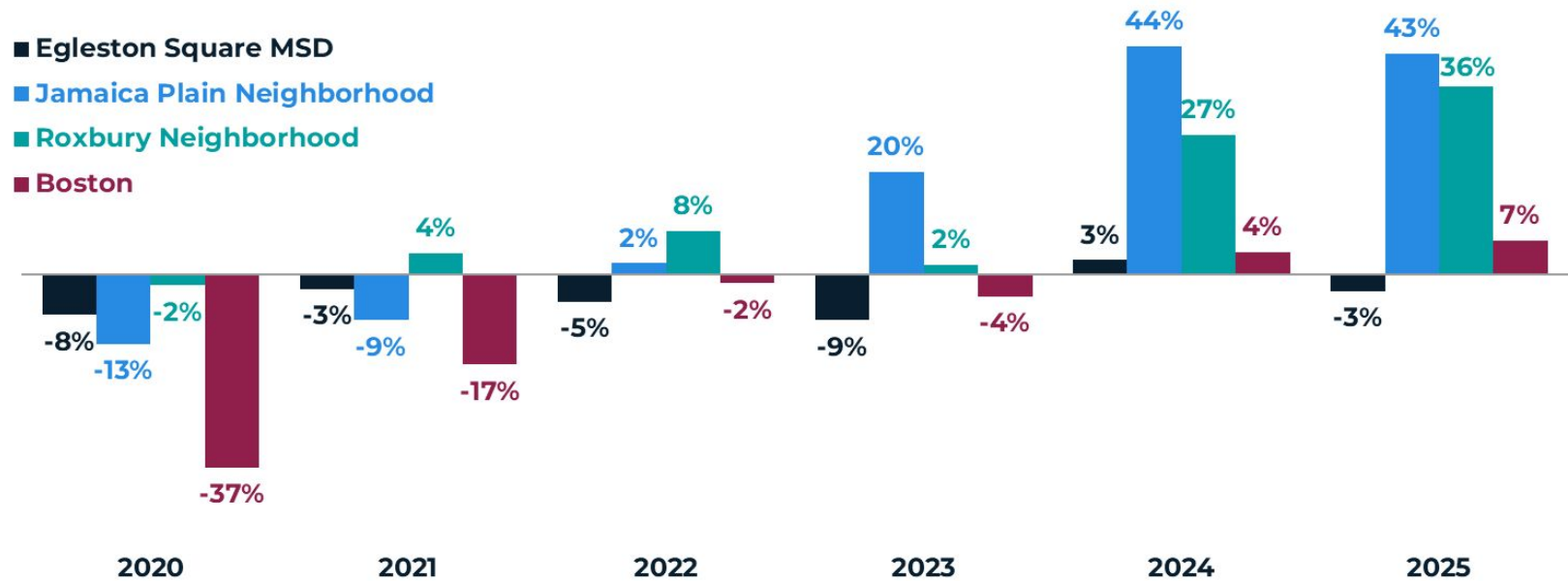
Restaurant spending dropped in 2021 but experienced a slower recovery, ranging from 60% below to just 6% above 2019 levels through the subsequent years.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Egleston Square Main Streets District is approximated using 2010 block groups. Spending are adjusted for inflation.

Egleston Square Main Street in-person consumer spending was 3% below 2019 levels in 2025.

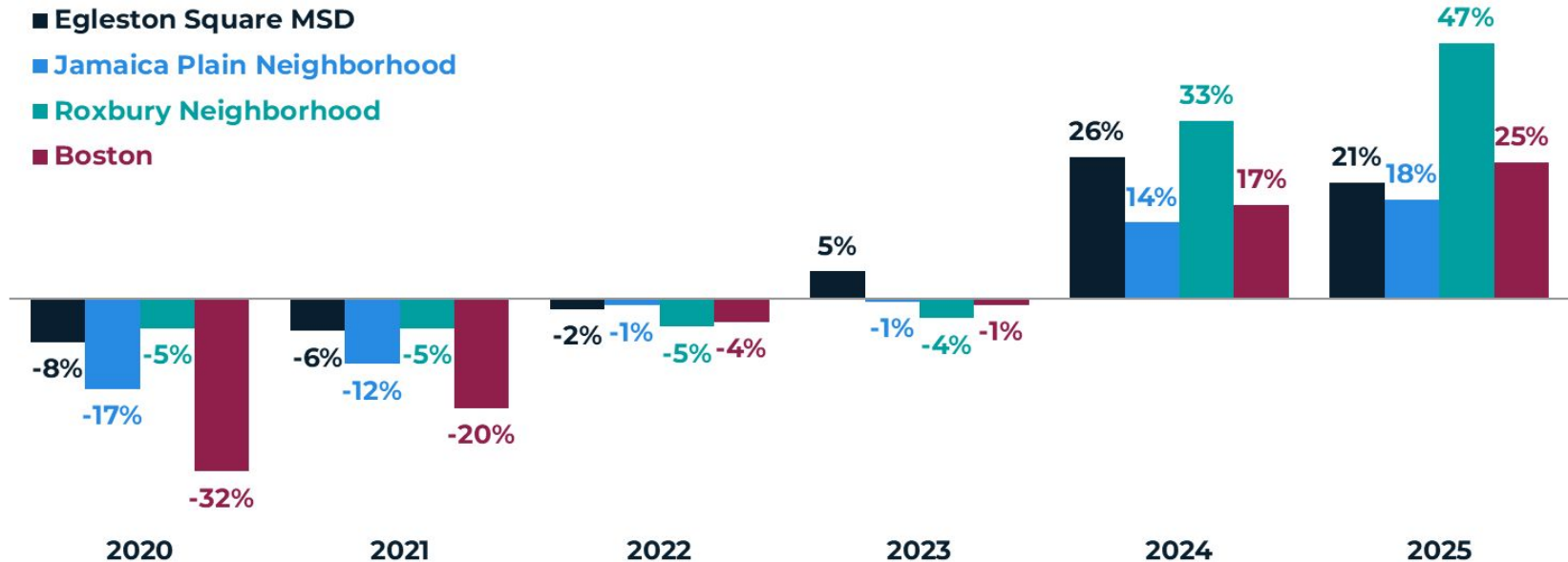
Total In-Person Consumer Spending, Percentage Change from 2019



Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District
Note: Egleston Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.
Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Egleston Square Main Streets transaction counts recovered since 2020, reaching 21% above 2019 levels by 2025

Total In-Person Transaction Counts, Percentage Change from 2019

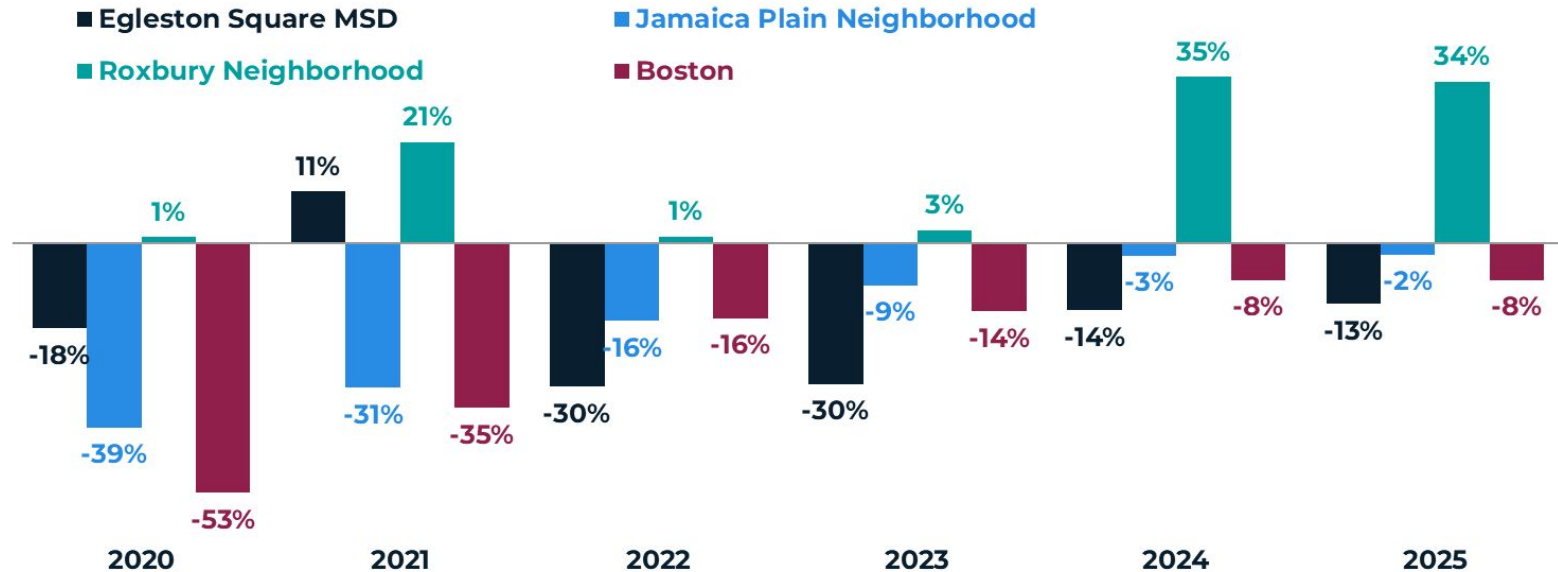


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Egleston Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

In-person consumer spending at restaurants in Egleston Square Main Streets has experienced a slower recovery, still 13% below 2019 levels

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

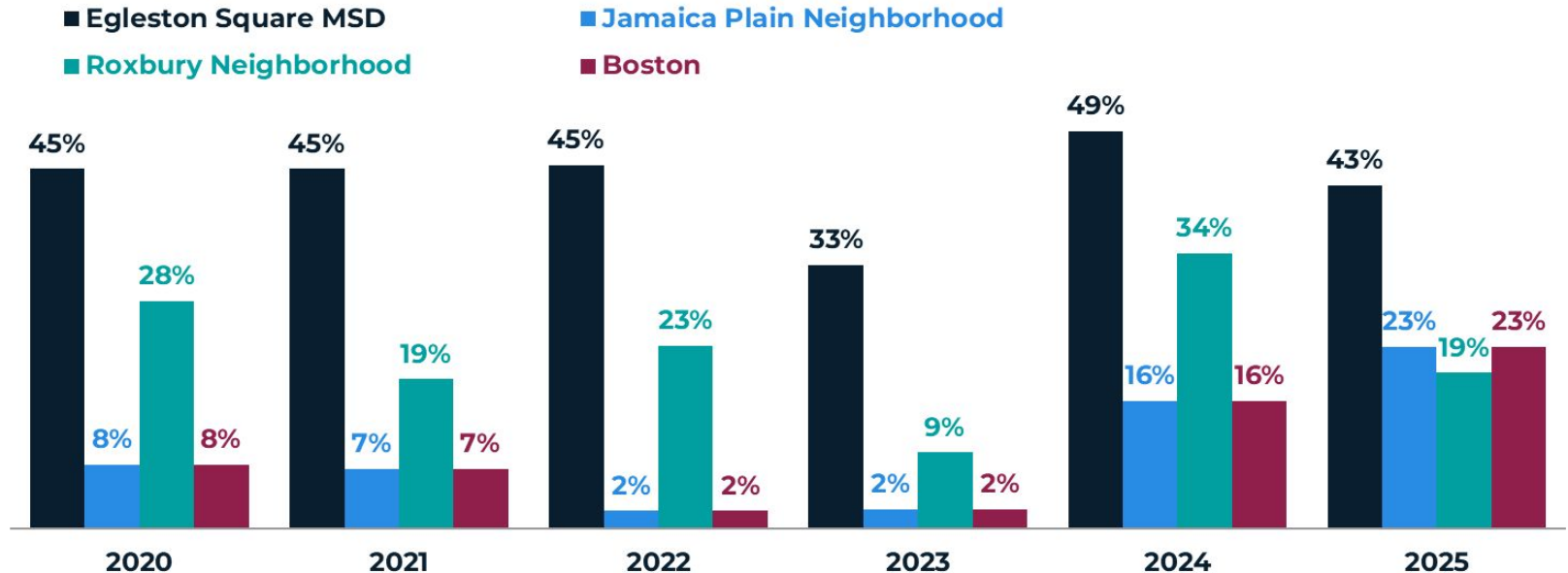


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Egleston Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Egleston Square Main Streets spending on grocery was consistently above 2019 levels between 2020-2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

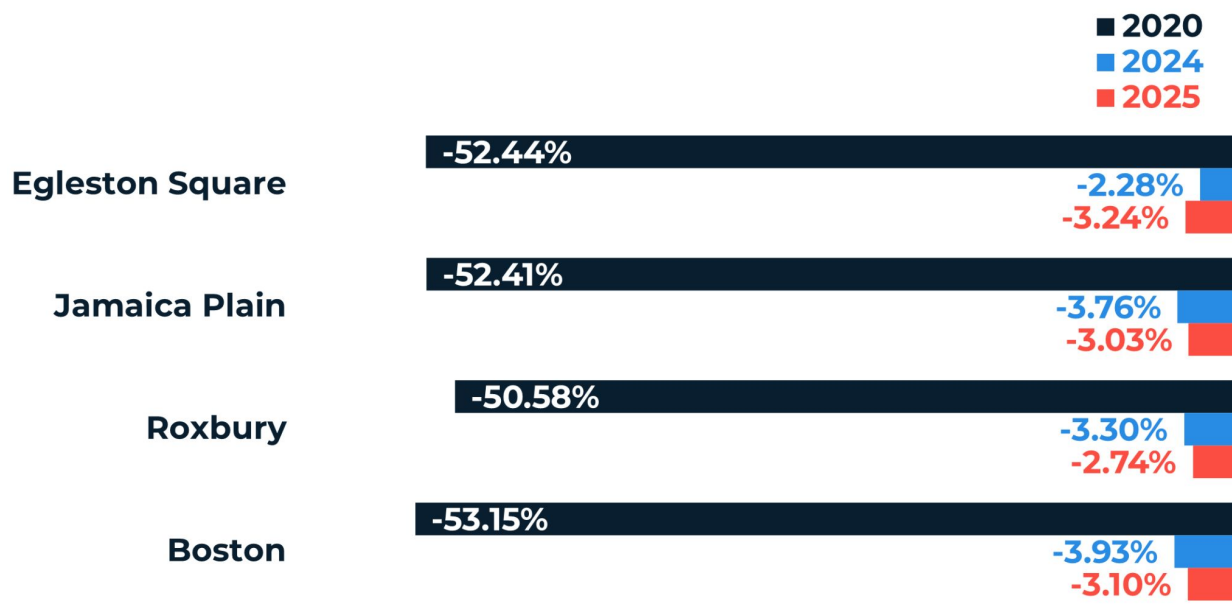


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Egleston Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Egleston Square in 2025 nearly recovered to pre-pandemic levels, they decreased relative to 2024

Annual Visits* to Egleston Square Main Street, Jamaica Plain and Roxbury Neighborhoods, and Boston Compared to Visits in 2019



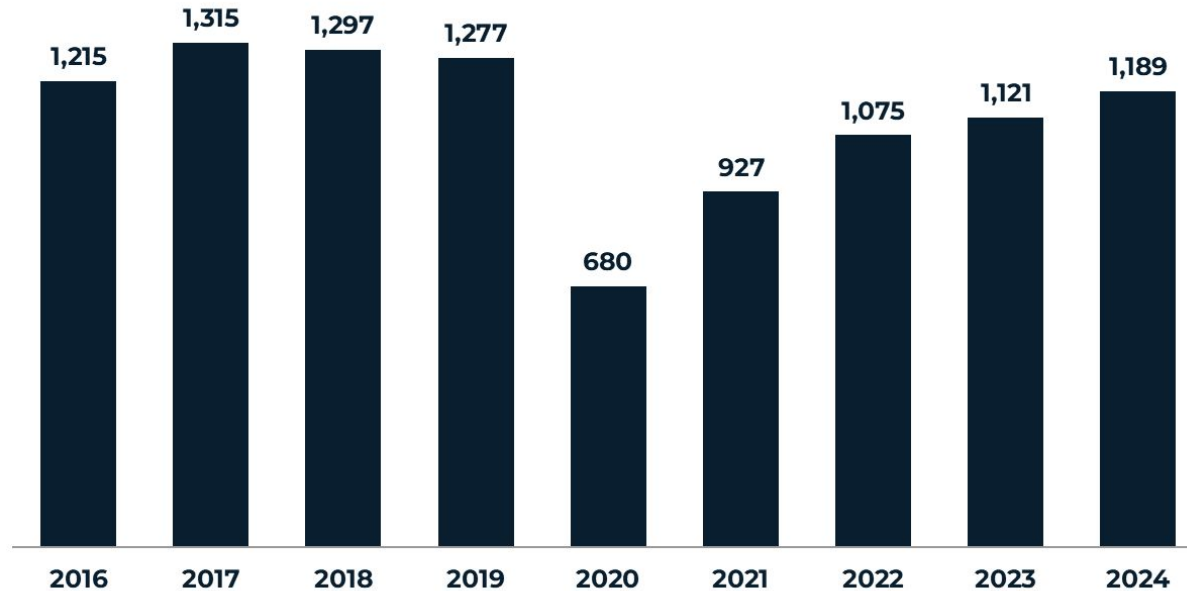
In 2020, visits to **Egleston Square Main Street** were 52.44% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Egleston Square Main Street** recovered to just 3.24% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus ridership in Egleston Square Main Streets has rebounded since its 2020 low and recovers nearly fully to 2019 levels

Average Weekday Boardings at bus stops in Egleston Square Main Streets District during the Fall seasons, 2016-2024



There were **1,189** average weekday boardings in the **Egleston Square Main Streets District** in Fall 2024, which is **93%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Fields Corner

Main Streets Profile

March 2026



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Planning Department
RESEARCH DIVISION

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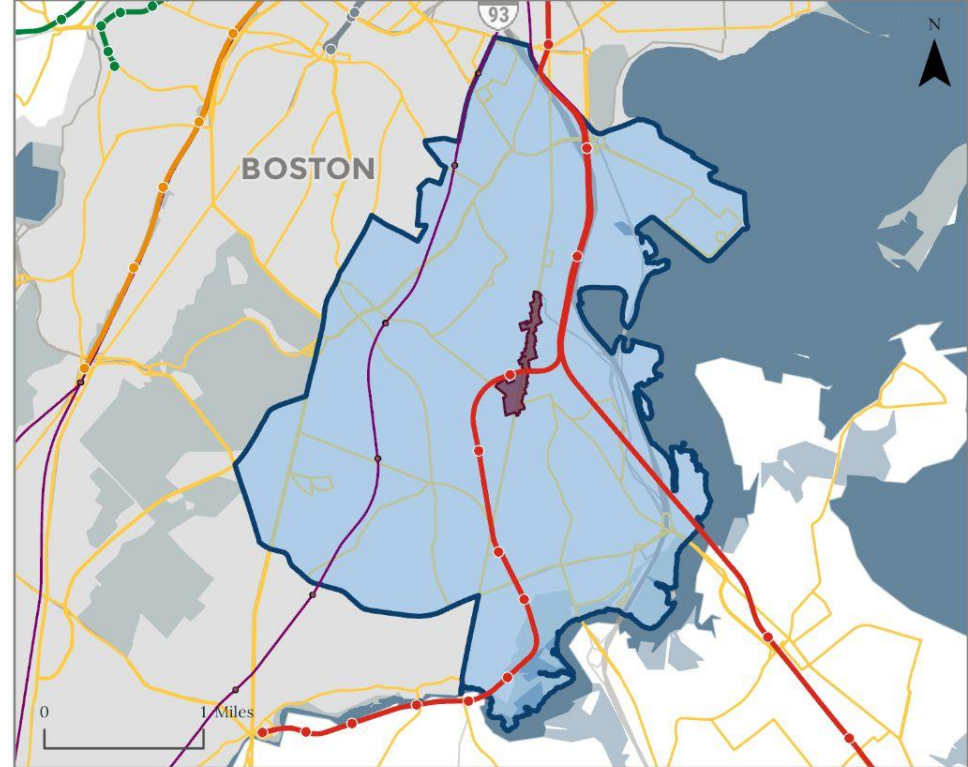
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Dorchester is a diverse, family-oriented neighborhood with predominantly renter-occupied housing

- 34% Black/African American
- 20% Hispanic
- 32% Foreign Born
- 17% are enrolled in grade school
- 61% are family households
- 62% housing are renter occupied
- 73% of households own a vehicle



Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Fields Corner Main Streets is mostly commercial, with some mixed use, residential and tax exempt land, with Doherty-Gibson Playground situated at the southern end of the district

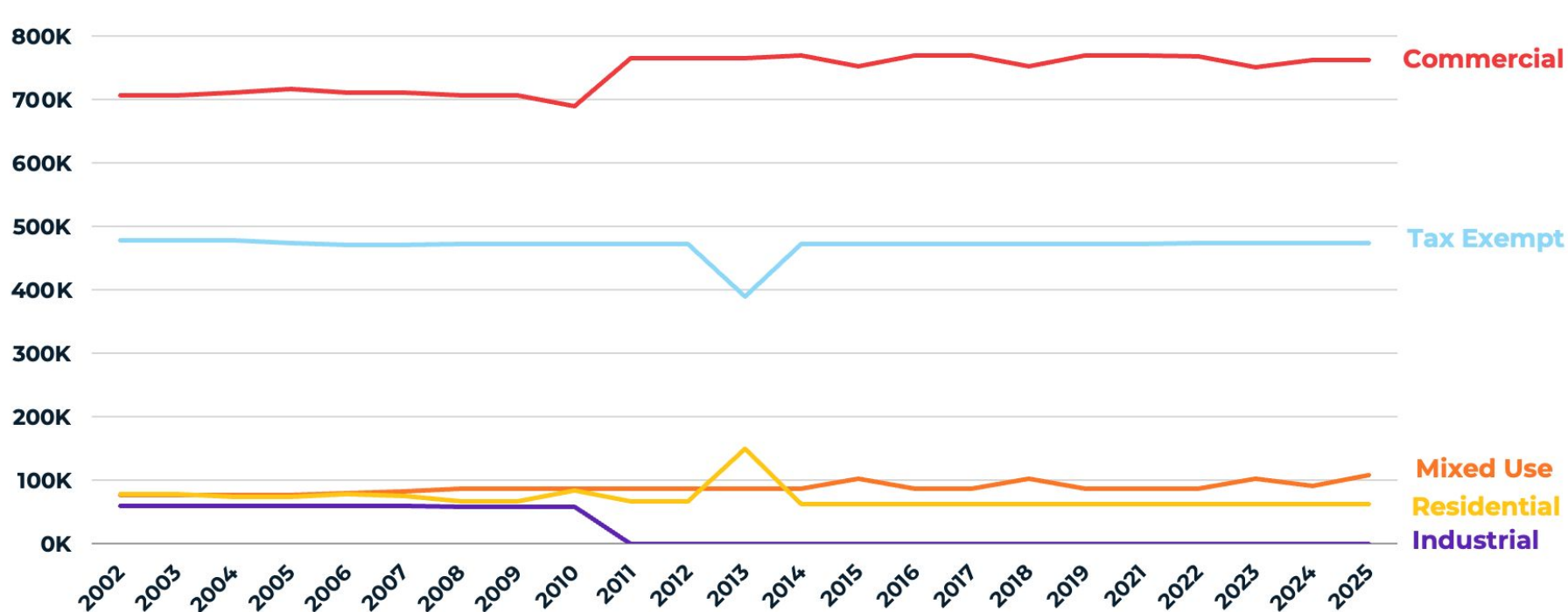
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	62	54.9%
Industrial	0	0.0%
Mixed Use	21	18.6%
Residential	19	16.8%
Tax Exempt	11	9.7%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Land use has remained consistent over time, with industrial land use declining slightly while commercial and mixed use have increased slightly

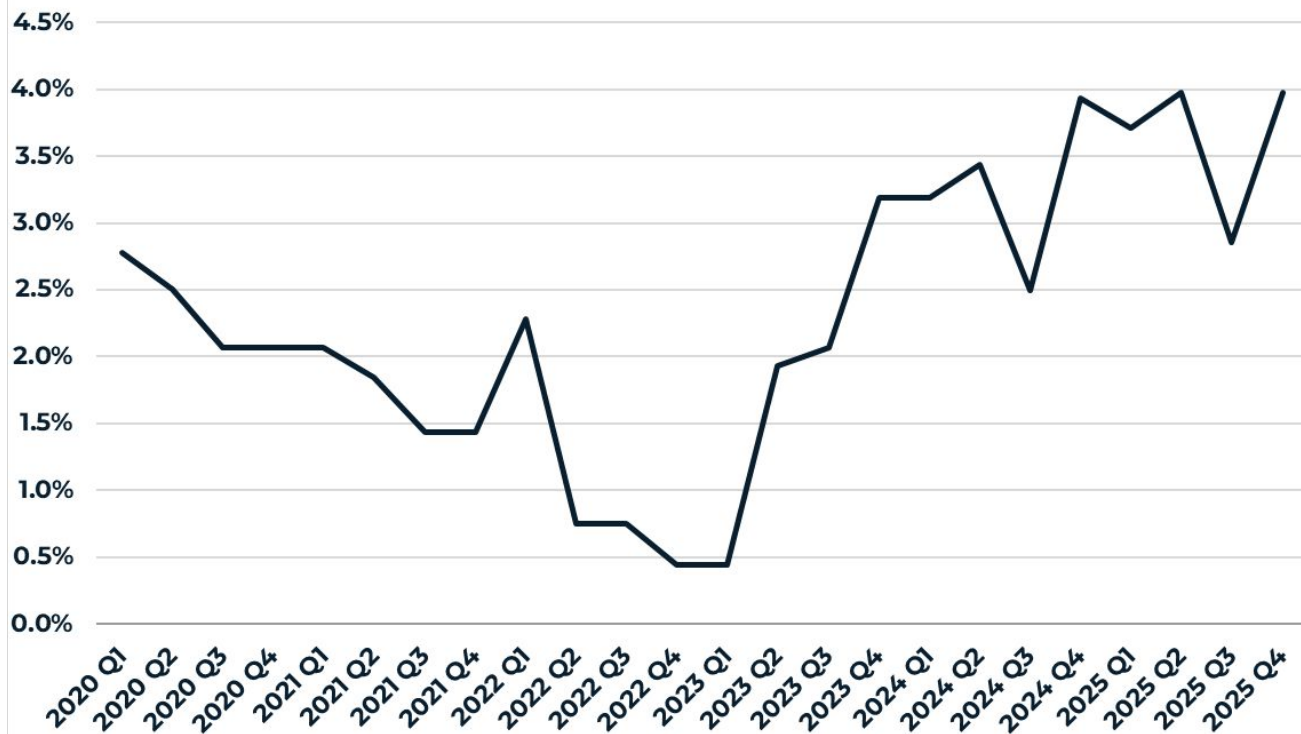
Square Feet of Parcel Land Area by Category in Fields Corner Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Despite fluctuations, retail vacancy has remained low since 2020

Retail Vacancy Rates in Fields Corner Main Streets District, 2020-2025



Whilst retail vacancy is currently at a 5 year peak, it still remains low, under 4%

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Fields Corner Main Streets is home to 225 businesses & institutions

Top business sectors include:

- Retail Trade
- Accommodation and Food Services
- Health Care and Social Assistance

Major businesses include:

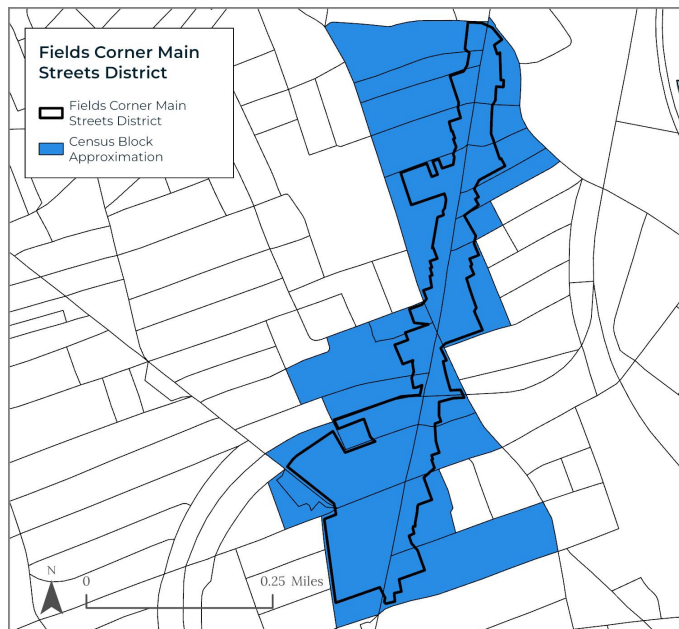
- Dothouse Health
- Target
- Price Rite of Dorchester

SECTOR	ESTABLISHMENT SHARE
Retail trade	19.1%
Accommodation and food services	18.7%
Health care and social assistance	13.3%
Other services (except public administration)	11.6%
Professional, scientific, and technical services	8.4%
Finance and insurance	8.0%
Information	4.9%
Real estate and rental and leasing	3.1%
Construction	2.2%
Educational services	2.2%
Wholesale trade	2.2%
Transportation and warehousing	1.8%
Administrative and support and waste management and remediation services	1.8%
Arts, entertainment, and recreation	0.9%
Public administration	0.9%
Manufacturing	0.9%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~1,993 payroll jobs are within the Census block approximation of Fields Corner Main Streets District

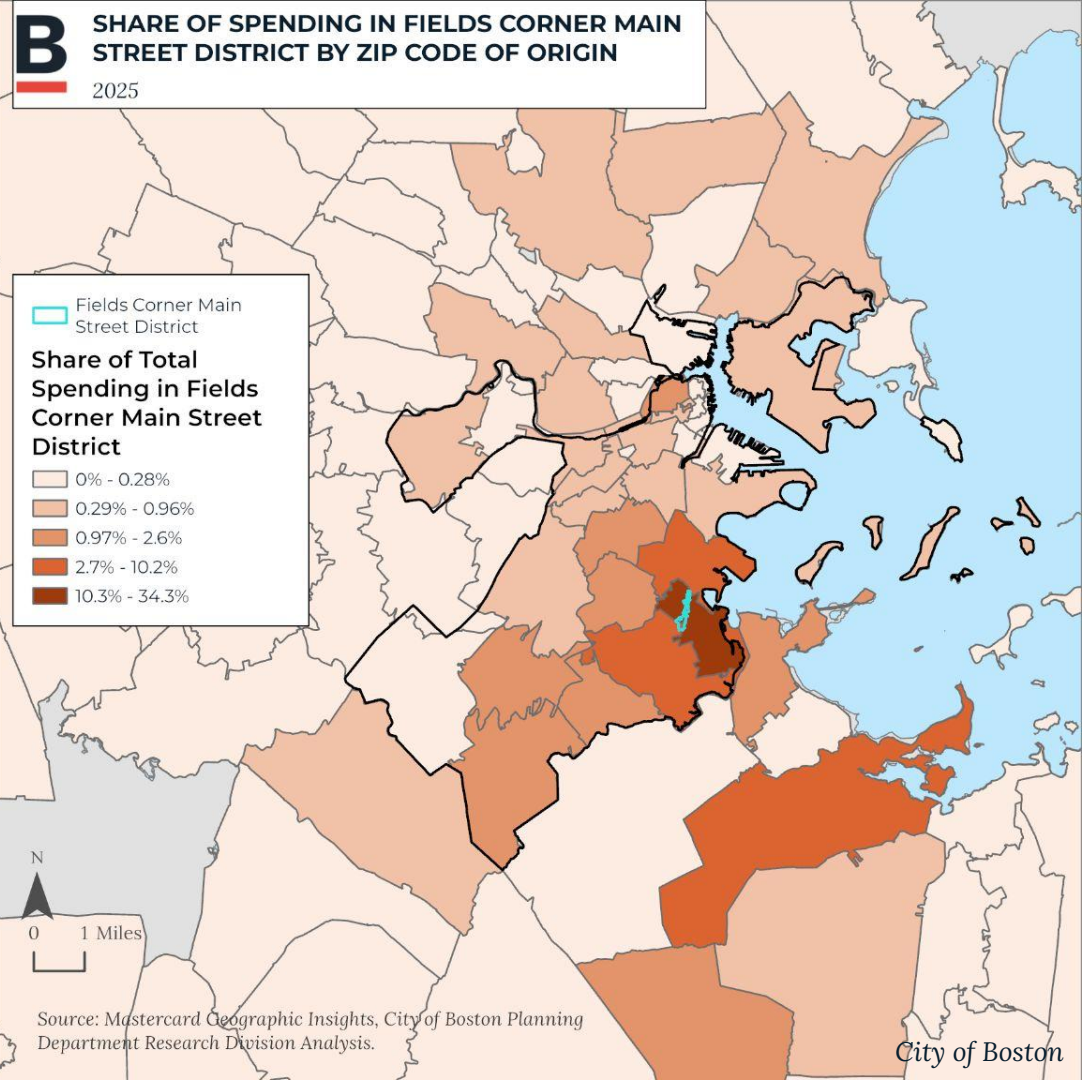
Fields Corner Main Streets payroll employment is concentrated in Health Care and Social Assistance, Retail Trade, and Accommodation and Food Services



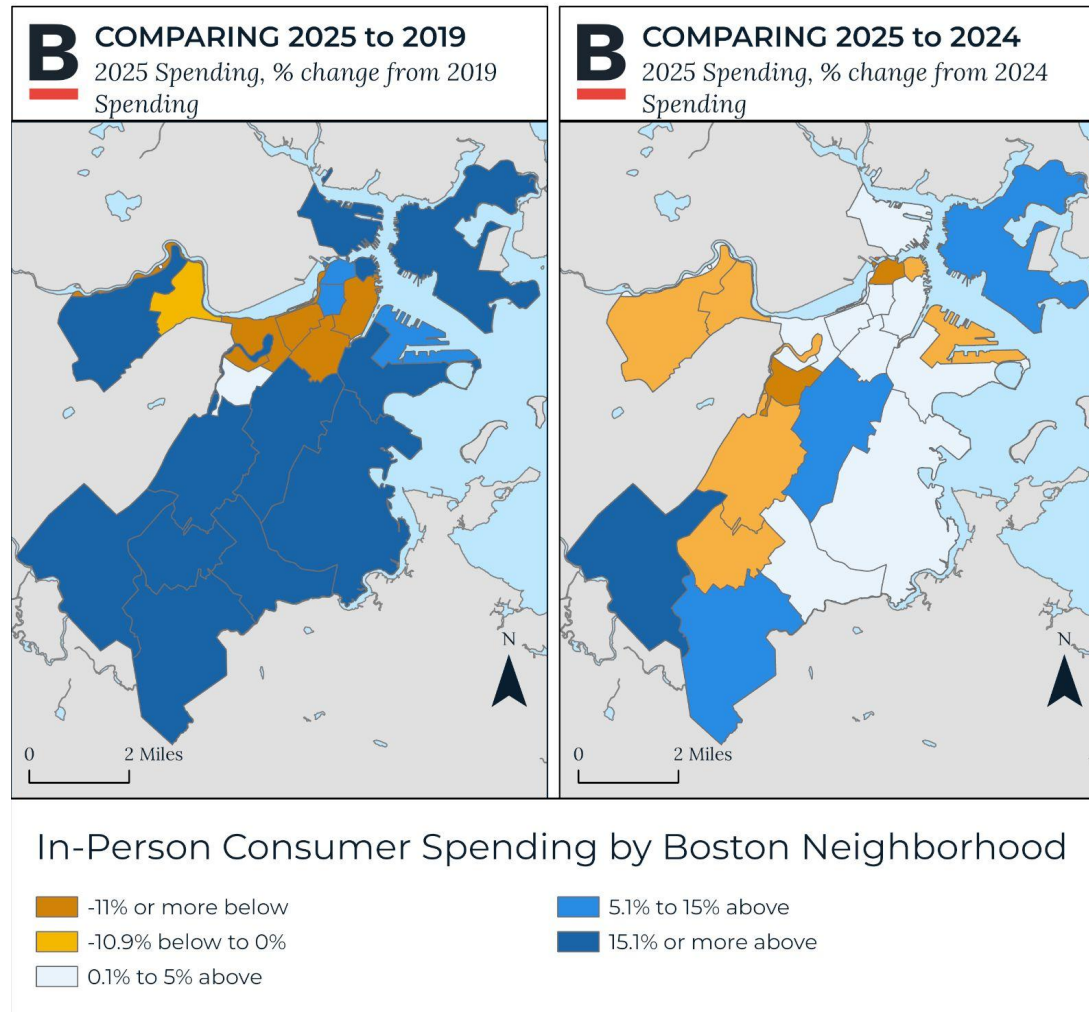
SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	603	30.3%
Retail Trade	405	20.3%
Accommodation and Food Services	214	10.7%
Other Services (excluding Public Administration)	147	7.4%
Administration & Support, Waste Management and Remediation	140	7.0%
Construction	137	6.9%
Educational Services	123	6.2%
Professional, Scientific, and Technical Services	66	3.3%
Finance and Insurance	64	3.2%
Information	34	1.7%
Wholesale Trade	23	1.2%
Real Estate and Rental and Leasing	14	0.7%
Manufacturing	7	0.4%
Transportation and Warehousing	8	0.4%
Arts, Entertainment, and Recreation	7	0.4%
Management of Companies and Enterprises	1	0.1%

Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

50.3% of spending in the Fields Corner Main Streets District originates in Dorchester while 33% comes from outside the city



In 2025, consumer spending in Dorchester was 4.1% above 2024 levels and 18% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Fields Corner Main Streets has surged since 2024, fluctuating between 50% and 80% above pre-COVID levels since May

Total In-Person Consumer Spending in Fields Corner Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-person consumer spending remained relatively stable, fluctuating between 10% and 30% above pre-COVID levels from 2021 to early 2024. However, beginning in May 2024, it saw a sharp increase to 60% and has consistently held at that elevated level since.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained steady through 2024 before surging sharply to 80% above 2019 levels in May 2024

Total In-Person Transaction Counts in Fields Corner Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



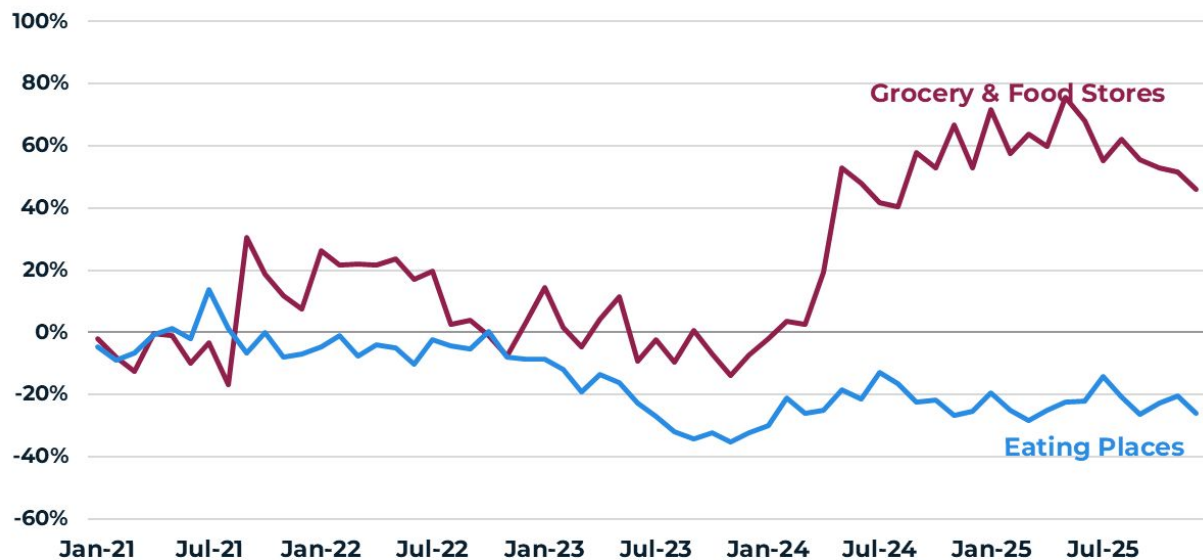
In-person transaction counts increased exponentially in May 2024, reaching its peak at 77% above 2019 levels in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Fields Corner Main Streets District is approximated using 2010 block groups.

While restaurant spending has stalled, grocery spending increased in Fields Corner Main Streets

Consumer Spending in Fields Corner Main Streets District by Sector, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019



Grocery spending rose to 53% above pre-COVID levels in May 2024 and continued to climb steadily throughout 2025.

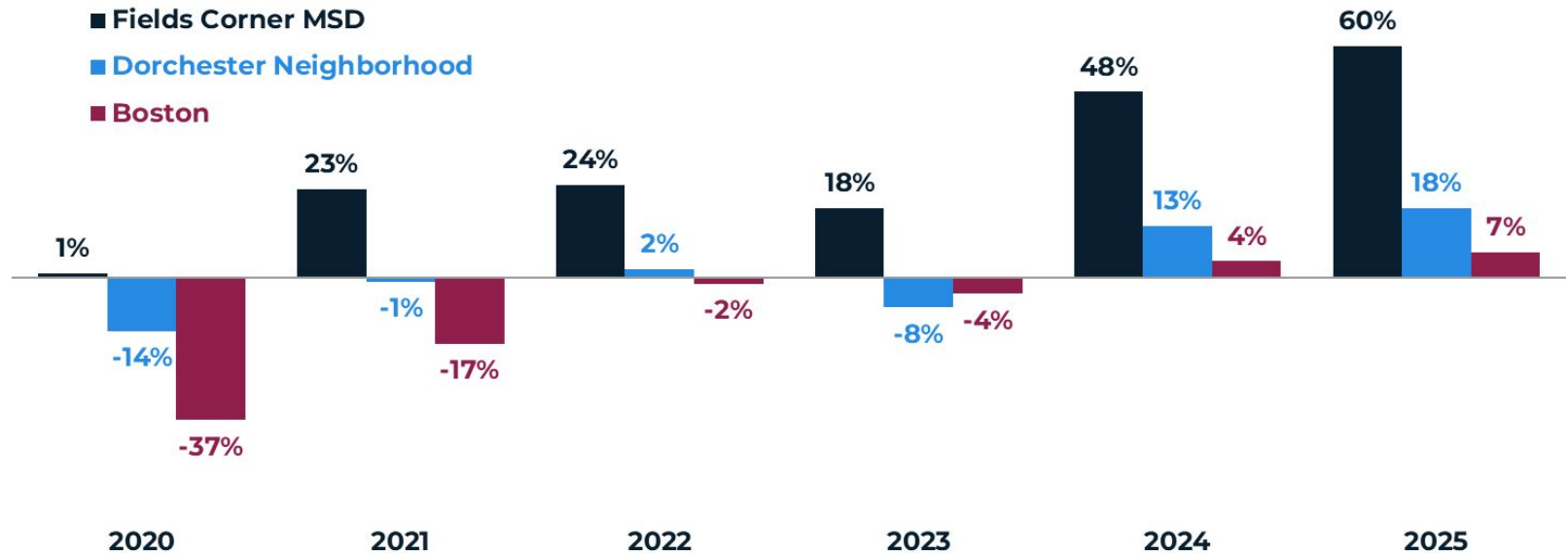
Restaurant spending remained lower, consistently hovering around 20% below 2019 levels during the same period.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Fields Corner Main Street in-person consumer spending consistently remained above 2019 levels since 2020

Total In-Person Consumer Spending, Percentage Change from 2019



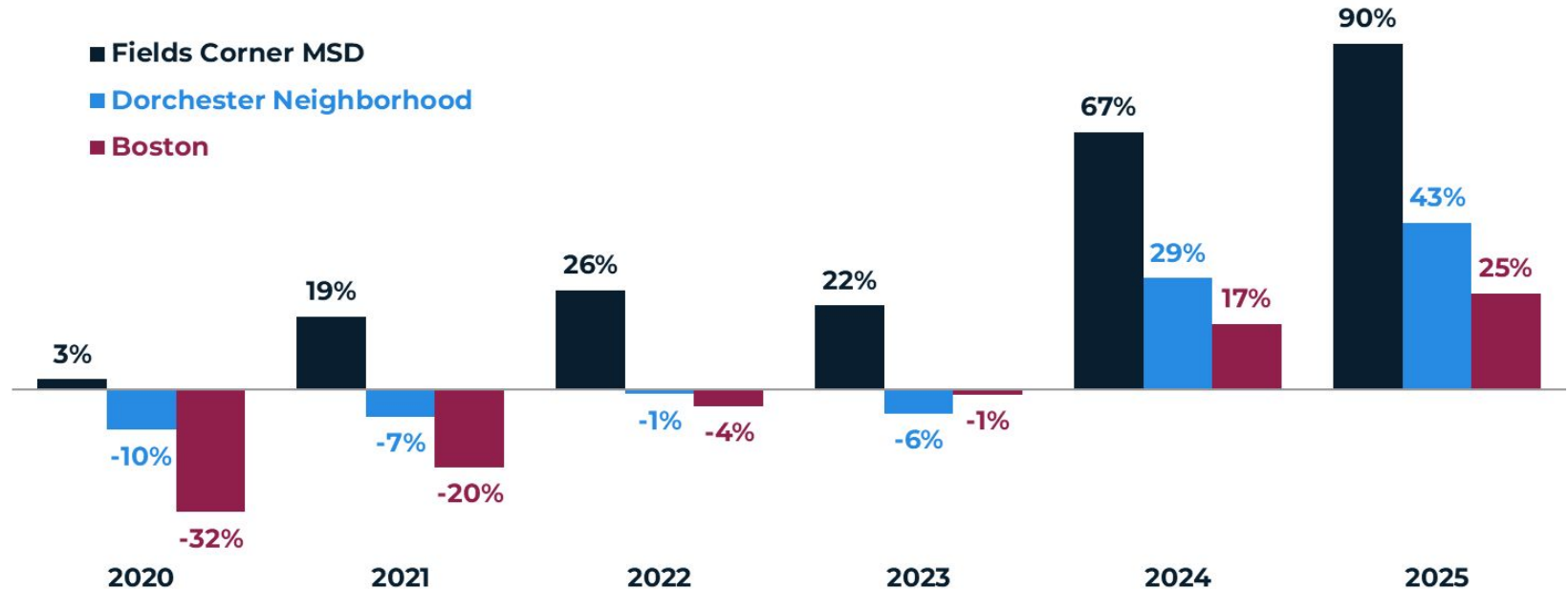
Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Fields Corner Main Streets transaction counts almost doubled 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

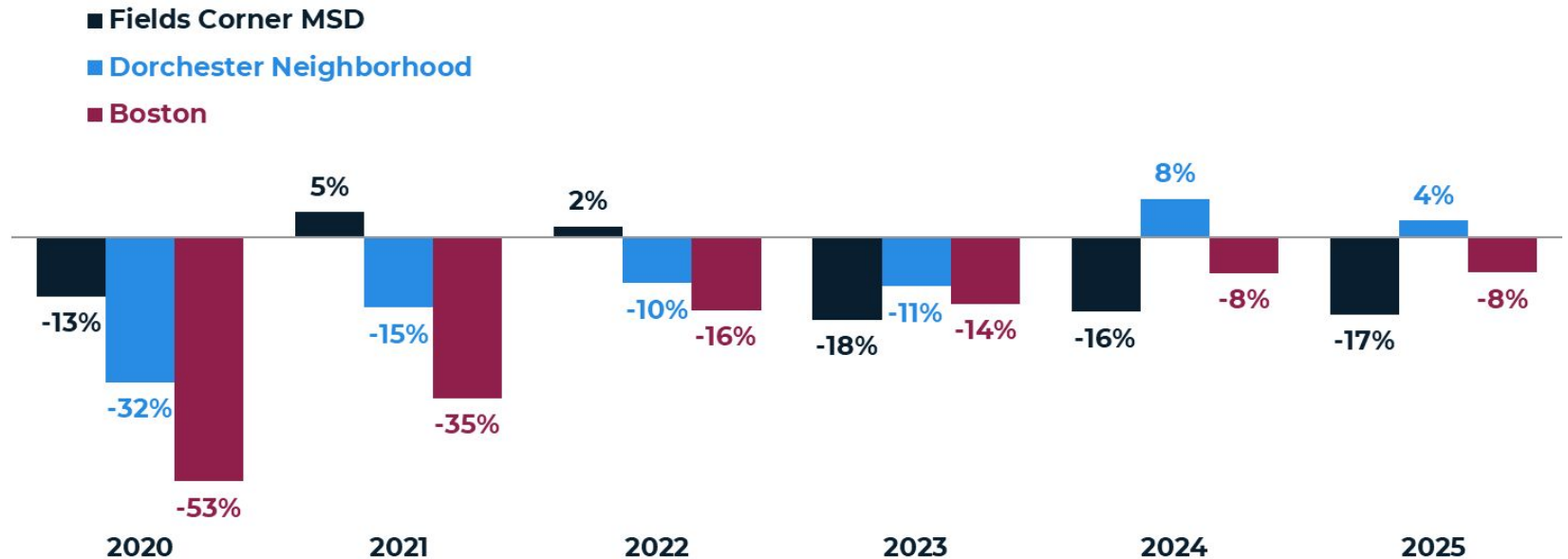


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Fields Corner Main Streets spending at restaurants remained 17% below 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

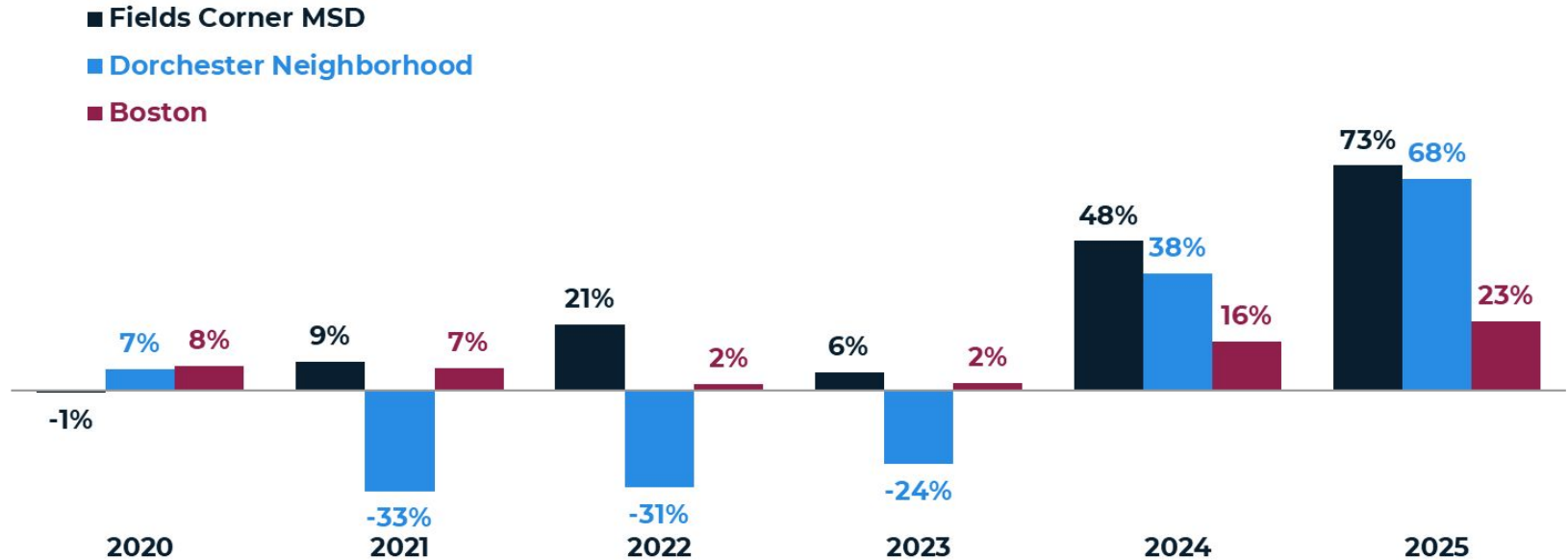


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Fields Corner Main Streets in-person spending on groceries reached 73% above 2019 levels in 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

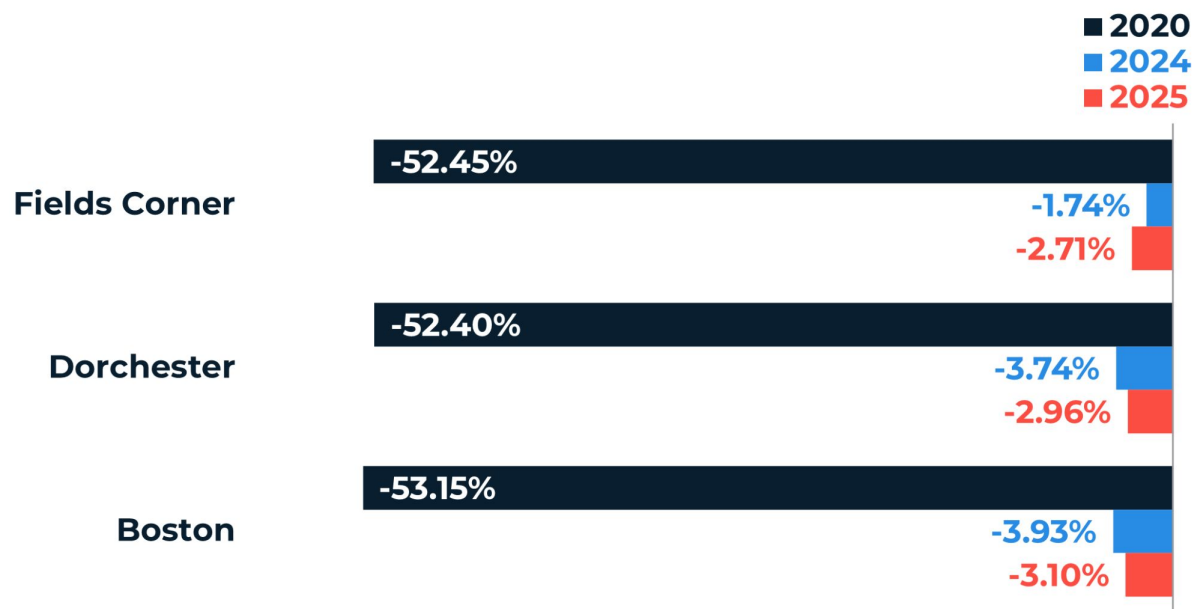


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Fields Corner in 2025 nearly recovered to pre- pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Fields Corner Main Street, Dorchester Neighborhood, and Boston Compared to Visits in 2019



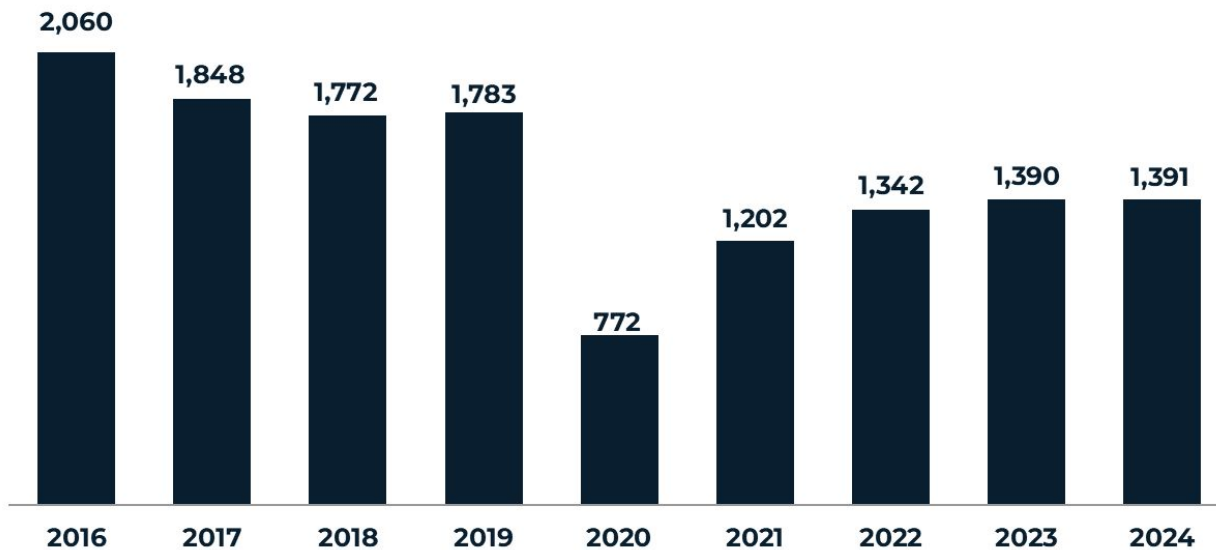
In 2020, visits to **Fields Corner Main Street** were 52.45% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Fields Corner Main Street** recovered to just 2.71% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus ridership in Fields Corner Main Streets has rebounded steadily since its 2020 low but remains below 2019 levels

Average Weekday Boardings at bus stops in Fields Corner Main Streets District during the Fall seasons



There were **1,391** average weekday boardings in the **Fields Corner Main Streets District** in Fall 2024, which is **78%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Four Corners

Main Streets Profile

March 2026



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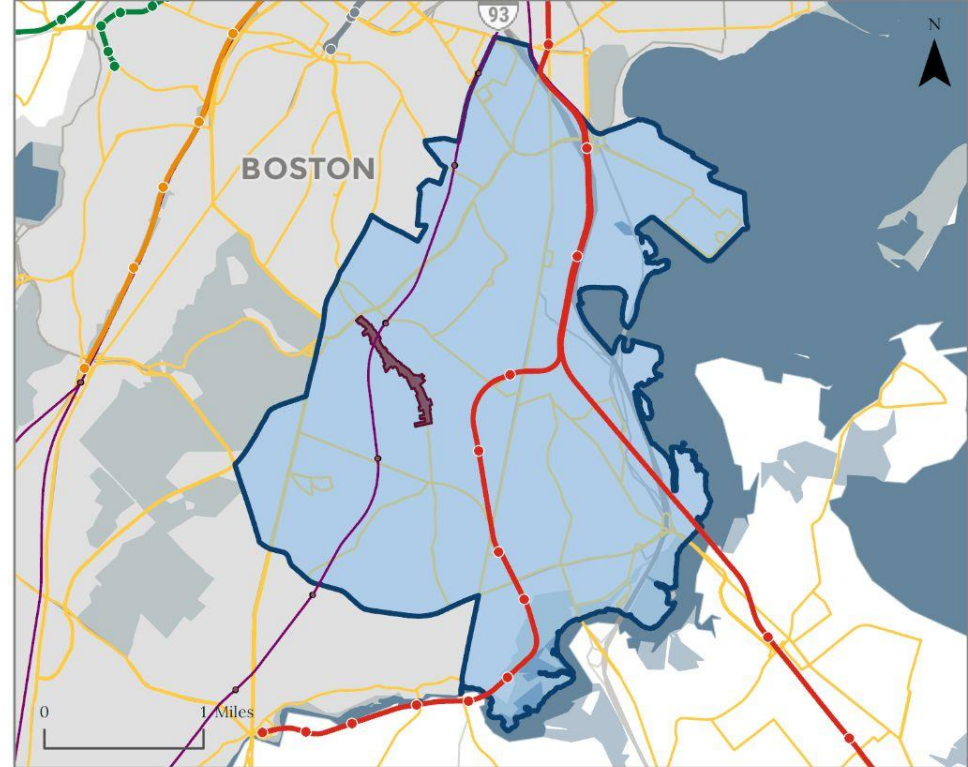
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Dorchester is a diverse, family-oriented neighborhood with predominantly renter-occupied housing

- 34% Black/African American
- 20% Hispanic
- 32% Foreign Born
- 17% are enrolled in grade school
- 61% are family households
- 62% housing are renter occupied
- 73% of households own a vehicle

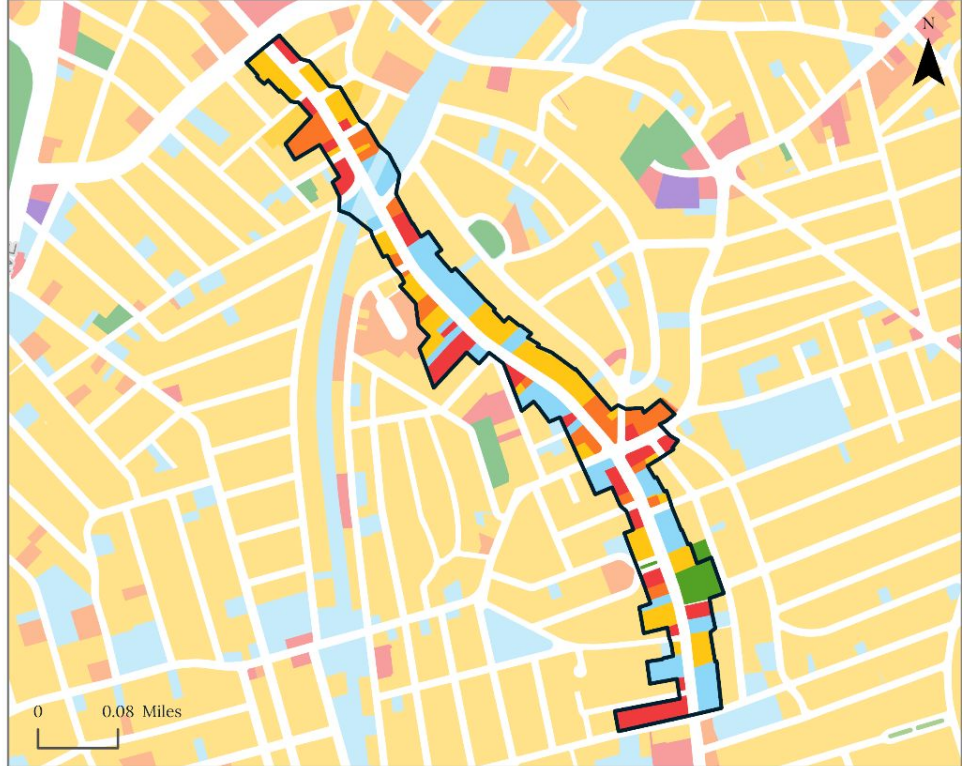


Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Four Corners Main Streets features a balanced mix of land uses, with nearly half of parcels used for residential, and nearly a quarter designated as tax exempt, and some commercial and mixed uses

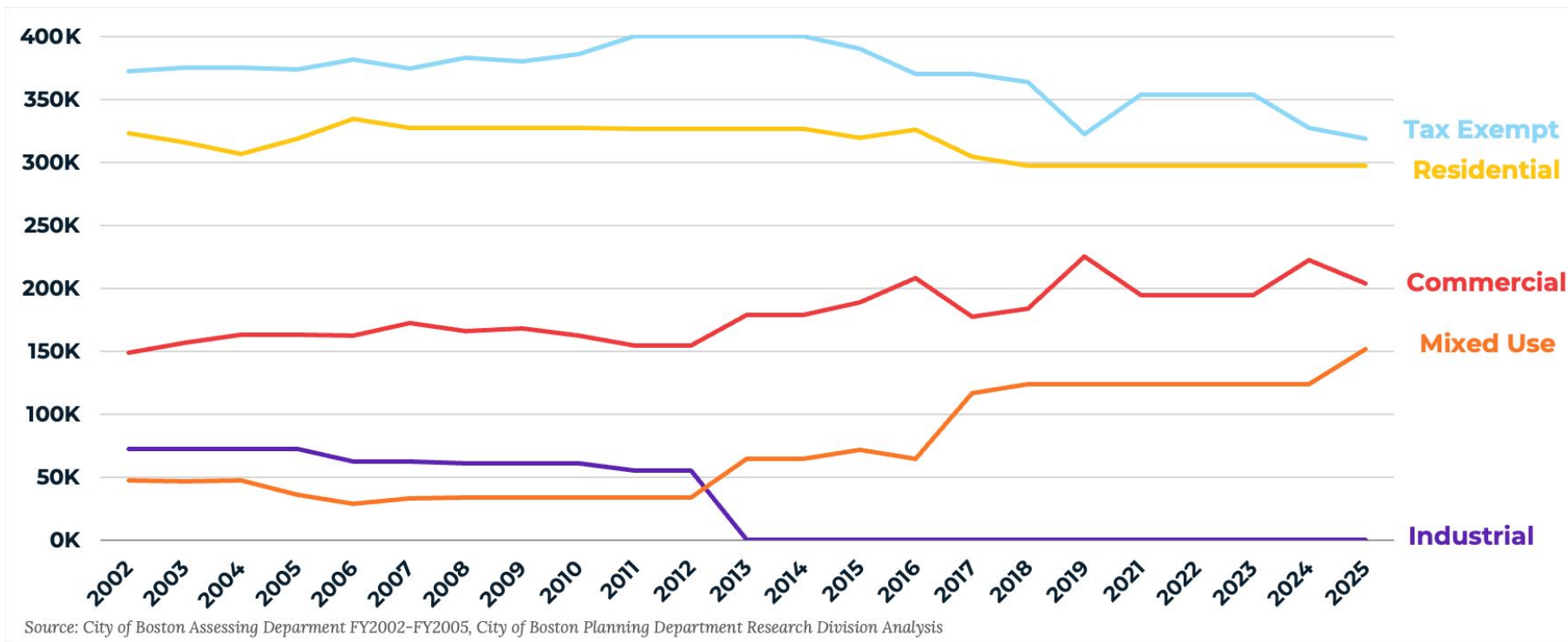
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	28	18.9%
Industrial	0	0.0%
Mixed Use	20	13.5%
Residential	64	43.2%
Tax Exempt	36	24.3%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Tax exempt and industrial land uses have decreased over time while commercial and mixed use have increased significantly

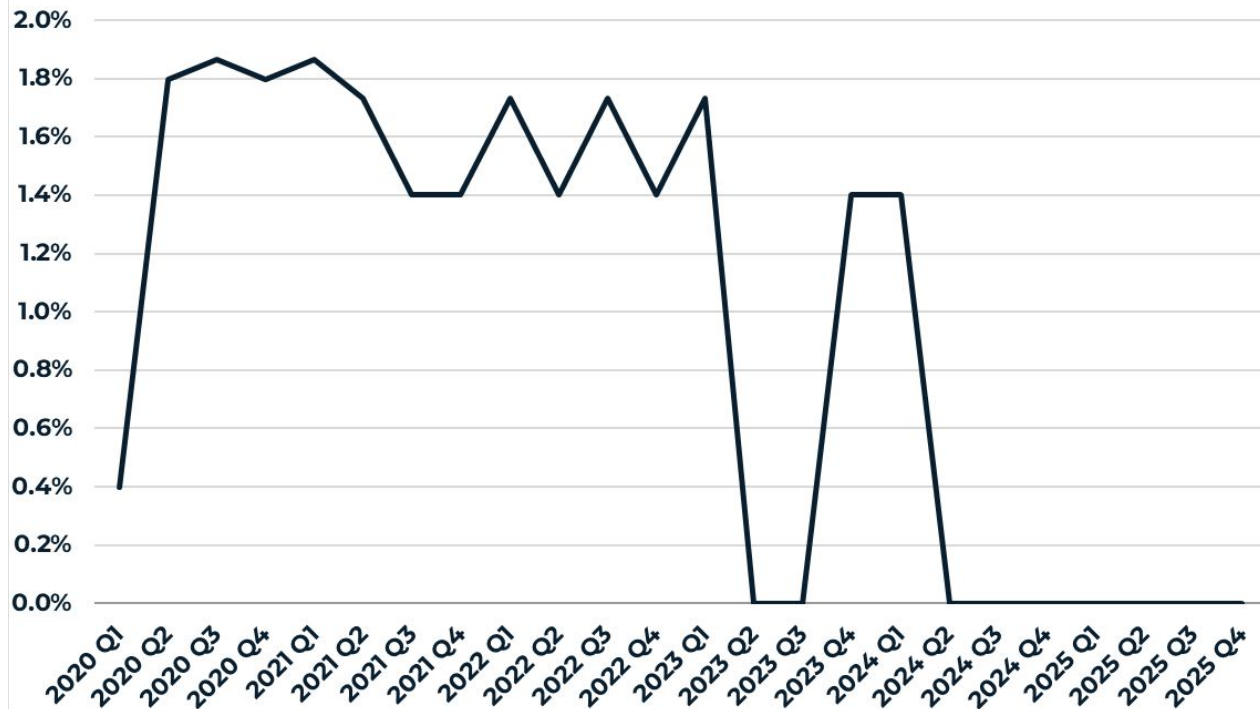
Square Feet of Parcel Land Area by Category in Four Corners Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Despite some fluctuations, retail vacancy has remained low since 2020

Retail Vacancy Rates in Four Corners Main Streets District, 2020-2025



Retail vacancy is currently at **0%** and has not gone above **1.9%** in 5 years

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Four Corners Main Streets is home to 85 businesses & institutions

Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Accommodation and Food Services
- Retail Trade

Major businesses include:

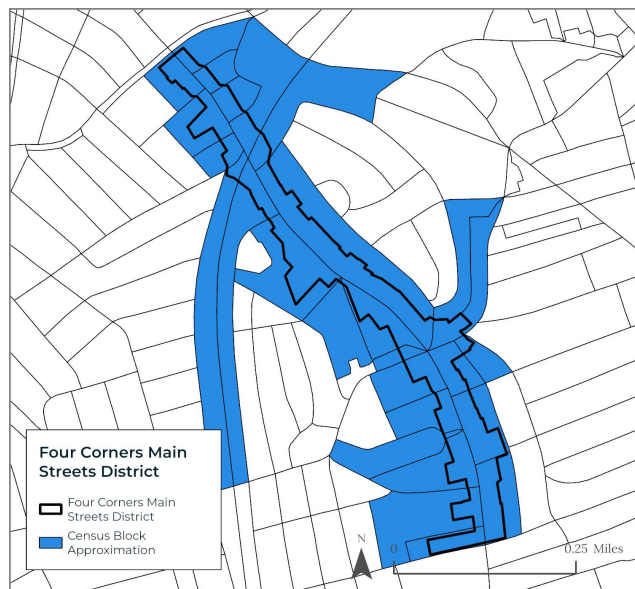
- CVS Pharmacy
- Greenwood Shalom After School
- Healthworks Fitness

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	30.6%
Accommodation and food services	17.6%
Retail trade	14.1%
Health care and social assistance	5.9%
Information	5.9%
Construction	4.7%
Professional, scientific, and technical services	4.7%
Educational services	4.7%
Arts, entertainment, and recreation	2.4%
Administrative and support and waste management and remediation services	2.4%
Wholesale trade	2.4%
Manufacturing	1.2%
Transportation and warehousing	1.2%
Real estate and rental and leasing	1.2%
Finance and insurance	1.2%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~618 payroll jobs are within the Census block approximation of Four Corners Main Streets District

Four Corners Main Streets payroll employment is concentrated in Administration & Support, Waste Management and Remediation, Retail Trade, and Health Care and Social Assistance

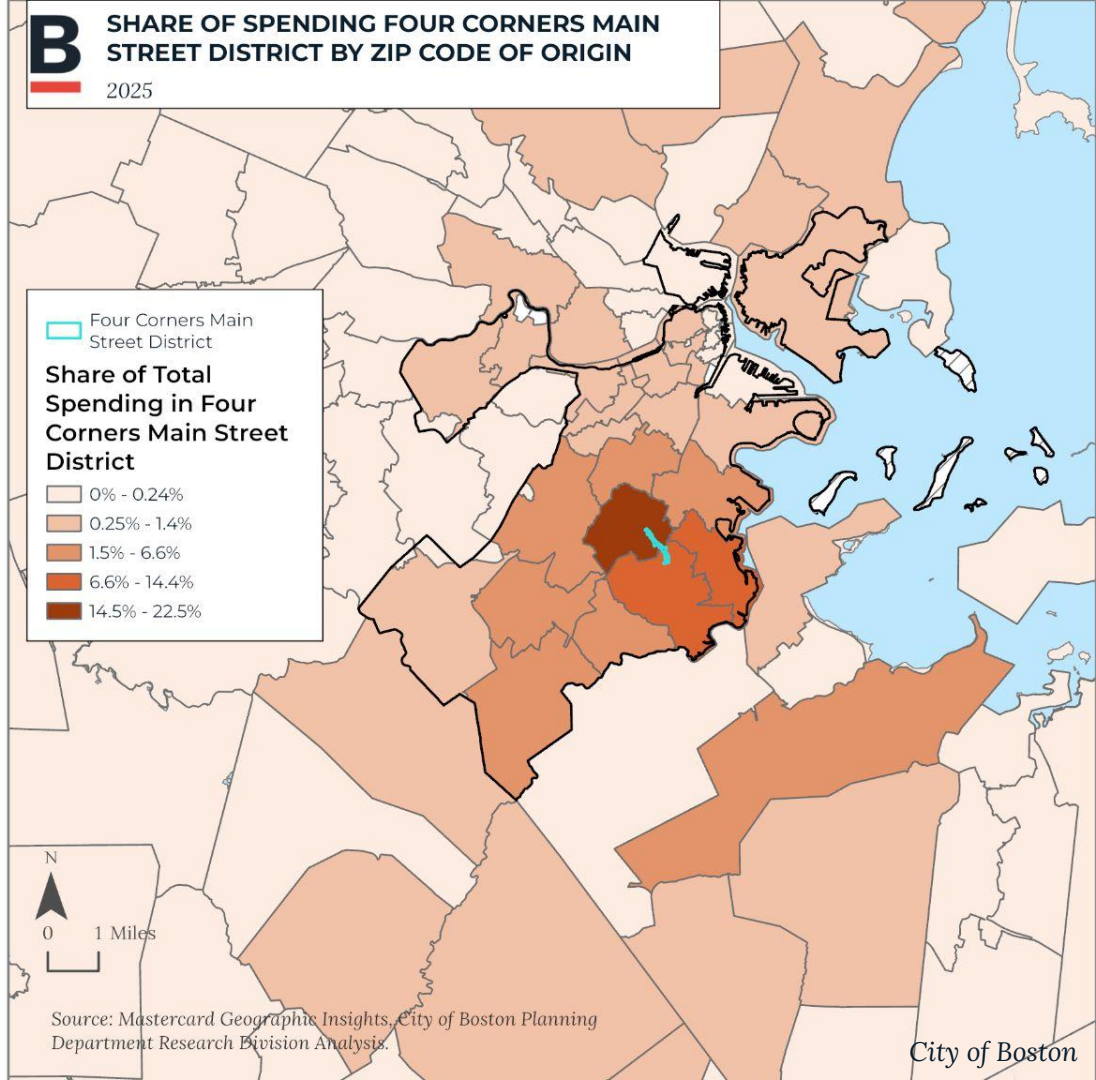


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Administration & Support, Waste Management and Remediation	321	51.9%
Retail Trade	116	18.8%
Health Care and Social Assistance	102	16.5%
Other Services (excluding Public Administration)	27	4.4%
Accommodation and Food Services	22	3.6%
Arts, Entertainment, and Recreation	14	2.3%
Construction	8	1.3%
Information	4	0.6%
Wholesale Trade	2	0.3%
Finance and Insurance	1	0.2%
Educational Services	1	0.2%

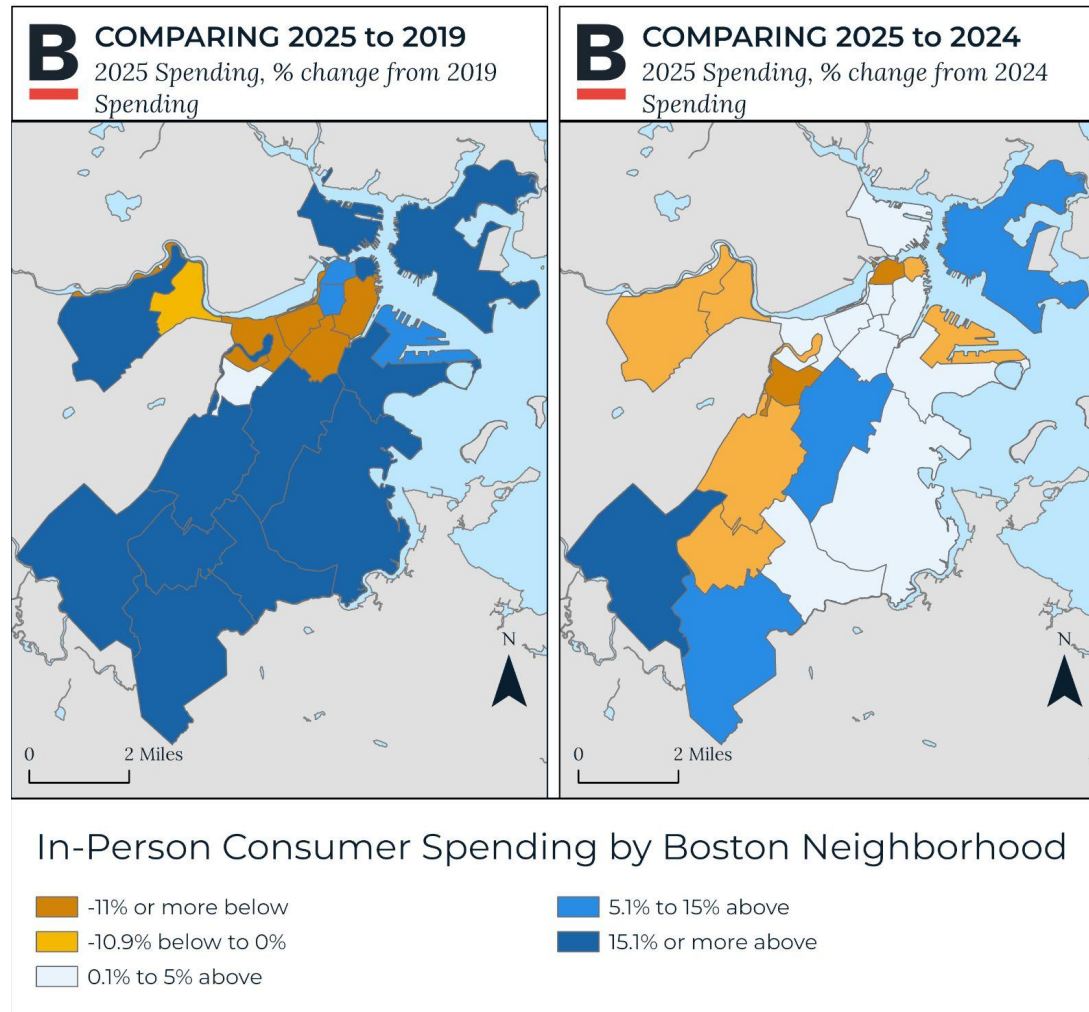
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

**~30% of spending in the
Four Corners Main Streets
District originates from
Dorchester**

**Around 26% of spending
comes from Roxbury**



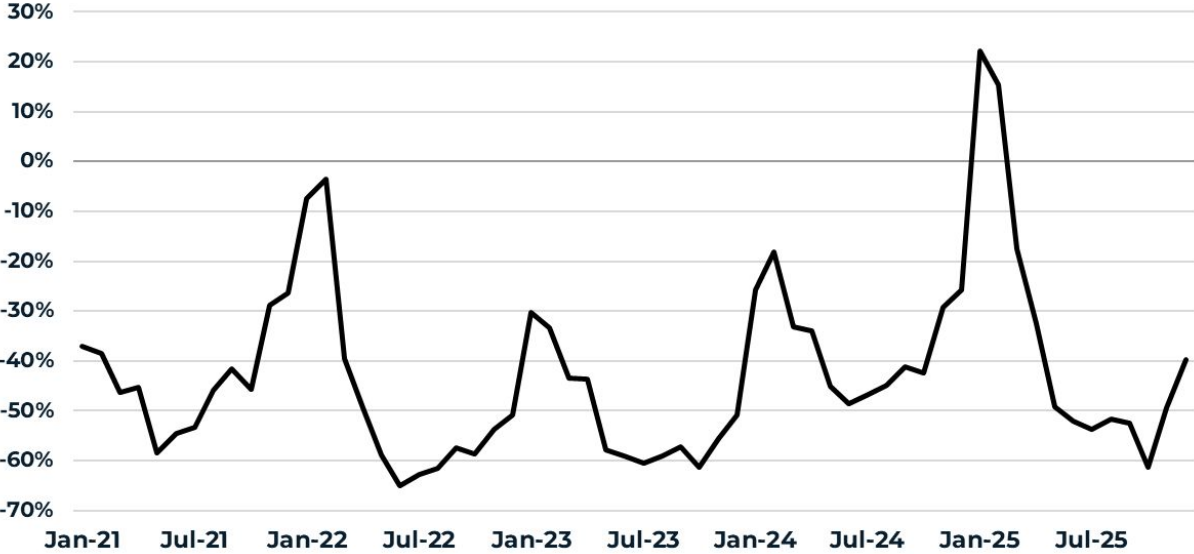
In 2025, consumer spending in Dorchester was 4.1% above 2024 levels and 18% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Four Corners Main Streets continue to be remained below 2019 levels

Total In-Person Consumer Spending in Four Corners Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-person consumer spending fluctuated throughout the years, however, spending only surpassed 2019 levels in January and February of 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.
Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data is adjusted for inflation

Consumer spending transaction counts remained steady through 2024 before surging sharply in January 2024

Total In-Person Transaction Counts in Four Corners Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



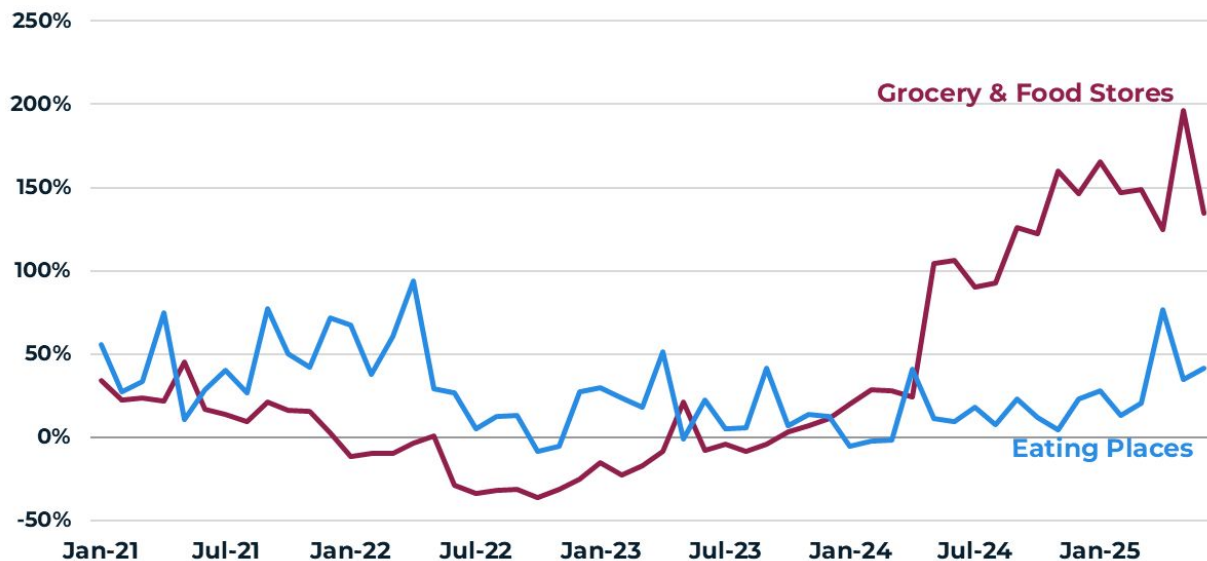
In-person transaction counts increased exponentially in January 2024, reaching its peak at 97% above 2019 levels in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Four Corners Main Streets District is approximated using 2010 block groups.

While restaurant spending has slowly decreased, grocery spending showed increasing trend and surging in May 2024

Consumer Spending in Four Corners Main Streets District by Sector, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019



Grocery spending rose to 101% above pre-COVID levels in May 2024 and continued to climb steadily throughout 2025.

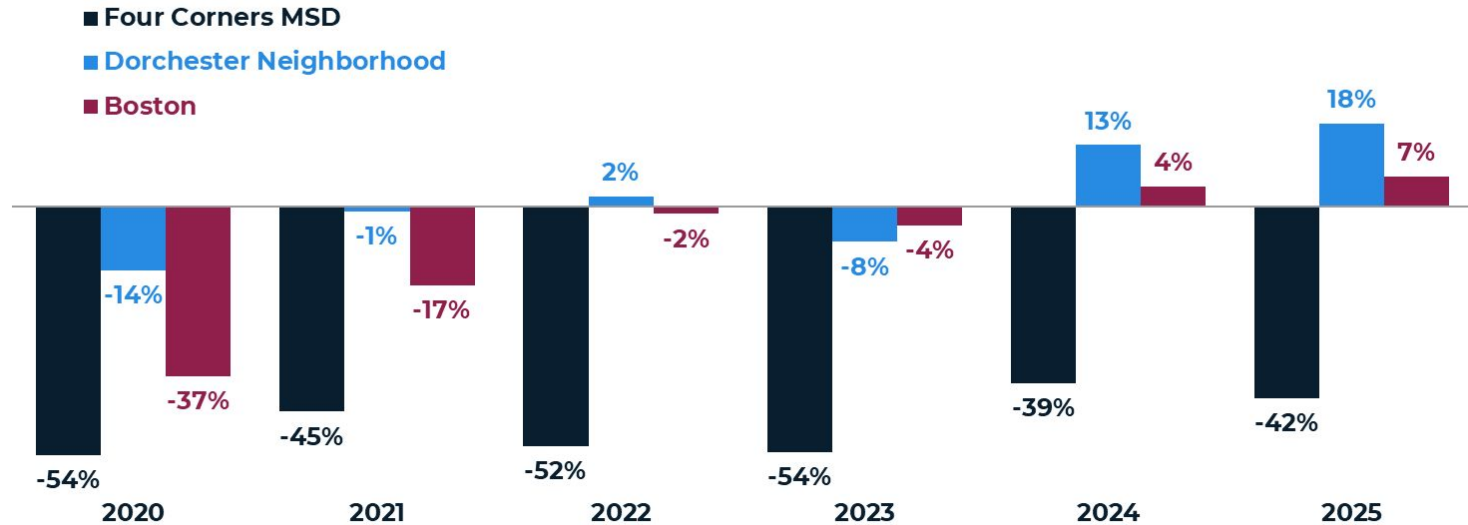
Restaurant spending slowly decreased, only reaching a peak of 76% above 2019 levels in April 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data is adjusted for inflation.

Four Corners Main Streets has showed in-person consumer spending below 2019 levels between 2020–2025.

Total In-Person Consumer Spending, Percentage Change from 2019



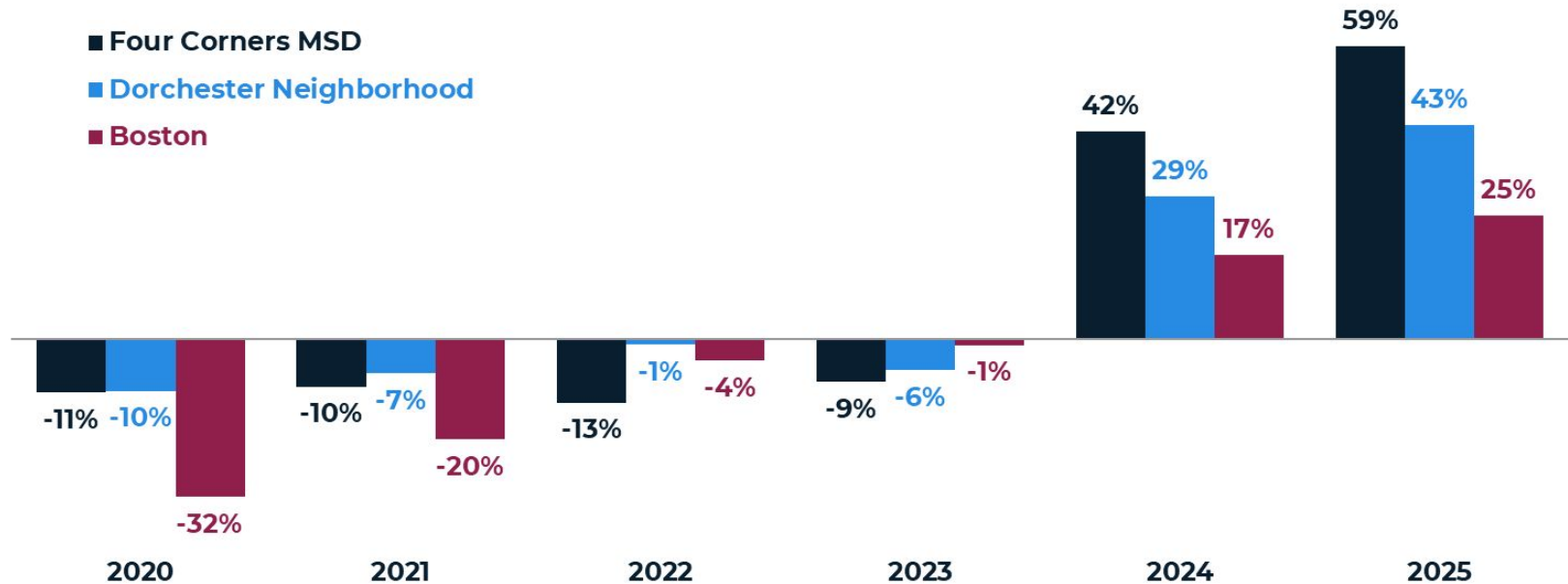
Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

In-person transaction counts at Four Corners Main Streets reached 59% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

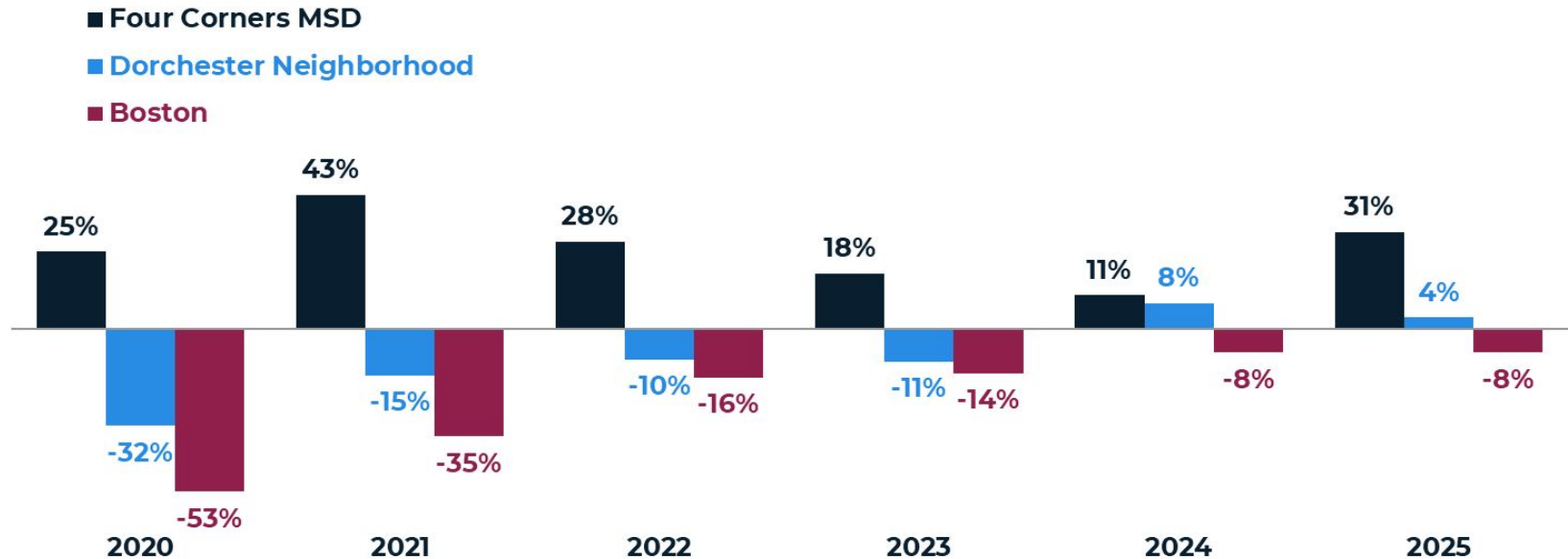


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Restaurant spending in Four Corners Main Streets has been consistently above 2019 levels since 2020

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

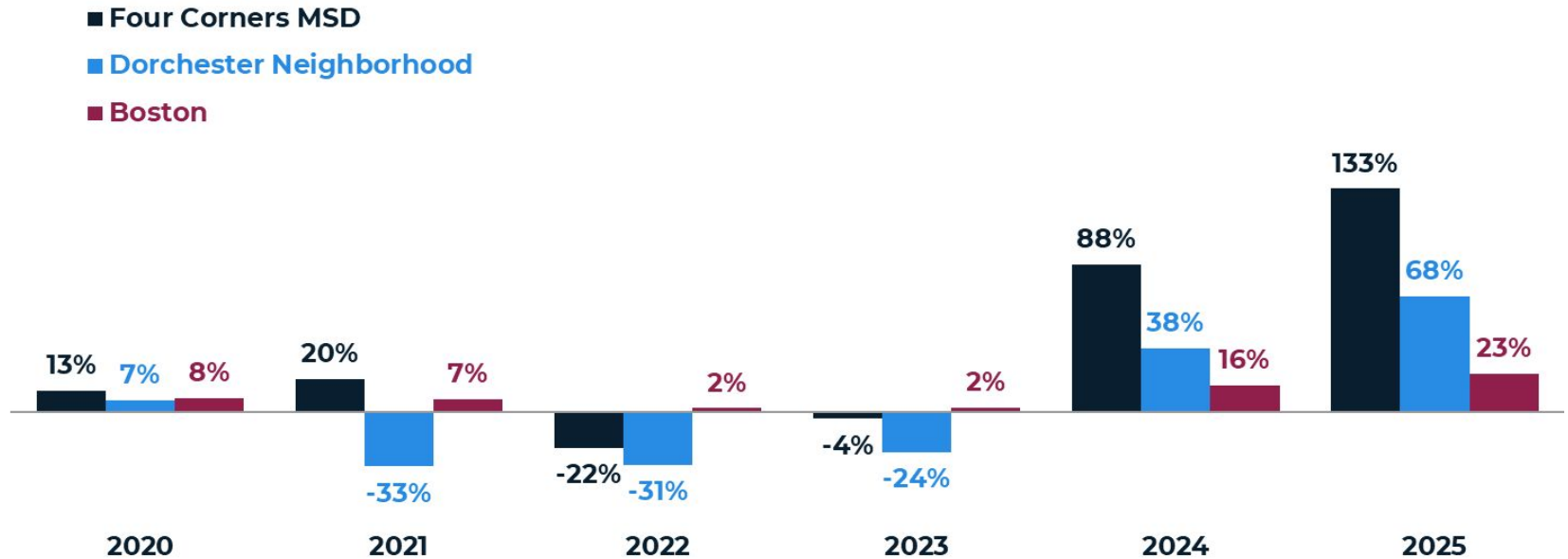


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Four Corners Main Streets showed increase in grocery spending, reaching 133% above 2019 levels in 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

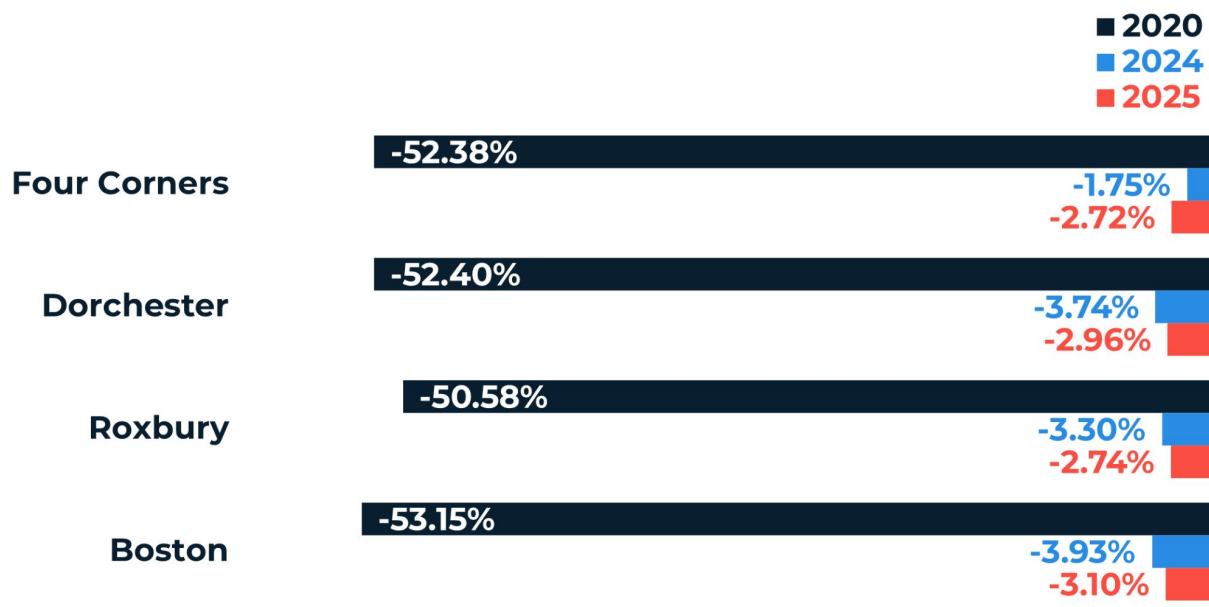


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Four Corners in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Four Corners Main Street, Dorchester and Roxbury Neighborhoods, and Boston Compared to Visits in 2019



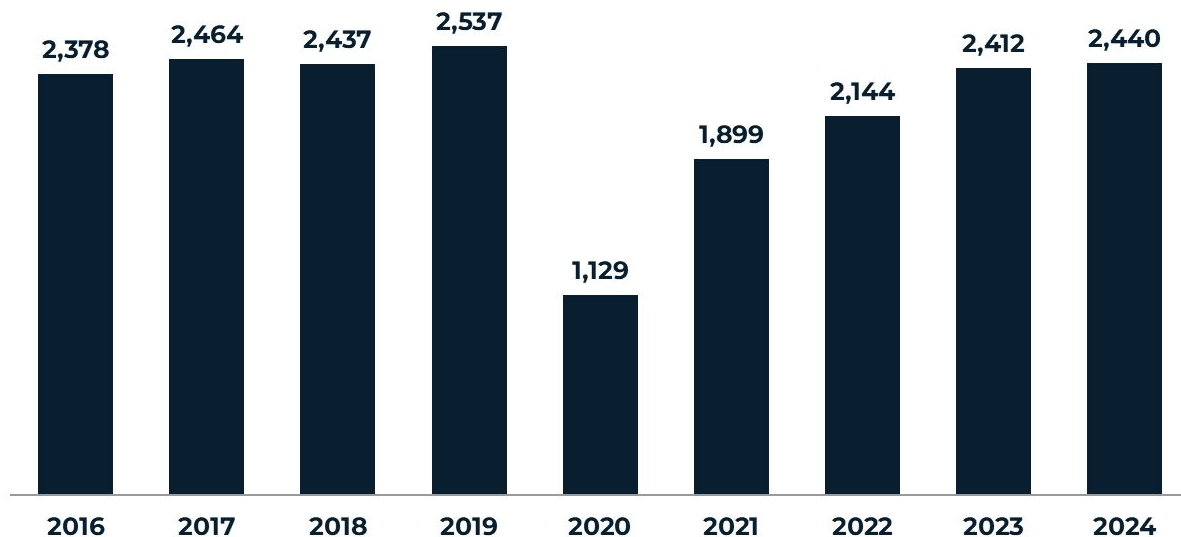
In 2020, visits to **Four Corners Main Street** were 52.38% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Four Corners Main Street** recovered to just 2.72% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in Four Corners Main Streets has rebounded significantly since its 2020 low, nearly returning to pre-pandemic 2019 levels

Average Weekday Boardings at bus stops in Four Corners Main Streets District during the Fall seasons



There were **2,440** average weekday boardings in the **Four Corners Main Streets District** in Fall 2024, which is **96%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Greater Ashmont

Main Streets Profile

March 2026



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Planning Department
RESEARCH DIVISION

City of Boston Planning Department

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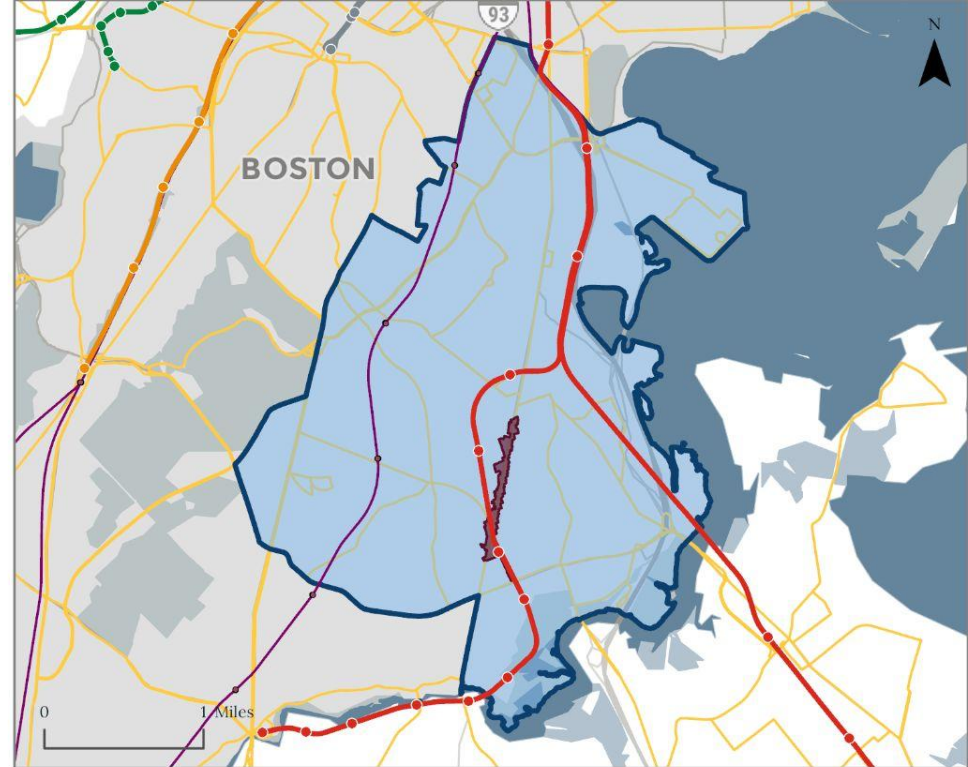
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Dorchester is a diverse, family-oriented neighborhood with predominantly renter-occupied housing

- 34% Black/African American
- 20% Hispanic
- 32% Foreign Born
- 17% are enrolled in grade school
- 61% are family households
- 62% housing are renter occupied
- 73% of households own a vehicle

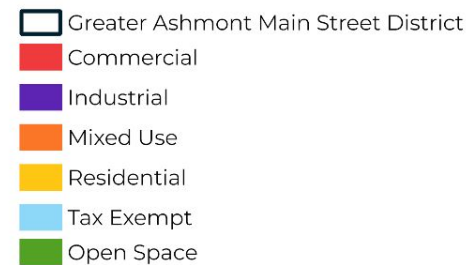
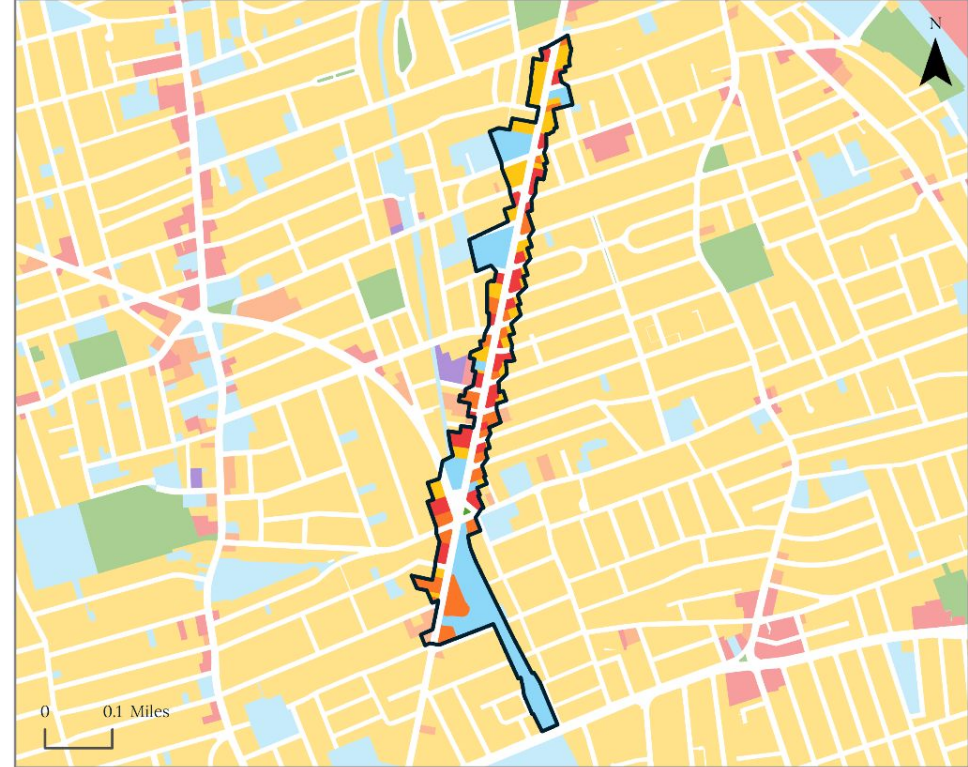


Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Greater Ashmont Main Streets features a balanced mix of land uses, with nearly half of parcels used as residential, a quarter as commercial, and some mixed use and tax exempt

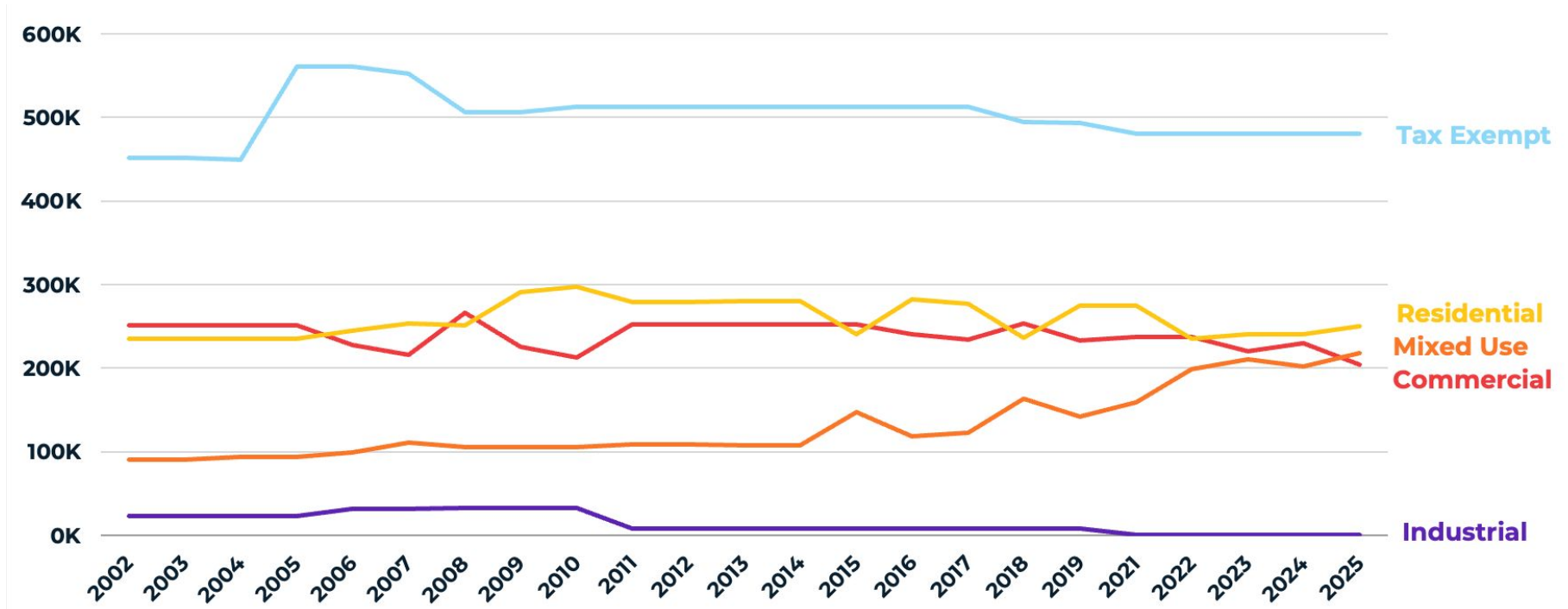
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	33	24.8%
Industrial	0	0.0%
Mixed Use	28	21.1%
Residential	62	46.6%
Tax Exempt	10	7.5%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Industrial and commercial land uses have slightly decreased over time while tax exempt and mixed use have increased

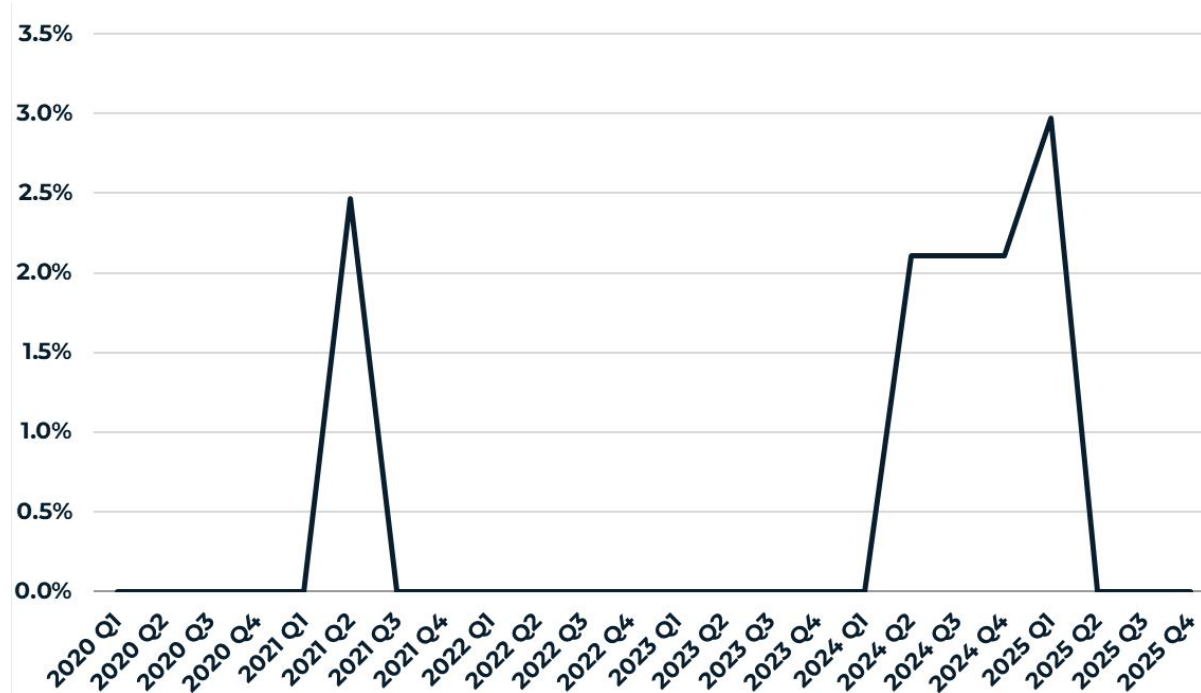
Square Feet of Parcel Land Area by Category in Greater Ashmont Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has remained low since 2020

Retail Vacancy Rates in Greater Ashmont Main Streets District, 2020-2025



Despite the recent 5-year peak of **3%** in Q1 of 2025, retail vacancy has returned to **0%**

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Greater Ashmont Main Streets is home to 134 businesses & institutions

Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Retail Trade
- Accommodation and Food Services

Major businesses include:

- Dr William W Henderson Inclusion School
- Boston Fire Department
- Tavolo Ristorante

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	26.1%
Retail trade	16.4%
Accommodation and food services	12.7%
Health care and social assistance	9.0%
Real estate and rental and leasing	9.0%
Professional, scientific, and technical services	6.0%
Construction	6.0%
Finance and insurance	5.2%
Information	4.5%
Manufacturing	1.5%
Educational services	1.5%
Public administration	0.7%
Arts, entertainment, and recreation	0.7%
Wholesale trade	0.7%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~652 payroll jobs are within the Census block approximation of Greater Ashmont Main Streets District

Greater Ashmont Main Streets payroll employment is concentrated in Health Care and Social Assistant, Information, and Professional, Scientific, and Technical Services

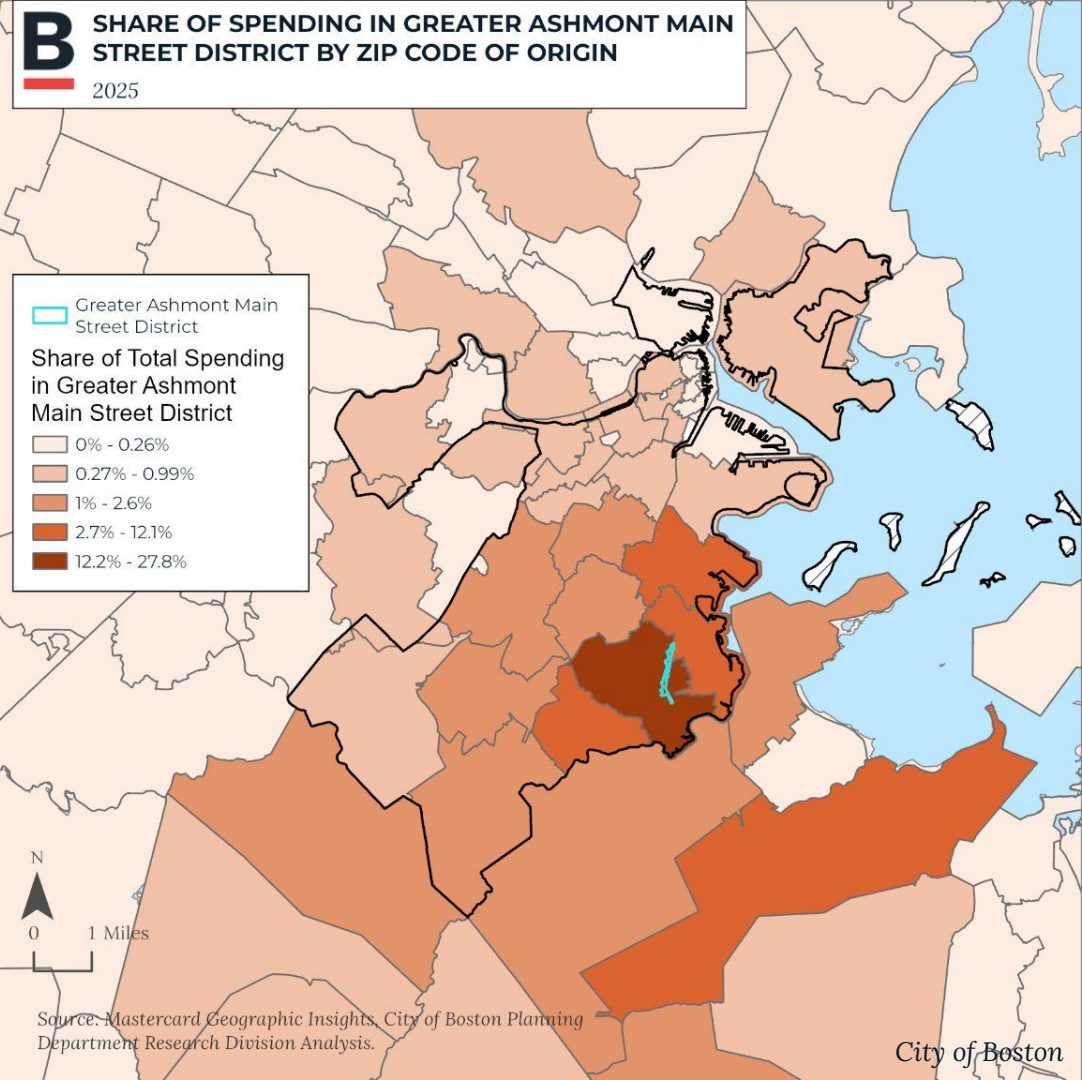


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	134	20.6%
Information	120	18.4%
Professional, Scientific, and Technical Services	72	11.0%
Retail Trade	63	9.7%
Finance and Insurance	54	8.3%
Accommodation and Food Services	51	7.8%
Other Services (excluding Public Administration)	43	6.6%
Transportation and Warehousing	34	5.2%
Construction	28	4.3%
Real Estate and Rental and Leasing	18	2.8%
Arts, Entertainment, and Recreation	13	2.0%
Wholesale Trade	9	1.4%
Utilities	5	0.8%
Administration & Support, Waste Management and Remediation	5	0.8%
Manufacturing	2	0.3%
Educational Services	1	0.2%

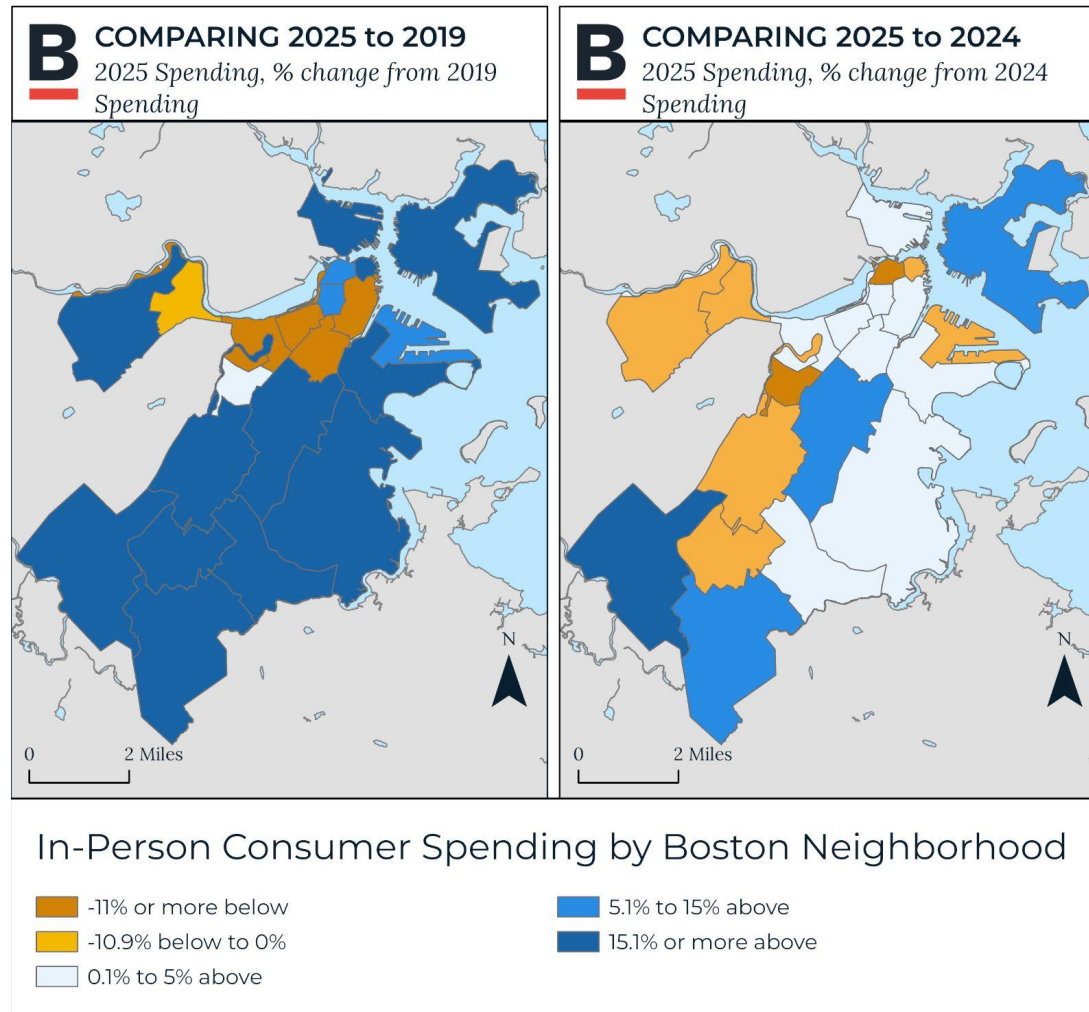
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

46.3% of spending in the Greater Ashmont Main Streets District originates in Dorchester while 32.6% comes from outside the city.

Around 12.5% come from Mattapan, Roxbury, Hyde Park, and Roslindale



In 2025, consumer spending in Dorchester was 4.1% above 2024 levels and 18% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Greater Ashmont Main Streets has surged since 2024, peaking at 101% in March 2025

Total In-Person Consumer Spending in Greater Ashmont Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-person consumer spending remained fluctuating between 26% below and 10% above pre-COVID levels from 2021 to late 2023. However, beginning in 2024, there was a sharp increase in consumer spending up to recent years.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts increased since early 2024 and remained robust compared to 2019 levels

Total In-Person Transaction Counts in Greater Ashmont Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



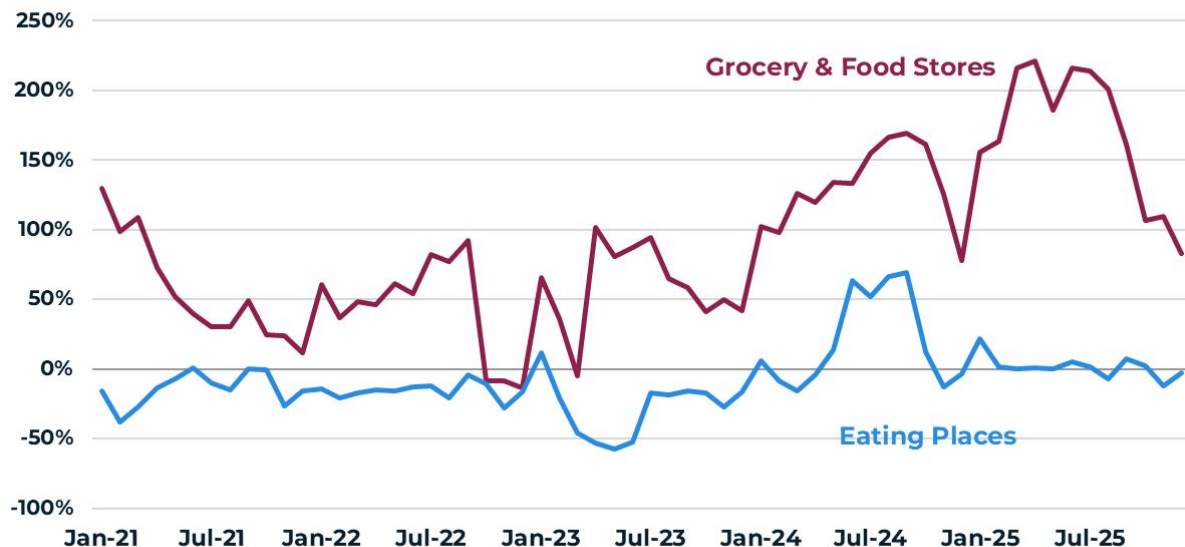
In-person transaction counts has shown an upward trajectory since early 2024. Despite occasional declines, transactions outperform pre-pandemic levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups.

While restaurant spending has stalled, grocery spending has steadily increased in Greater Ashmont Main Streets

Consumer Spending in Greater Ashmont Main Streets District by Sector, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019



Grocery spending rose to 215% above pre-COVID levels in June 2025.

Restaurant spending remained lower, consistently hovering around 2019 levels besides during the summer of 2024, where it stayed 50% above pre-pandemic levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Greater Ashmont Main Streets in-person consumer spending was 71% above 2019 levels in 2025.

Total In-Person Consumer Spending, Percentage Change from 2019



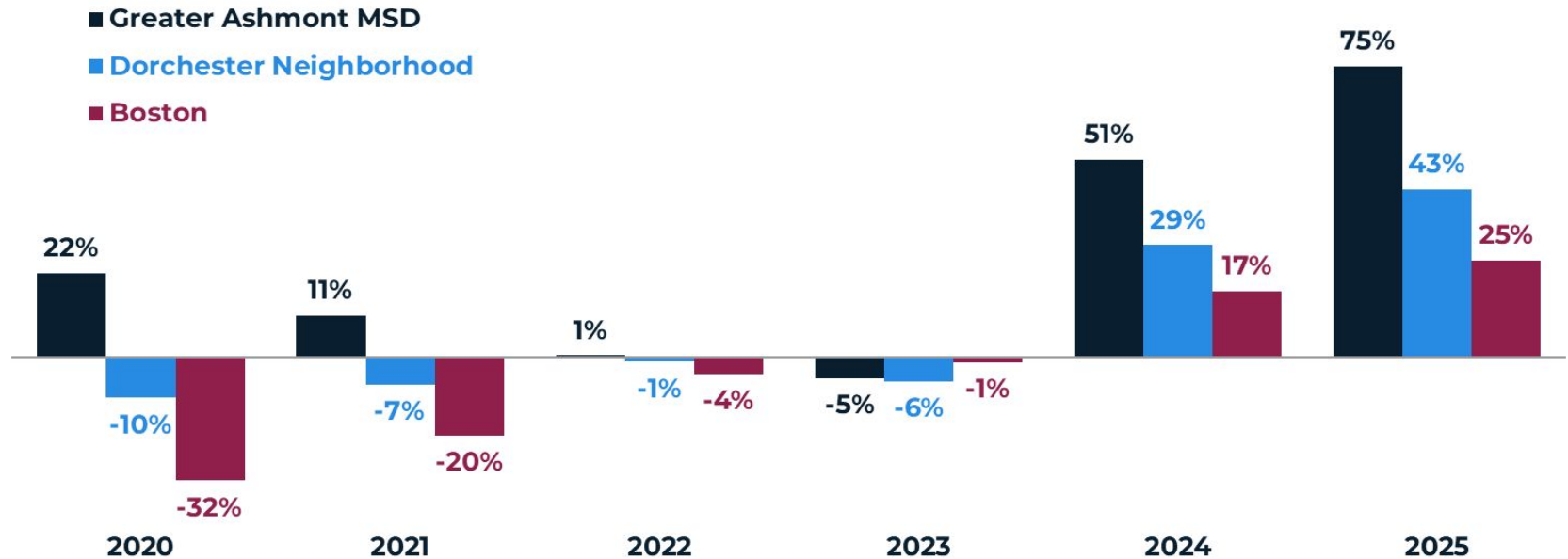
Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

In-person transaction counts at Greater Ashmont Main Streets reached 75% above 2019 levels in 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

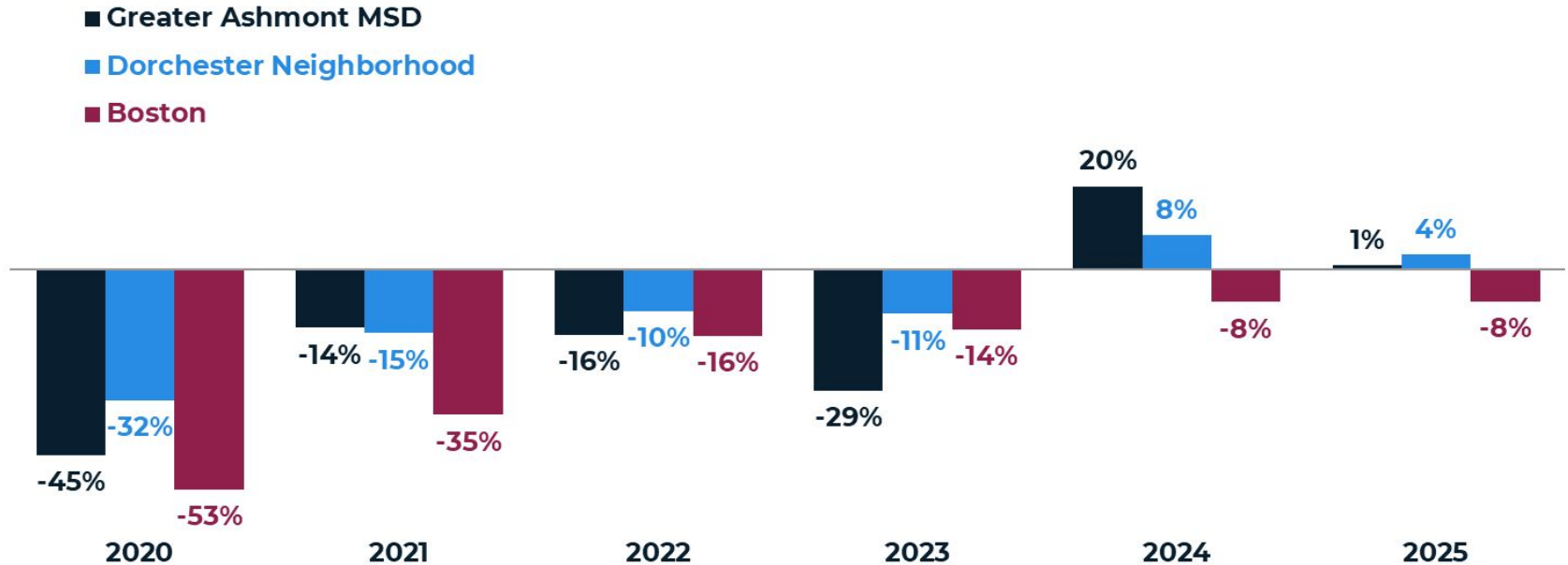


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Greater Ashmont Main Streets spending at restaurants was 1% above 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

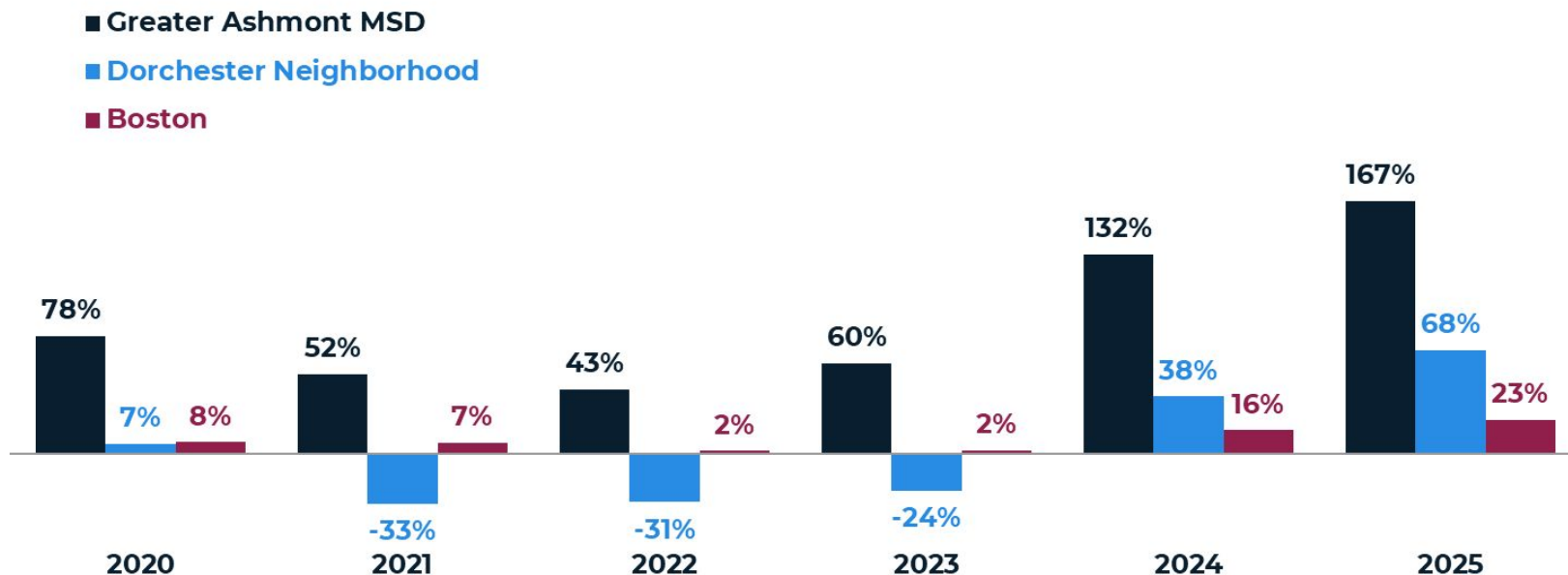


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Grocery spending in Greater Ashmont Main Streets has consistently remained above 2019 levels and was 167% higher in 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

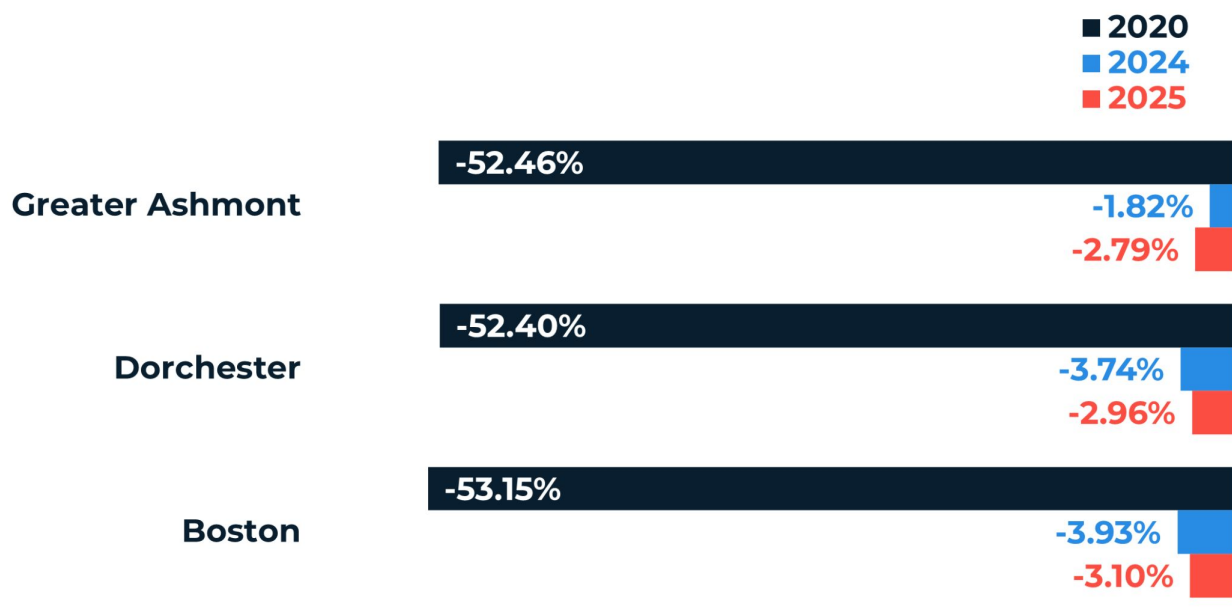


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Greater Ashmont in 2025 nearly recovered to pre- pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Greater Ashmont Main Street, Dorchester Neighborhood, and Boston Compared to Visits in 2019



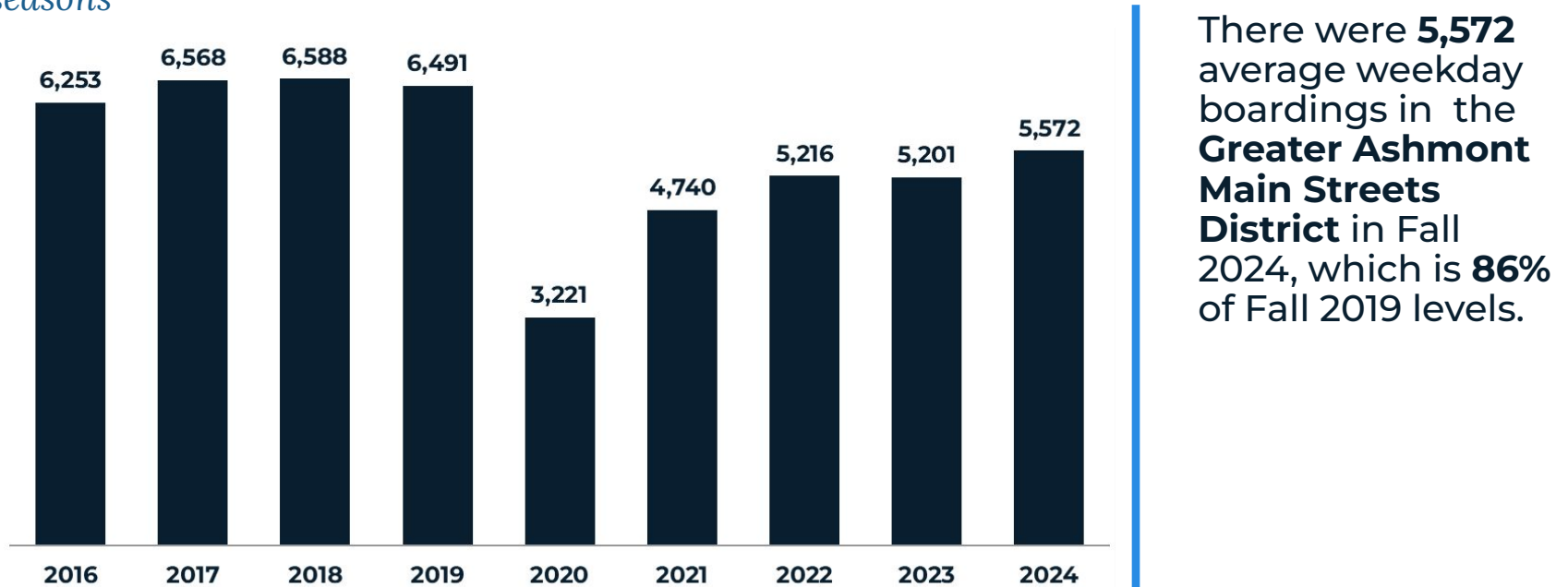
In 2020, visits to **Greater Ashmont Main Street** were 52.46% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Greater Ashmont Main Street** recovered to just 2.79% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus ridership in Greater Ashmont Main Streets has rebounded steadily since its 2020 low of 3,221 but remains below 2019 levels

Average Weekday Boardings at bus stops in Greater Ashmont Main Streets District during the Fall seasons



Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Greater Grove Hall

Main Streets Profile

March 2026



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Planning Department
RESEARCH DIVISION

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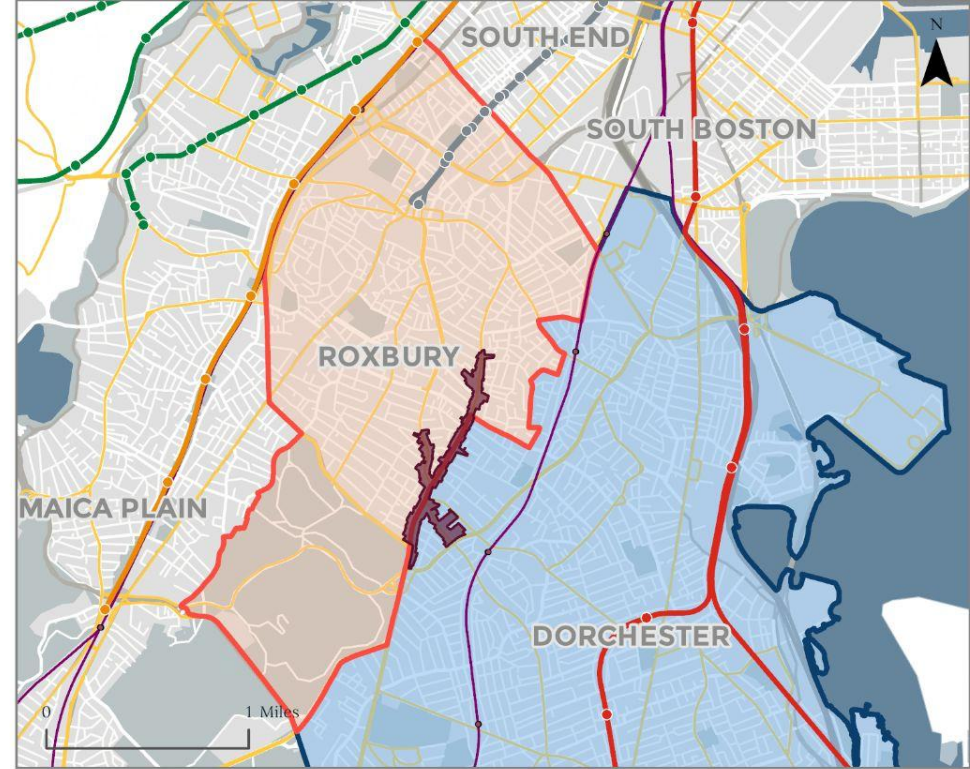
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Dorchester and Roxbury are diverse, family-oriented neighborhoods with a majority of the residents in the labor force

- 37% Black/African American
- 23.4% Hispanic
- 30.6% Foreign Born
- 57% are family households
- 66% housing are renter occupied
- 68% of households own a vehicle
- 66% are in the labor force



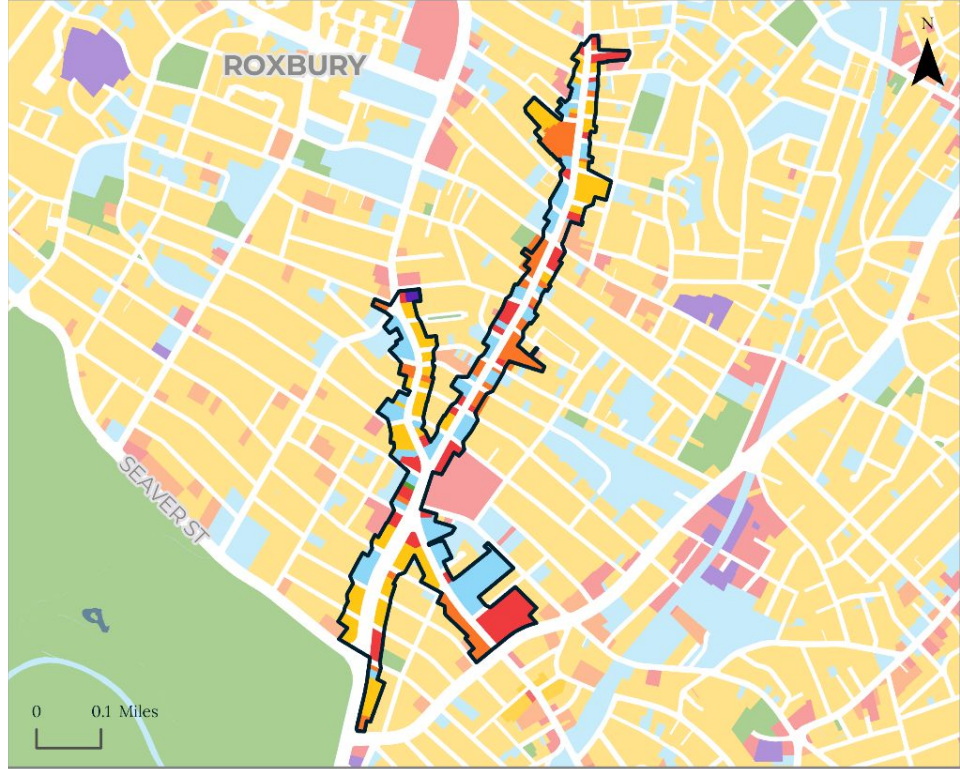
- Grove Hall Main Street District
- Dorchester Neighborhood Boundary
- Roxbury Neighborhood Boundary
- MBTA Routes**
- Blue Line
- Green Line
- Orange Line
- Red Line
- Silver Line
- MBTA Bus Routes
- Commuter Rail

Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Greater Grove Hall Main Streets features a balanced mix of land uses, with more than a third of parcels used as residential.

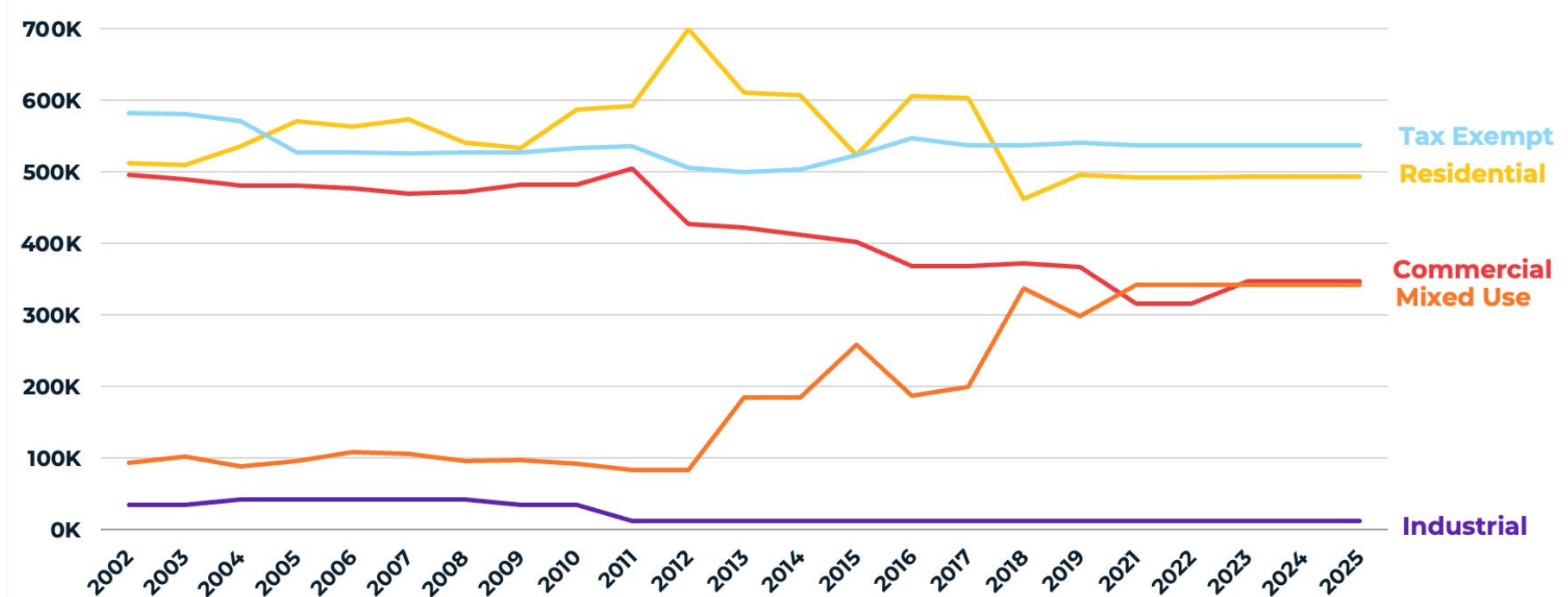
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	37	16.7%
Industrial	1	0.5%
Mixed Use	42	18.9%
Residential	81	36.5%
Tax Exempt	61	27.5%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Commercial land use has fallen over time while mixed use has increased by almost 400%

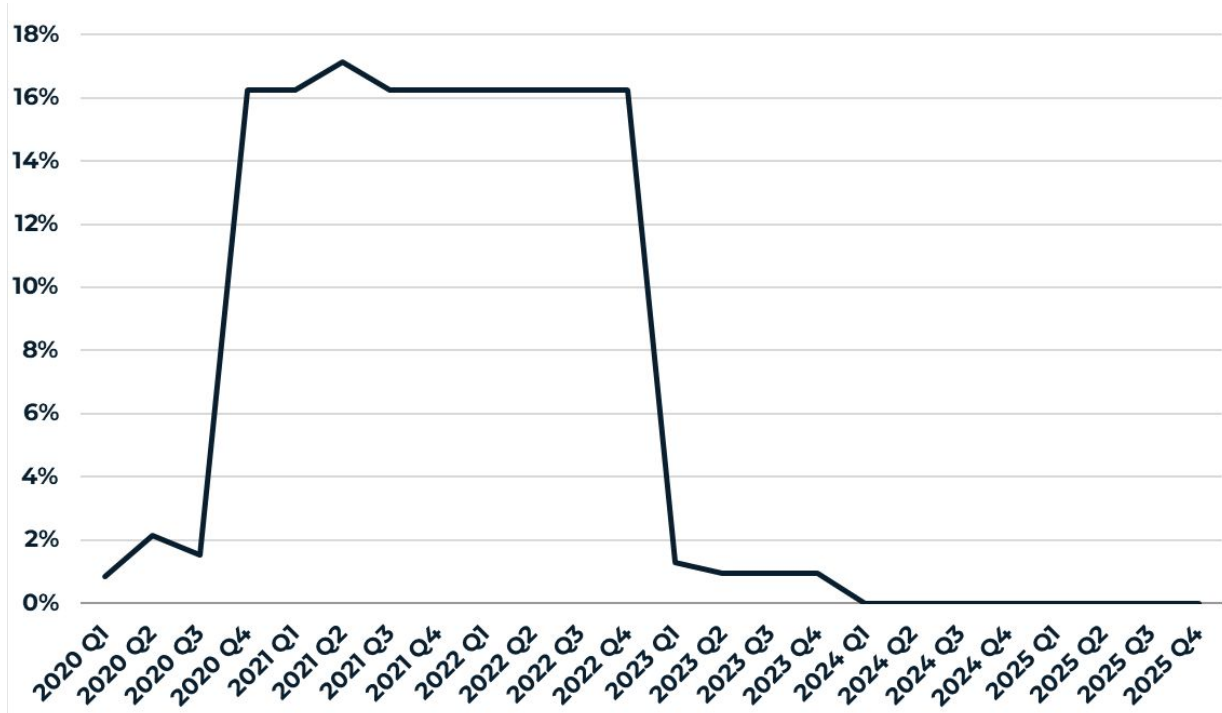
Square Feet of Parcel Land Area by Category in Greater Grove Hall Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy exceeded 16% for a year and a half

Retail Vacancy Rates in Greater Grove Hall Main Streets District, 2020-2025



Despite reaching **17.1%** in 2021 and staying high through 2022, retail vacancy rates have returned to pre-pandemic levels and have been at **0%** since mid-2024

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Greater Grove Hall Main Streets is home to 155 businesses & institutions

Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Accommodation and Food Services
- Retail Trade

Major businesses include:

- Caribbean Foundation of Boston
- Roxbury Multi-Service Center
- Haynes Early Education Center

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	22.6%
Accommodation and food services	16.8%
Retail trade	12.3%
Health care and social assistance	11.6%
Real estate and rental and leasing	7.7%
Information	5.2%
Finance and insurance	4.5%
Professional, scientific, and technical services	4.5%
Educational services	3.9%
Administrative and support and waste management and remediation services	3.9%
Construction	3.2%
Transportation and warehousing	1.3%
Wholesale trade	1.3%
Public administration	0.6%
Manufacturing	0.6%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~1,318 payroll jobs are within the Census block approximation of Greater Grove Hall Main Streets District

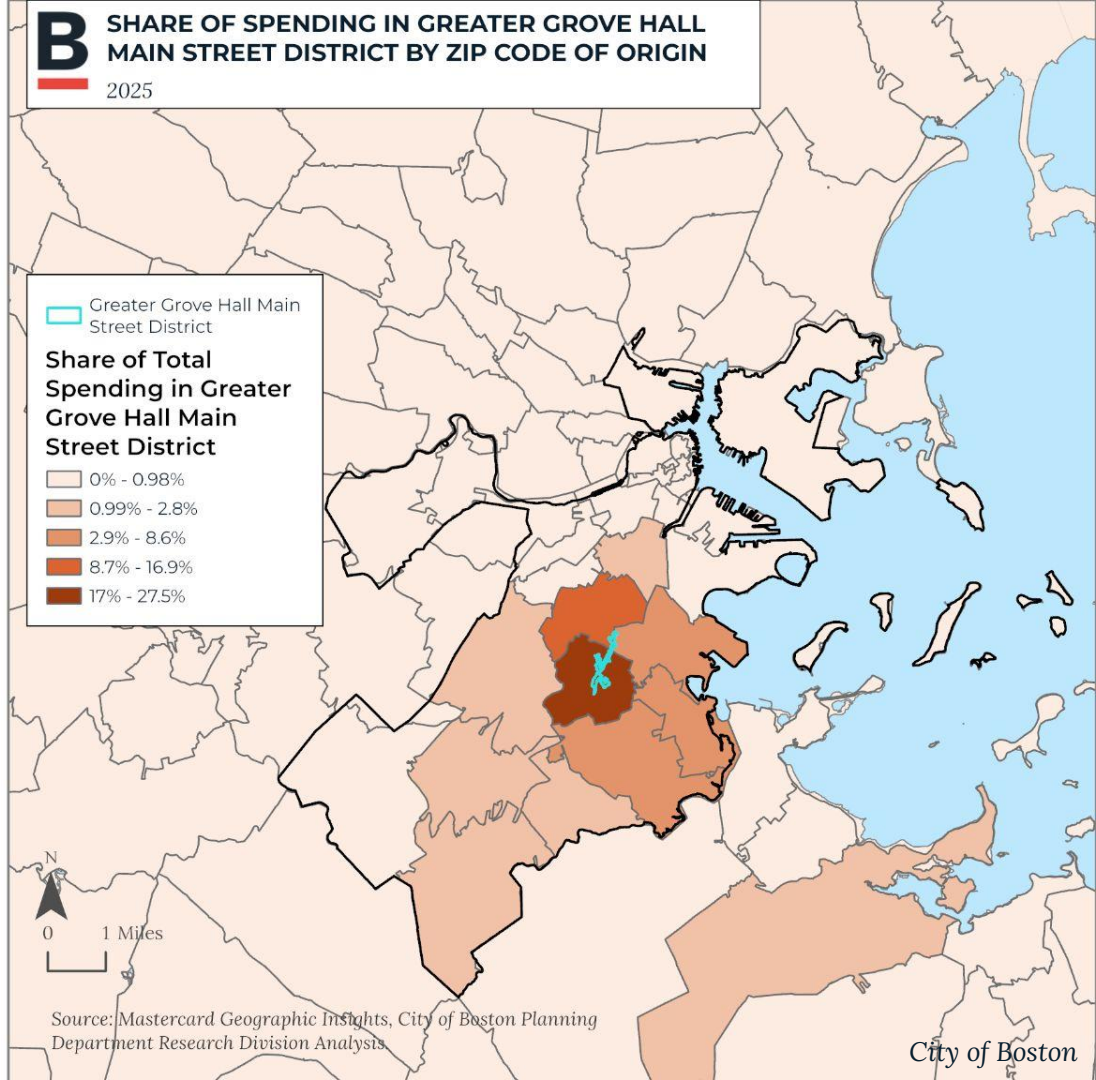
Greater Grove Hall Main Streets payroll employment is concentrated in Health Care and Social Assistance, Retail Trade, and Accommodation and Food Services



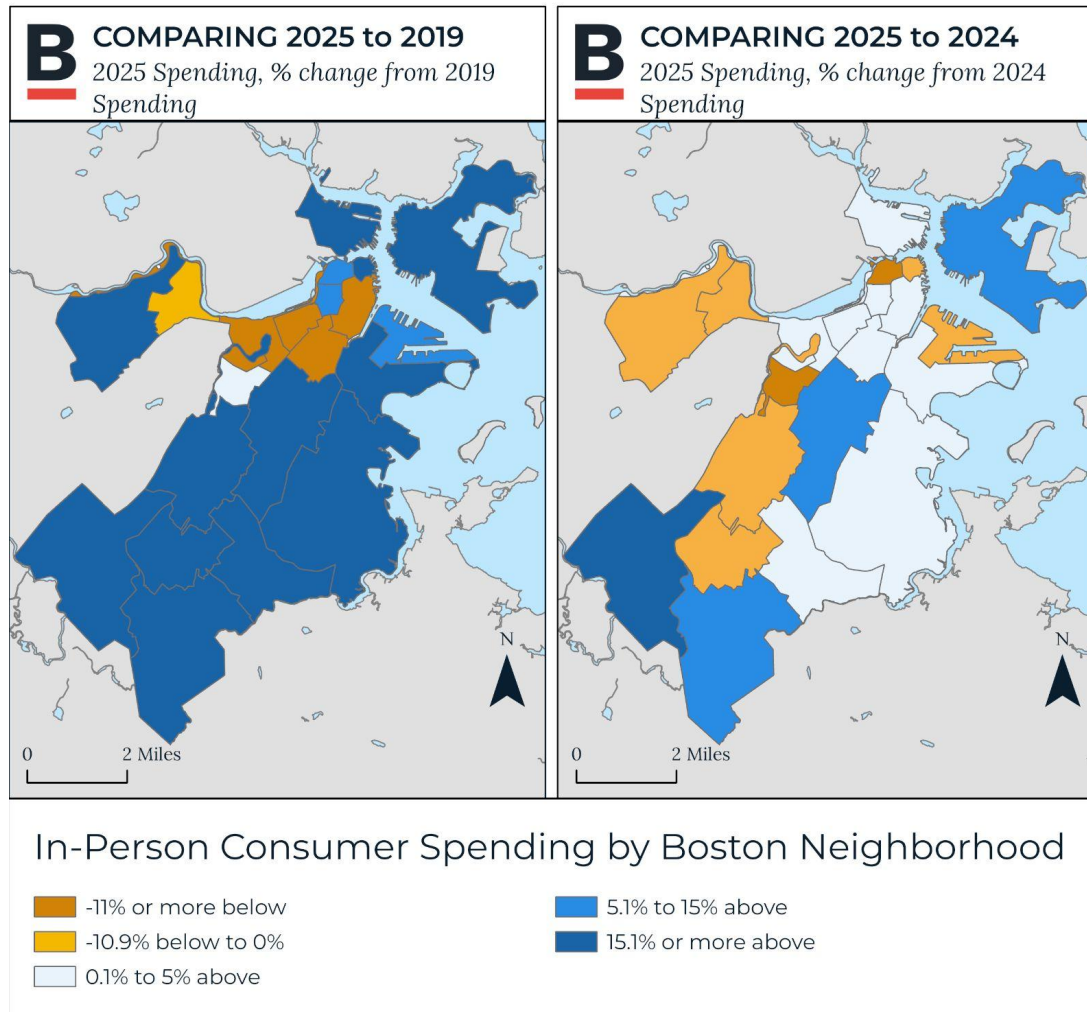
SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	472	35.8%
Retail Trade	352	26.7%
Accommodation and Food Services	157	11.9%
Other Services (excluding Public Administration)	95	7.2%
Real Estate and Rental and Leasing	82	6.2%
Construction	53	4.0%
Educational Services	25	1.9%
Transportation and Warehousing	24	1.8%
Professional, Scientific, and Technical Services	24	1.8%
Finance and Insurance	23	1.7%
Manufacturing	5	0.4%
Administration & Support, Waste Management and Remediation	5	0.4%
Information	1	0.1%

Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

44.4% of spending in the Greater Grove Hall Main Streets District originates in Roxbury while 22.3% comes from nearby neighborhoods (Dorchester, Mattapan, Roslindale)



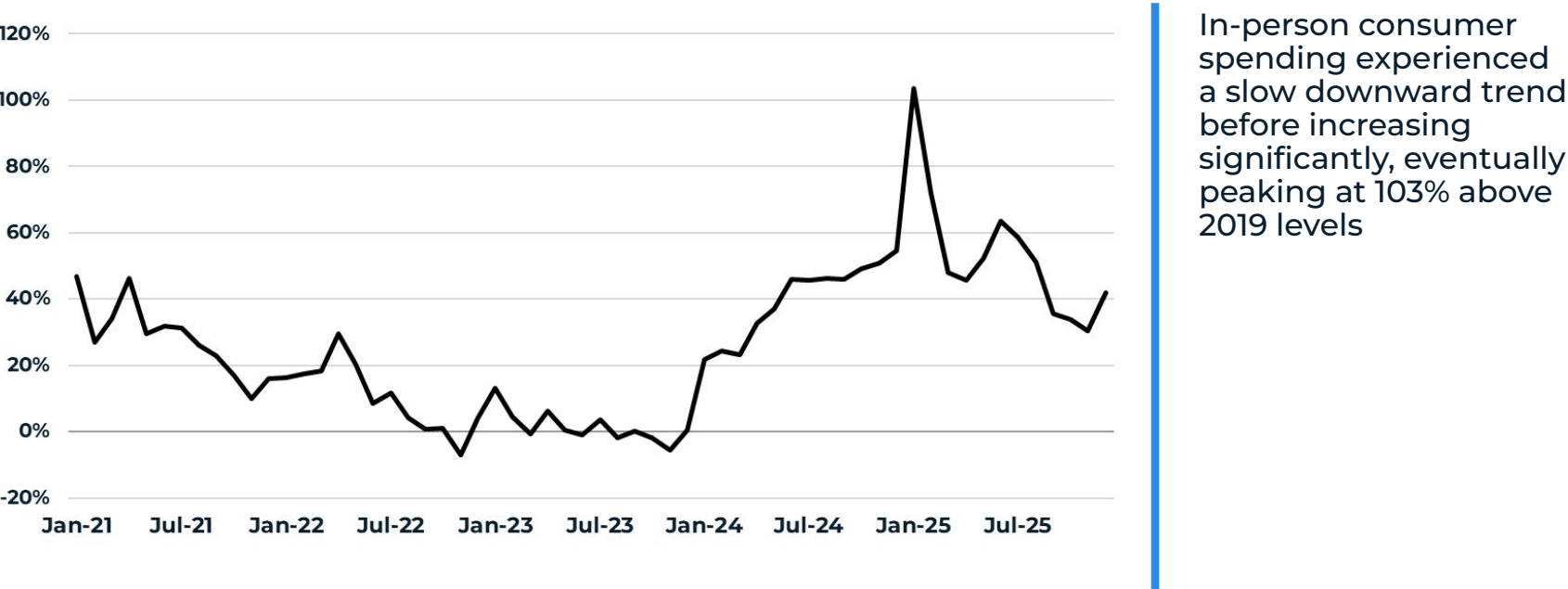
In 2025, inflation-adjusted consumer spending rose by 7.4% in Roxbury and 4.1% in Dorchester compared to 2024. Relative to 2019 levels, spending increased by 36.3% in Roxbury and 18% in Dorchester.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Greater Grove Hall Main Streets has shown a clear upward trajectory since January 2024

Total In-Person Consumer Spending in Greater Grove Hall Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Greater Grove Hall Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained hovering around 2019 levels before increasing in early 2024

Total In-Person Transaction Counts in Greater Grove Hall Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019

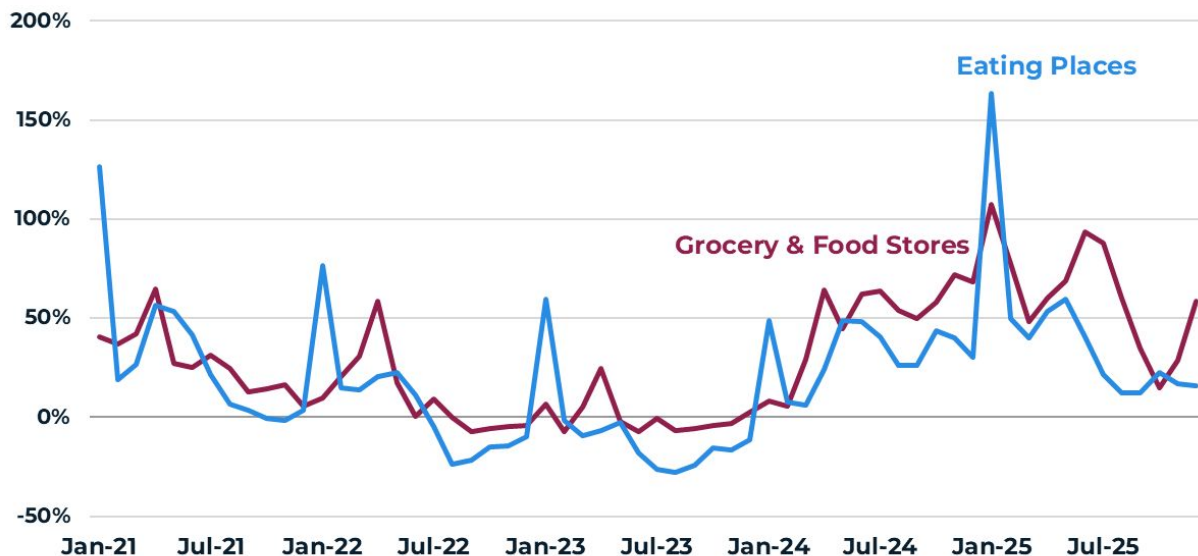


In-person transaction counts increased from 11% below the pre-COVID benchmark in December 2023 to 40% in June 2024, peaking at 76% above pre-pandemic levels in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.
Note: Greater Grove Hall Main Streets District is approximated using 2010 block groups.

Restaurant and grocery spending shared similar fluctuations with a slow, upward trend

Consumer Spending in Greater Grove Hall Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending grew significantly in early 2024, continuously outperforming 2019 levels since.

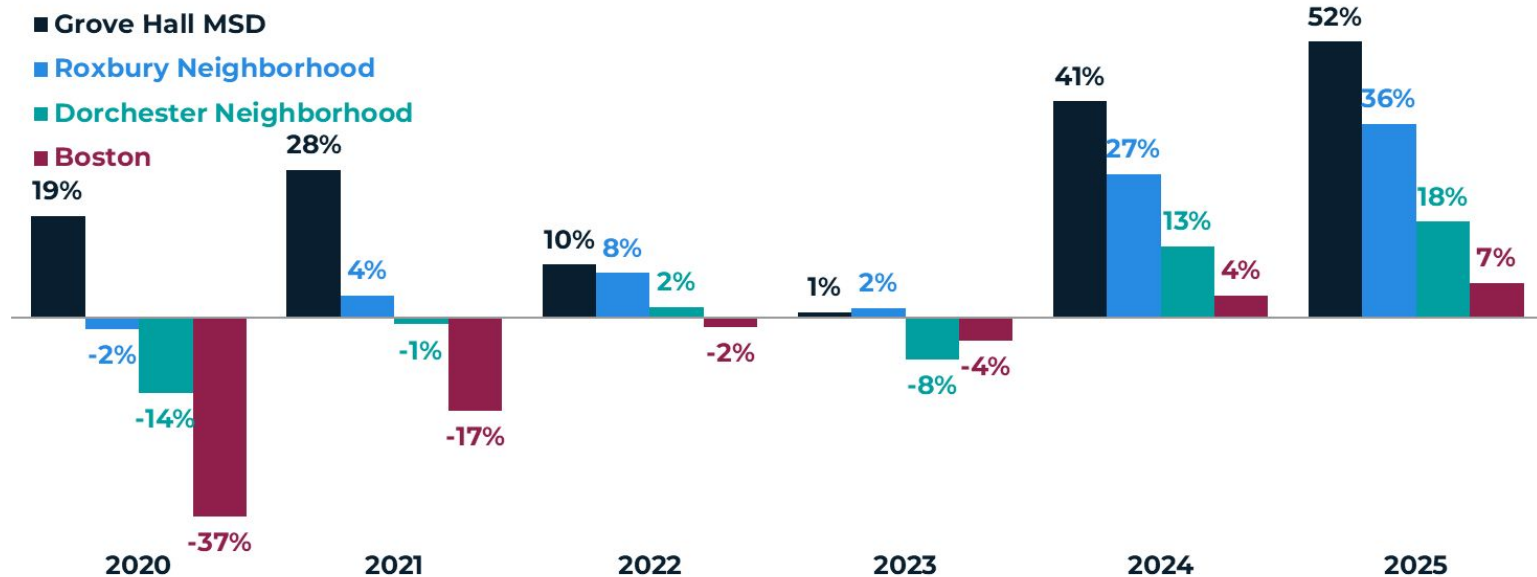
Restaurant spending showed occasional declines below 2019 levels, but remained above the benchmark following 2024.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Grove Hall Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

In-person consumer spending at Greater Grove Hall Main Streets consistently remained above 2019 levels since 2020

Total In-Person Consumer Spending, Percentage Change from 2019

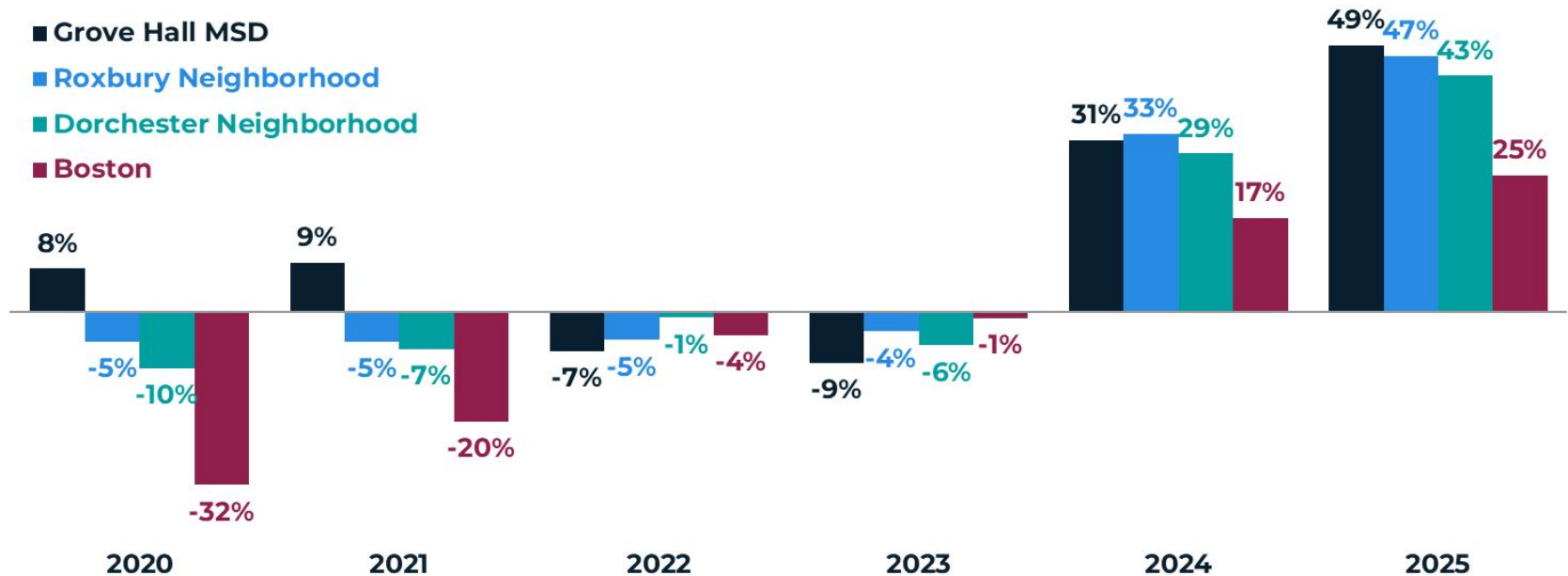


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Grove Hall Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Greater Grove Hall Main Streets transaction counts reached 49% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

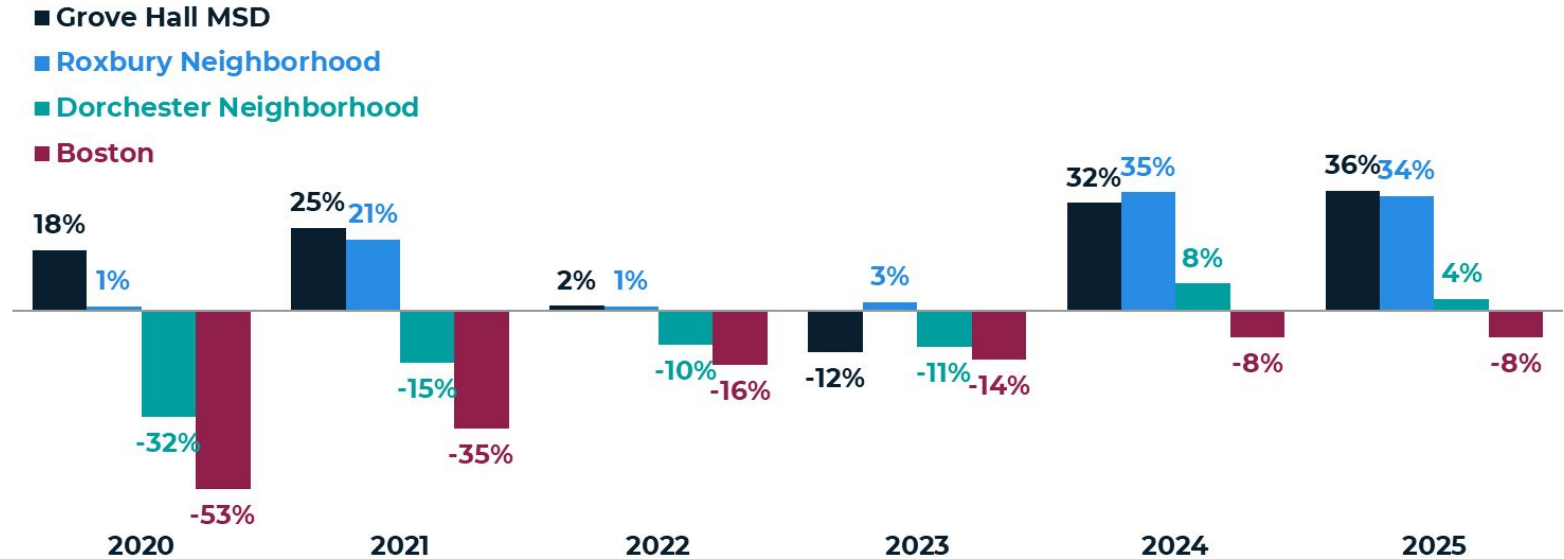


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Grove Hall Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Restaurant spending in Greater Grove Hall Main Streets was 36% above 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

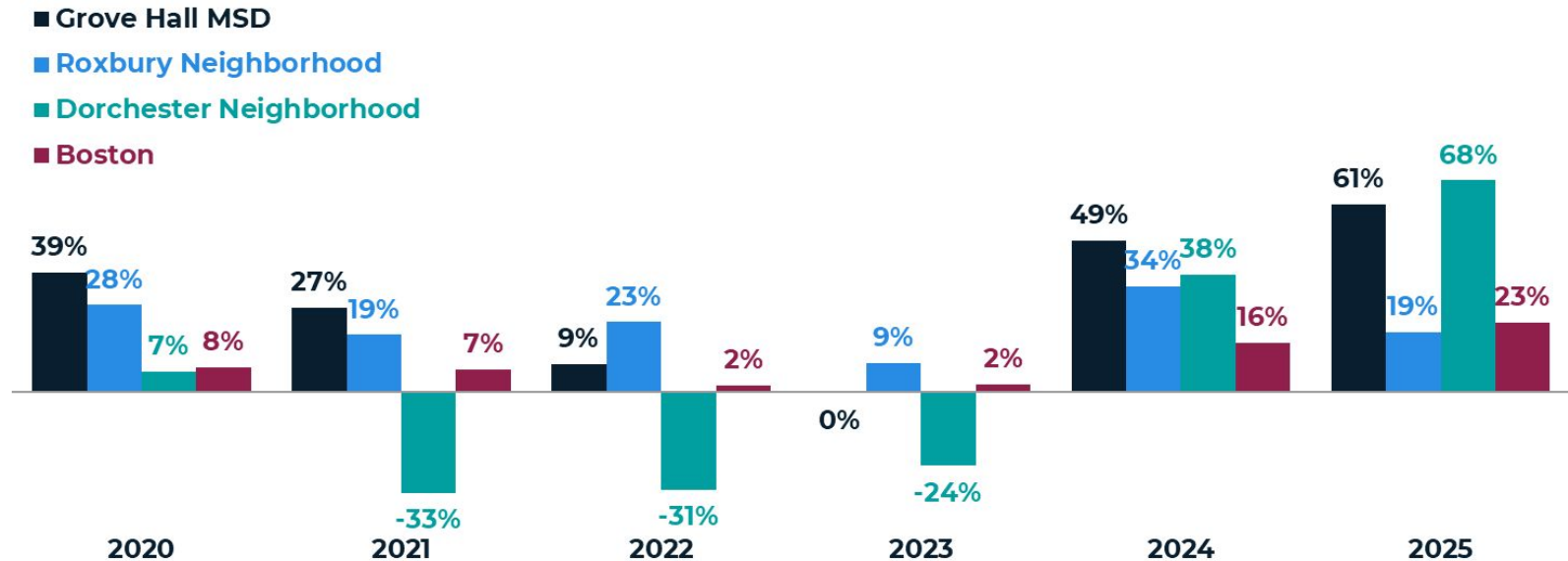


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Grove Hall Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Greater Grove Hall Main Streets grocery spending saw spending levels 61% above 2019 levels in 2025, showing faster recovery than Boston

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

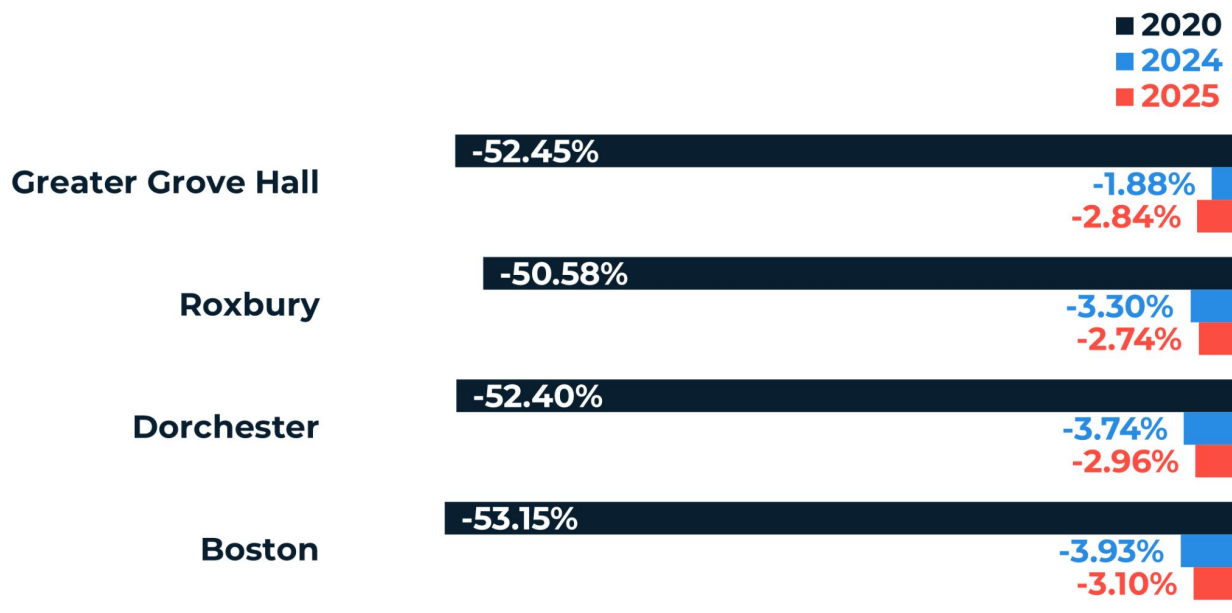


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Grove Hall Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Greater Grove Hall in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Greater Grove Hall Main Street, Roxbury and Dorchester Neighborhoods, and Boston Compared to Visits in 2019



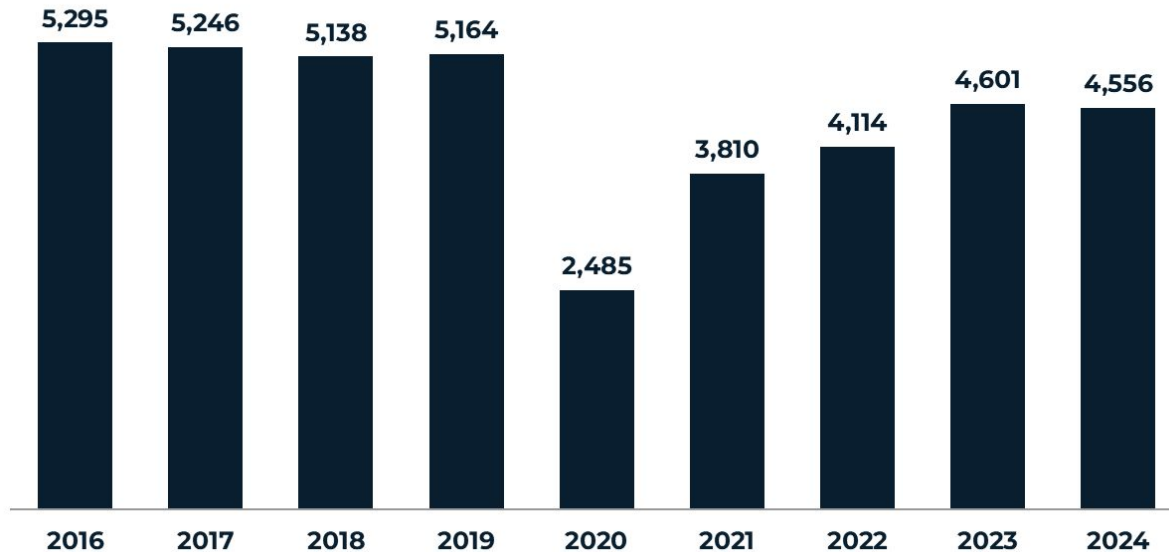
In 2020, visits to **Greater Grove Hall Main Street** were 52.45% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Greater Grove Hall Main Street** recovered to just 2.84% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boarding in Greater Grove Hall Main Streets has rebounded steadily since its 2020 low but remains below 2019 levels

Average Weekday Boardings at bus stops in Greater Grove Hall Main Streets District during the Fall seasons



There were **4,556** average weekday boardings in the **Greater Grove Hall Main Streets District** in Fall 2024, which is **88%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Hyde Park

Main Streets Profile

March 2026



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RESEARCH DIVISION

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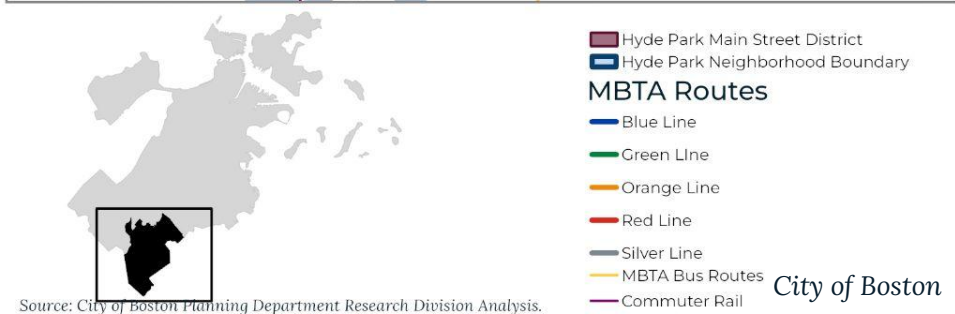
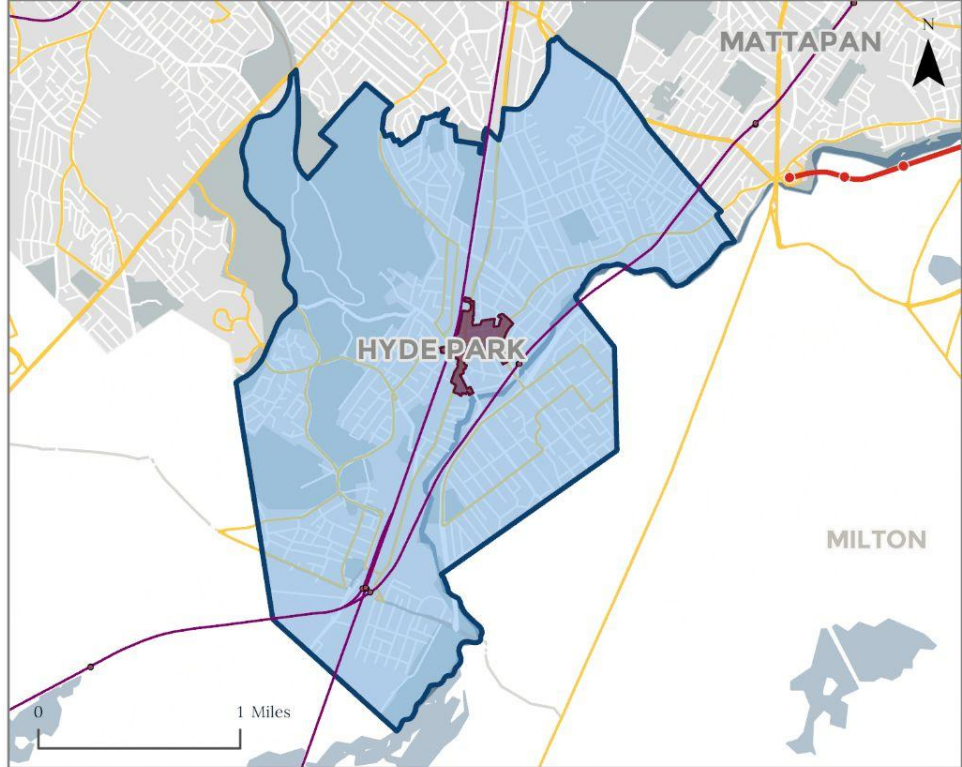
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Hyde Park is a diverse neighborhood characterized by family households, high homeownership rates, and broad access to vehicles

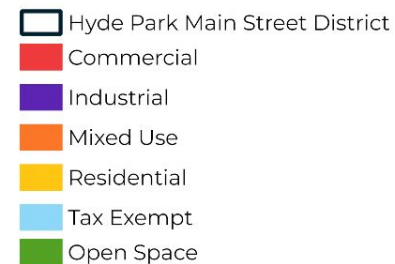
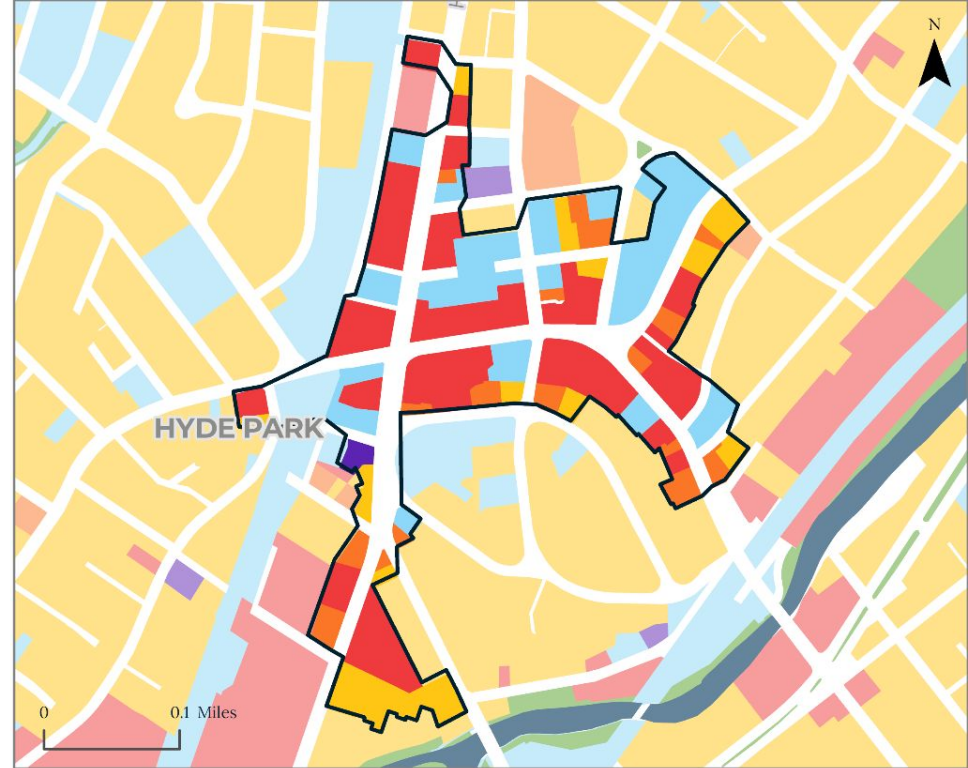
- 28% are 60+
- 46% Black and 24% Hispanic
- 52% earn >\$100k
- 66% are in the labor force
- 66% of households are family households
- 59% of households are owner occupied
- 86% of households own a vehicle



Source: City of Boston Planning Department Research Division Analysis.

Hyde Park Main Streets features mostly commercial parcels, with remaining parcels balanced between mixed use, residential and tax exempt parcels

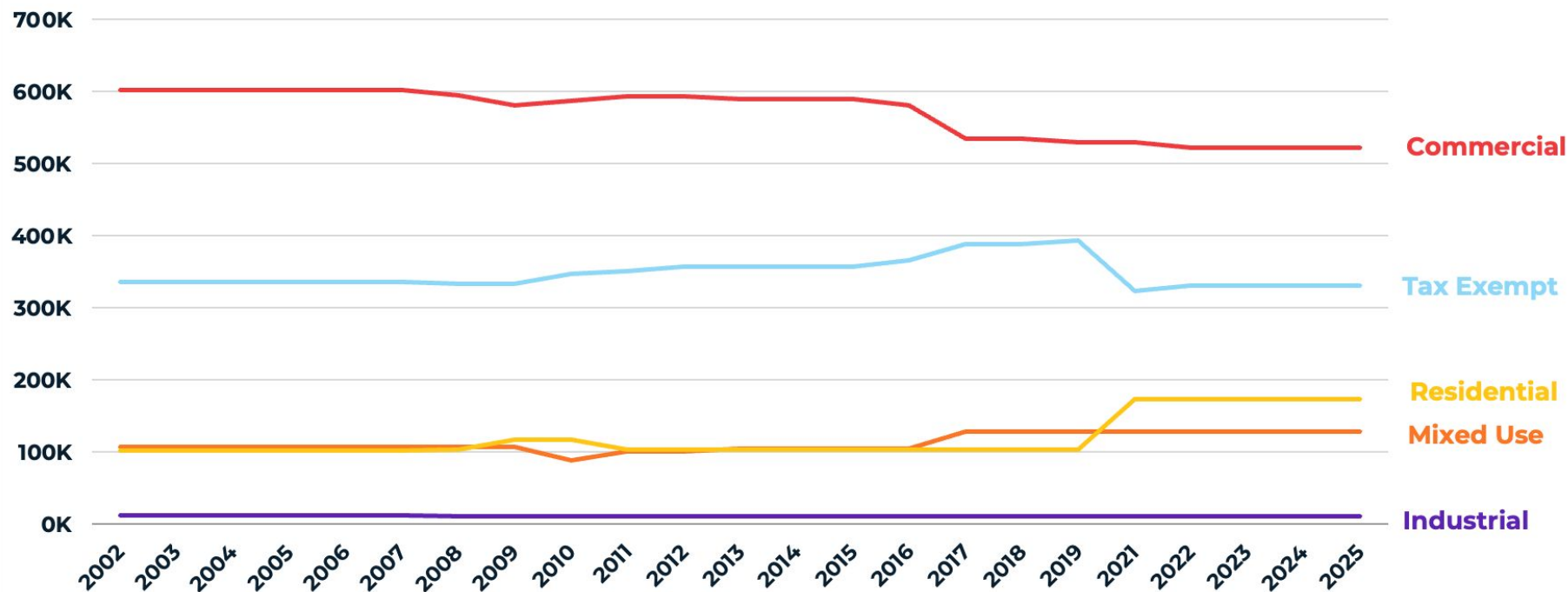
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	59	48.0%
Industrial	1	0.8%
Mixed Use	18	14.6%
Residential	24	19.5%
Tax Exempt	21	17.1%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Commercial land use has slightly decreased over time while residential and mixed use have increased

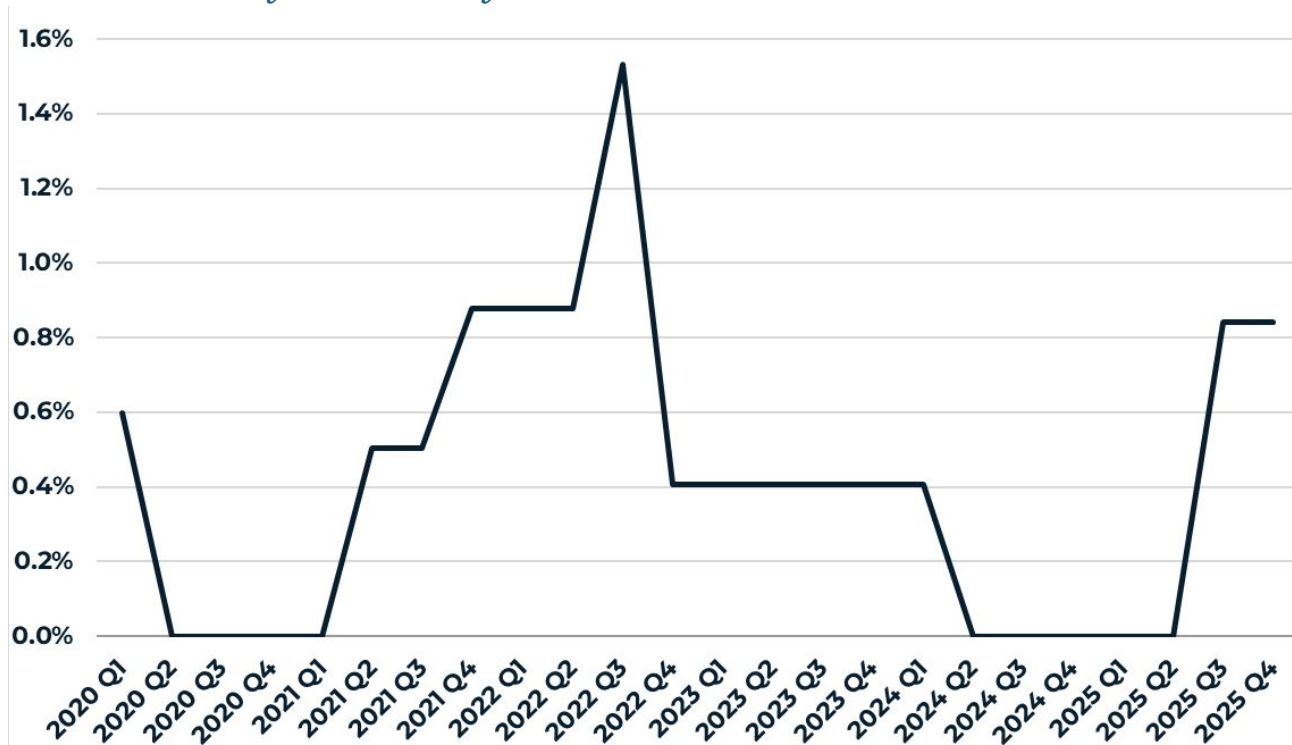
Square Feet of Parcel Land Area by Category in Hyde Park Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Despite some fluctuations, retail vacancy has remained low since 2020

Retail Vacancy Rates in Hyde Park Main Streets District, 2020-2025



Retail vacancy is currently at **0.8%** and has not gone above **1.5%** in 5 years

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Hyde Park Main Streets is home to 222 businesses & institutions

Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Accommodation and Food Services
- Health Care and Social Assistance

Major businesses include:

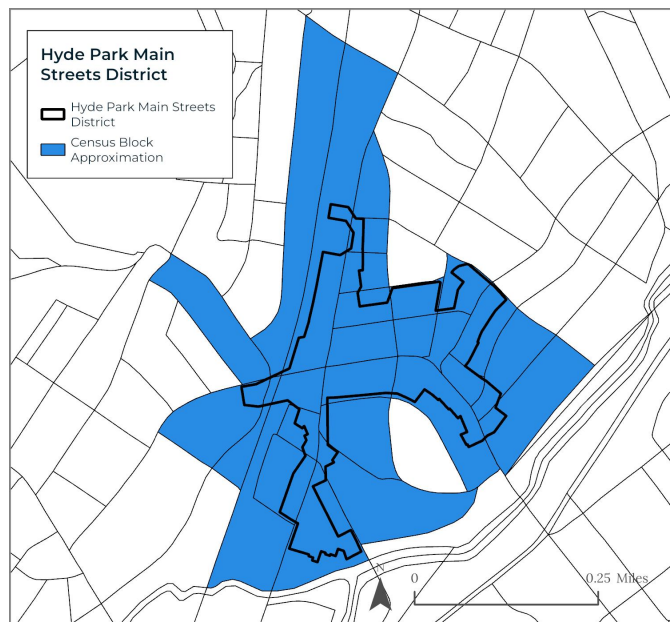
- Boston Police Department
- Thomas M. Menino YMCA
- United States Postal Service

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	24.3%
Accommodation and food services	15.8%
Health care and social assistance	14.0%
Retail trade	10.8%
Professional, scientific, and technical services	7.7%
Arts, entertainment, and recreation	3.6%
Information	3.6%
Finance and insurance	3.6%
Real estate and rental and leasing	3.2%
Public administration	2.7%
Educational services	2.3%
Wholesale trade	2.3%
Administrative and support and waste management and remediation services	2.3%
Manufacturing	1.8%
Construction	1.4%
Transportation and warehousing	0.9%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~897 payroll jobs are within the Census block approximation of Hyde Park Main Streets District

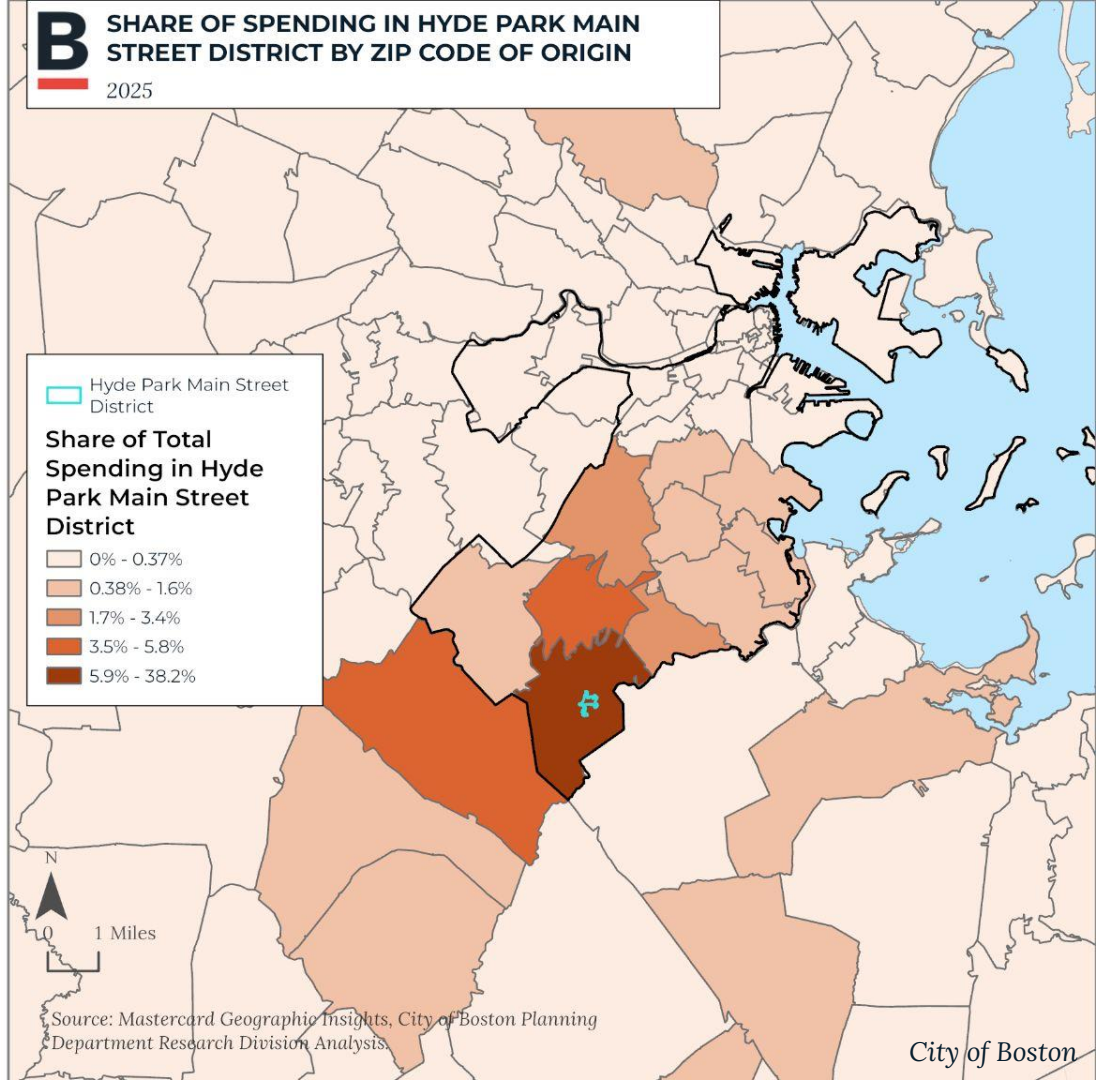
Hyde Park Main Streets payroll employment is concentrated in Health Care and Social Assistance, Retail Trade, and Other Services (excluding Public Administration)



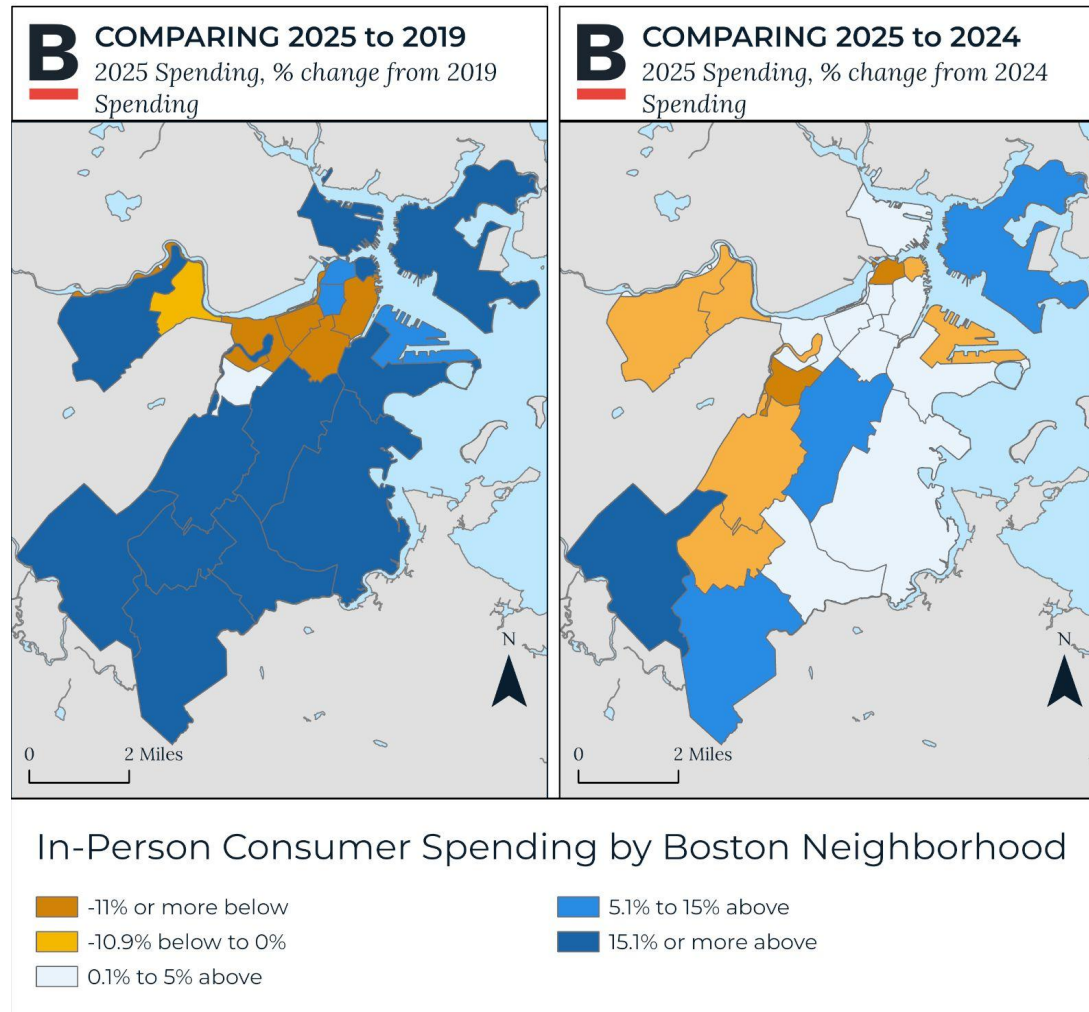
SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	218	24.3%
Retail Trade	190	21.2%
Other Services (excluding Public Administration)	151	16.8%
Accommodation and Food Services	114	12.7%
Finance and Insurance	60	6.7%
Real Estate and Rental and Leasing	41	4.6%
Arts, Entertainment, and Recreation	37	4.1%
Professional, Scientific, and Technical Services	36	4.0%
Administration & Support, Waste Management and Remediation	34	3.8%
Educational Services	7	0.8%
Construction	5	0.6%
Wholesale Trade	2	0.2%
Information	2	0.2%

Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

38.2% of spending in the Greater Hyde Park Main Streets District originates in Hyde Park while 28.5% comes from outside of Boston



In 2025, consumer spending in Hyde Park was 11.9% above 2024 levels and 34.5% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending transaction counts remained hovering around 2019 levels before increasing significantly in early 2024

Total In-Person Transaction Counts in Greater Hyde Park Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019

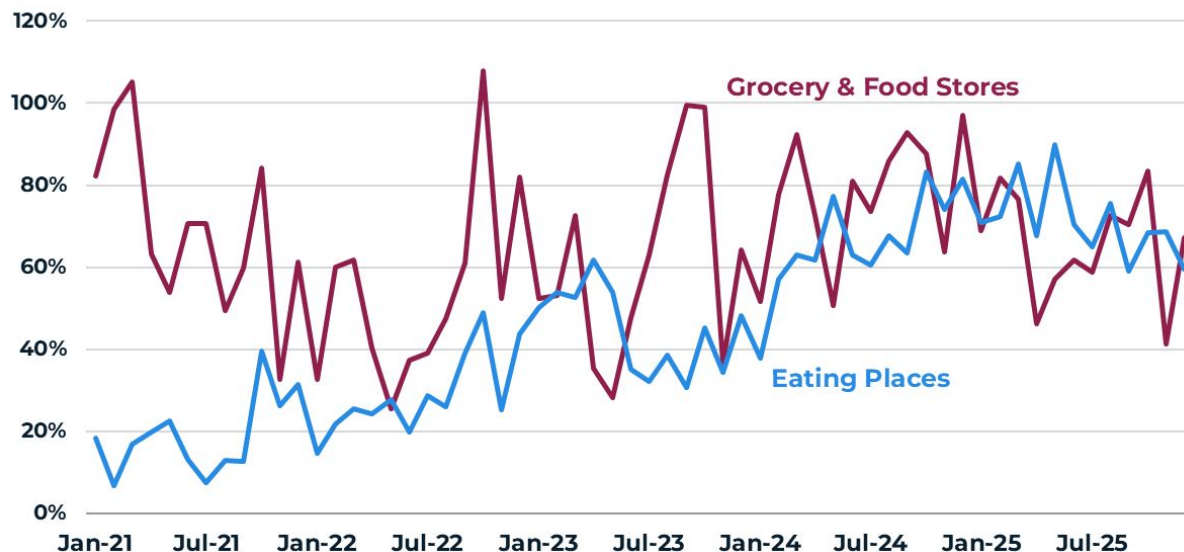


In-person transaction counts increased from 11% below the pre-COVID benchmark in December 2023 to 40% in June 2024, peaking at 76% above pre-pandemic levels in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.
Note: Greater Hyde Park Main Streets District is approximated using 2010 block groups.

Grocery spending saw large fluctuations while restaurant spending saw a gradual increase

Consumer Spending in Greater Hyde Park Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending experienced high volatility, ranging from 28% to 107% above 2019 levels.

Restaurant spending showed fluctuations but experienced slow increase throughout the years, running from around 60% to 80% above pre-COVID levels by 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Hyde Park Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending in Greater Hyde Park Main Streets constantly fluctuates and saw an increase in January 2024

Total In-Person Consumer Spending in Greater Hyde Park Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019

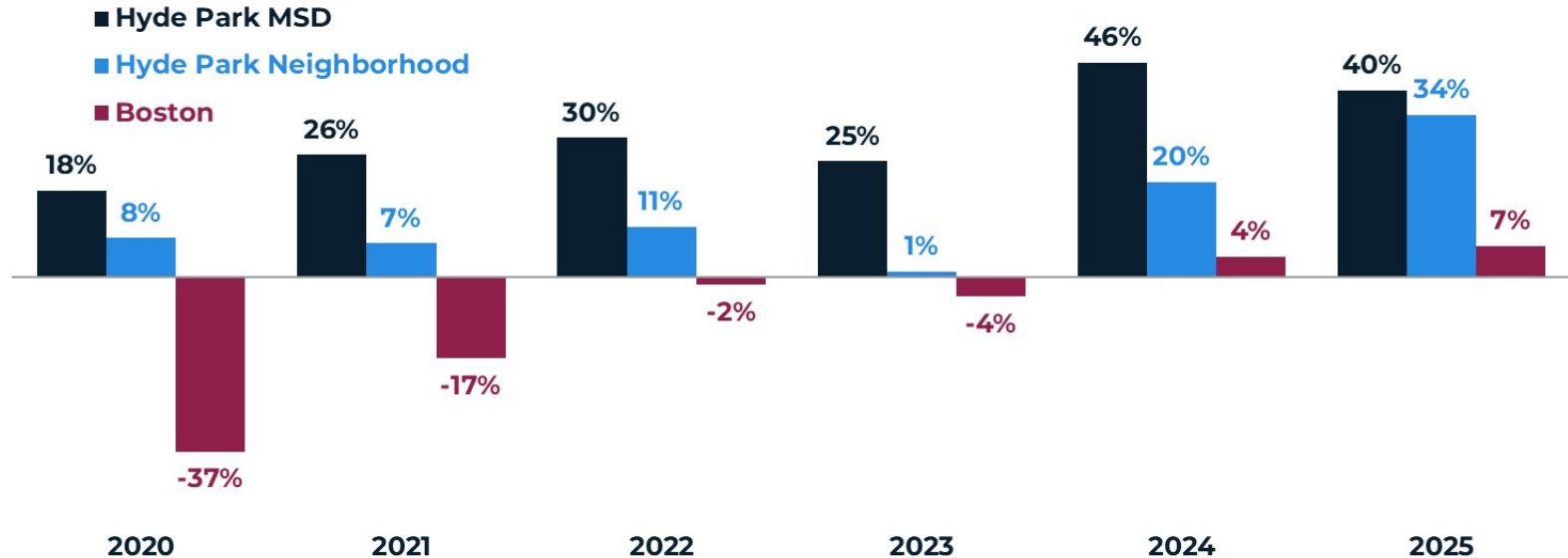


In-person consumer spending remained relatively stable, fluctuating between 20% to 40% above pre-COVID levels from 2021 to the end of 2023. However, since 2024, spending increased, peaking at 104% above 2019 levels in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.
Note: Greater Hyde Park Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Greater Hyde Park Main Streets in-person consumer spending consistently remained above 2019 levels since 2020.

Total In-Person Consumer Spending, Percentage Change from 2019

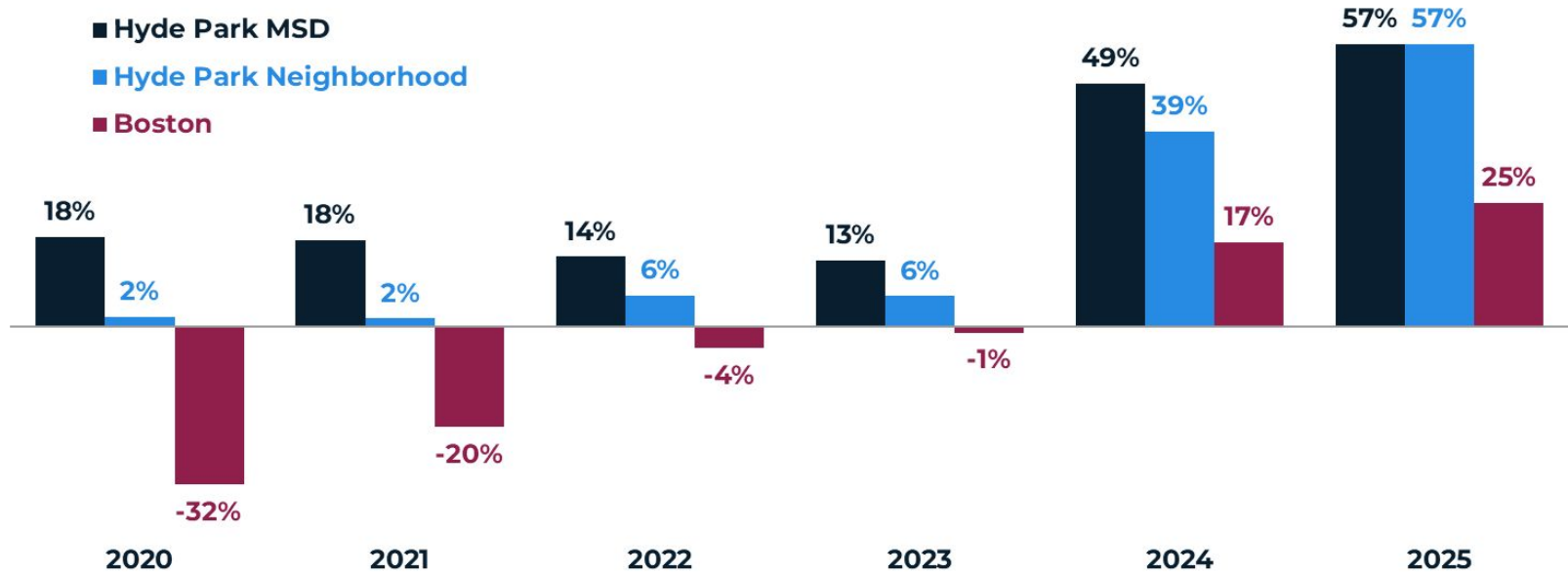


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Hyde Park Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Greater Hyde Park Main Streets transaction counts reached 57% above 2019 levels in 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

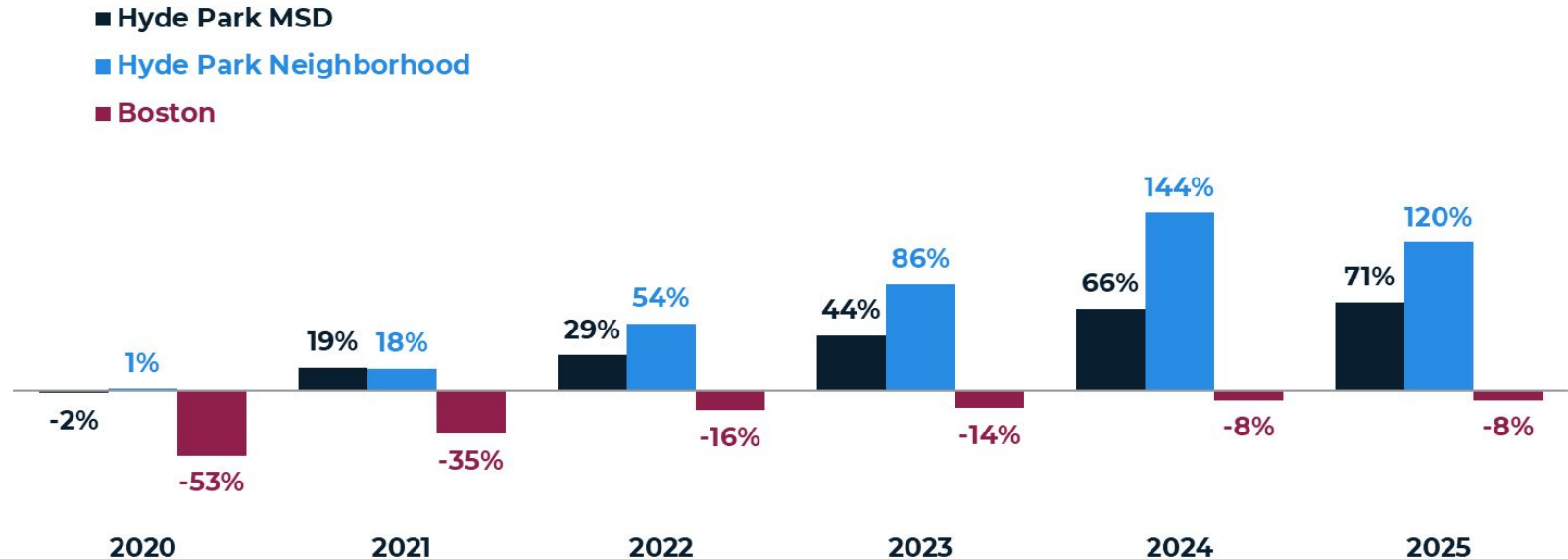


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Hyde Park Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Greater Hyde Park Main Streets in-person consumer spending at restaurants reached 71% above 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

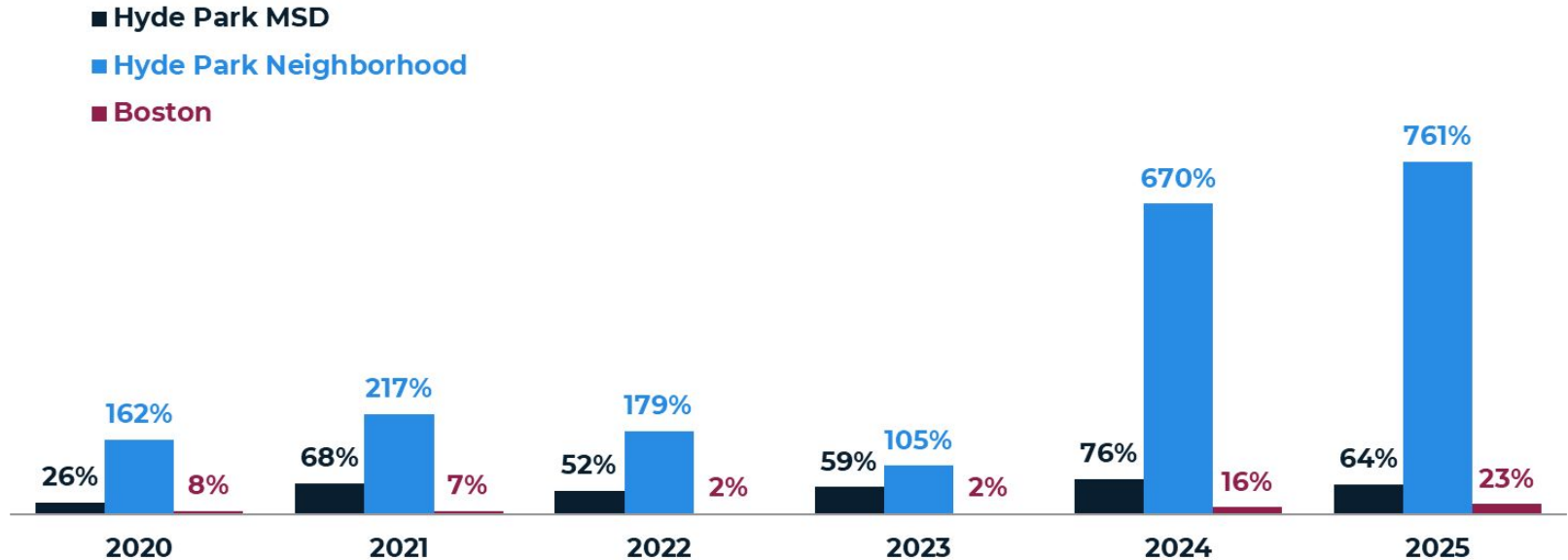


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Hyde Park Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Grocery spending on Hyde Park Main Street increased to 64% above 2019 levels in 2025, while Hyde Park neighborhood experienced rapid growth after the Shaw's reopened in late 2023

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

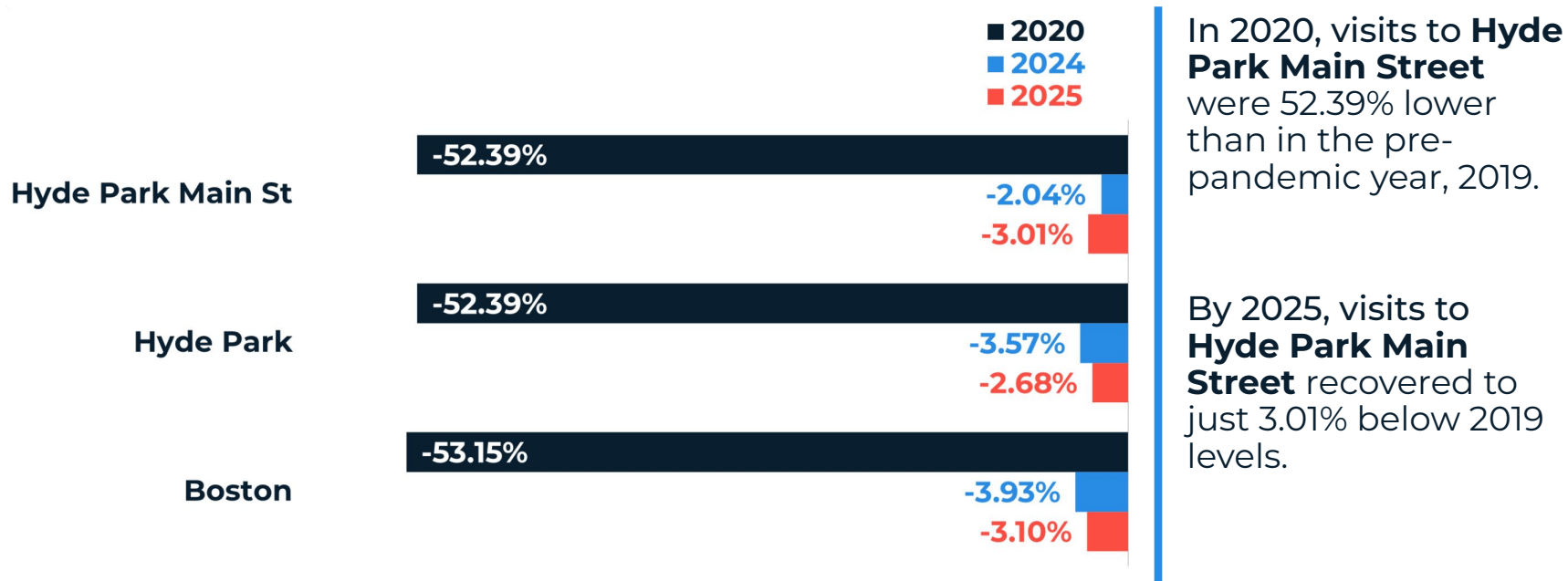


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Hyde Park Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Hyde Park Main Street in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

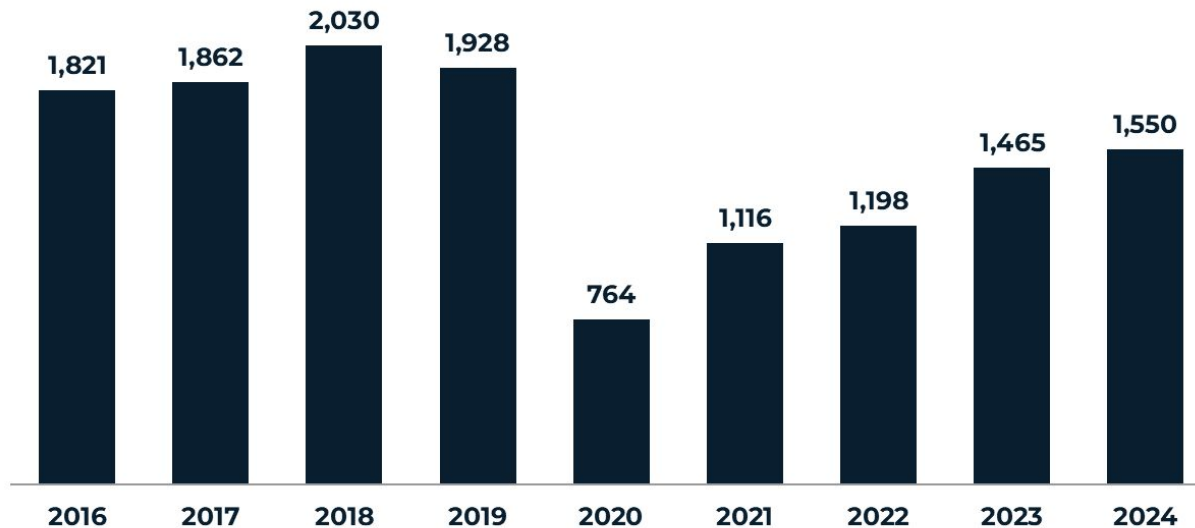
Annual Visits* to Hyde Park Main Street, Hyde Park Neighborhood, and Boston Compared to Visits in 2019



*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boarding in Greater Hyde Park Main Streets has rebounded steadily since its 2020 low of 764 but remains below 2019 levels

Average Weekday Boardings at bus stops in Greater Hyde Park Main Streets District during the Fall seasons



There were **1,550** average weekday boardings in the **Greater Hyde Park Main Streets District** in Fall 2024, which is **80%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Mattapan

Main Streets Profile

March 2026



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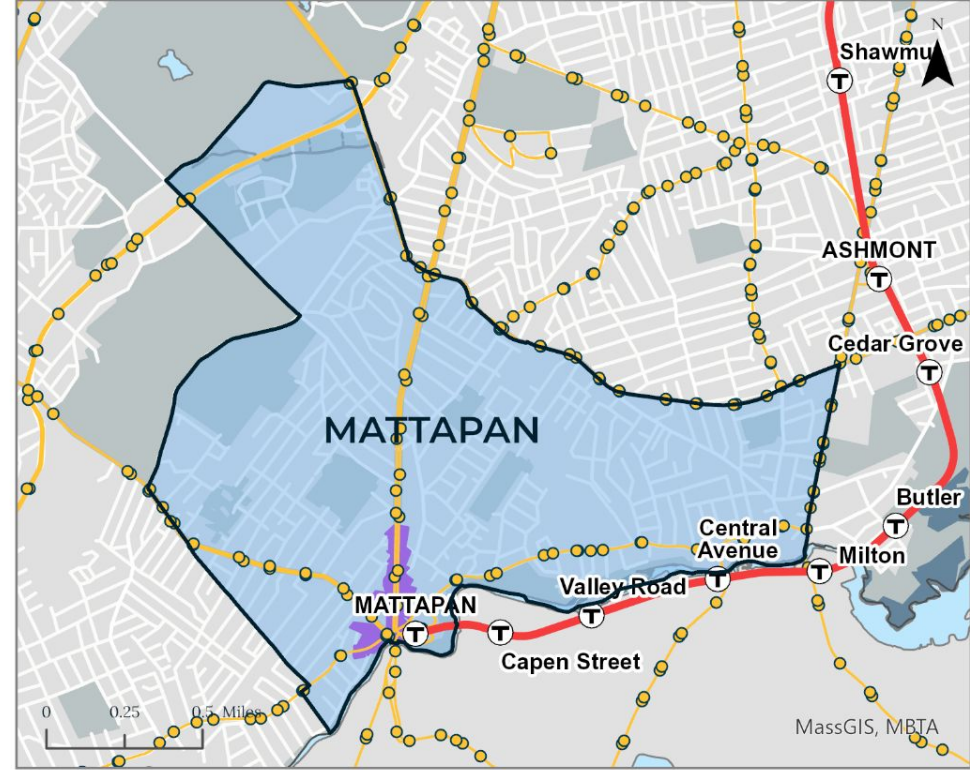
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Mattapan is a neighborhood with a large Haitian community

- 68.6% non-Hispanic Black/African-American
- 39.2% foreign-born
- 16.0% speak Haitian at home
- 37.2% of homes are owner-occupied
- 73.9% of households have 1 or more vehicles
- 26.0% of workers commute for 60+ minutes

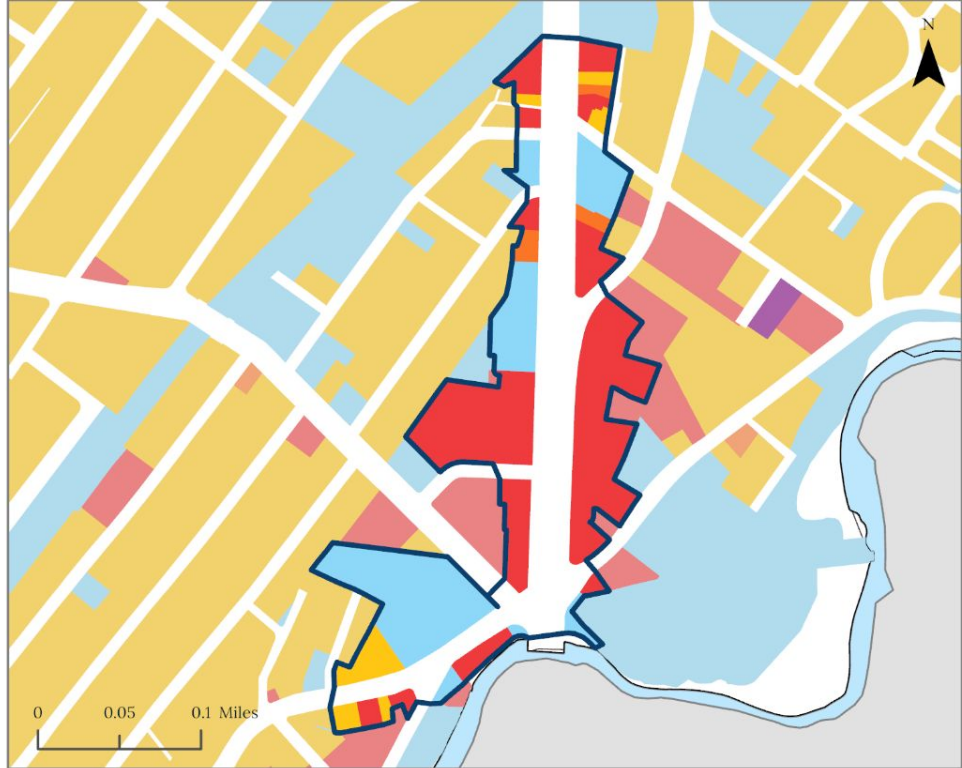


MATTAPAN NEIGHBORHOOD

- Mattapan Neighborhood
- Mattapan Main Street District
- Ⓣ MBTA Rapid Transit Stops
- Bus Stops
- Bus Routes

Mattapan Main Streets District includes mostly commercial parcels along Blue Hill Avenue

LAND USE CATEGORY	# PARCELS	SHARE
Commercial	47	44.8%
Residential	31	29.5%
Tax Exempt/Institutional	23	21.9%
Mixed Use	4	3.8%

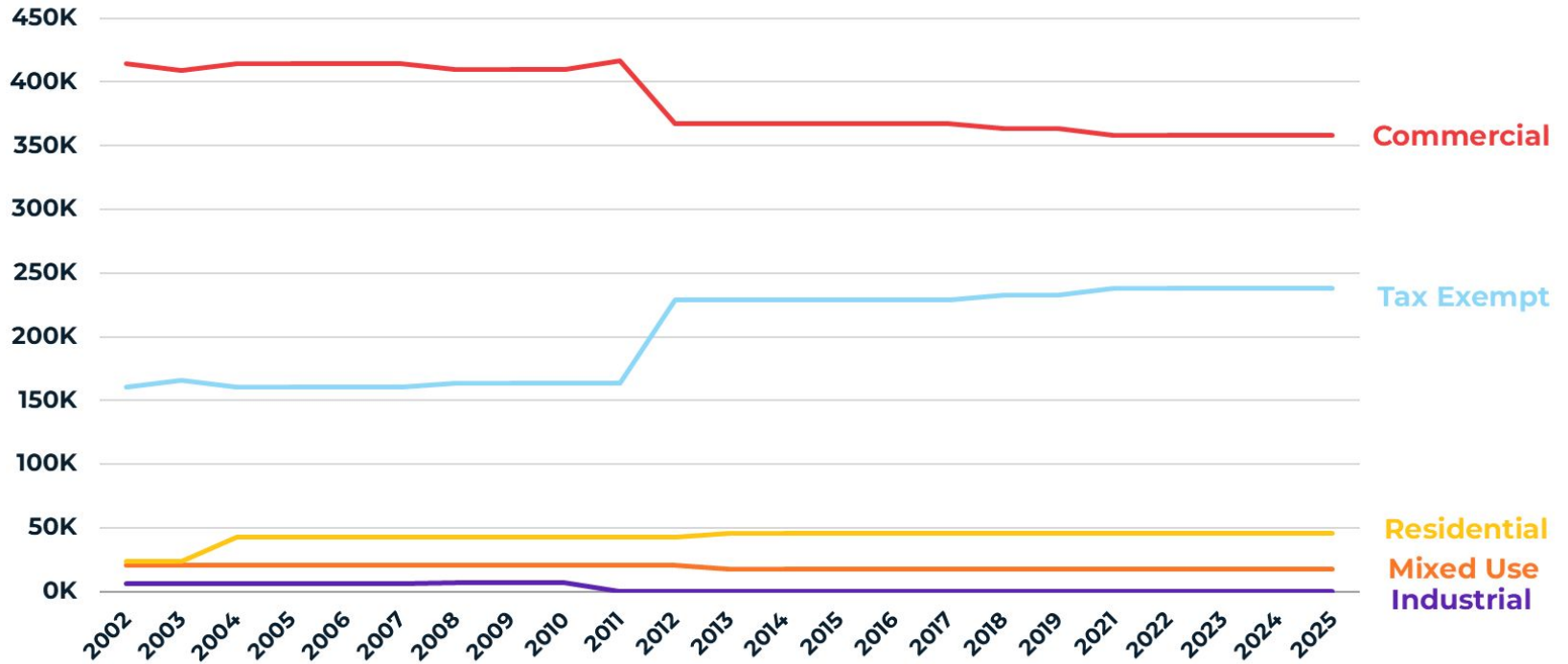


LAND USE

- Commercial
- Mixed Use
- Residential
- Tax Exempt/Institutional
- Mattapan Main Street District

The square feet of commercial land has declined while tax-exempt & institutional land has increased with the opening of the health center building in 2012

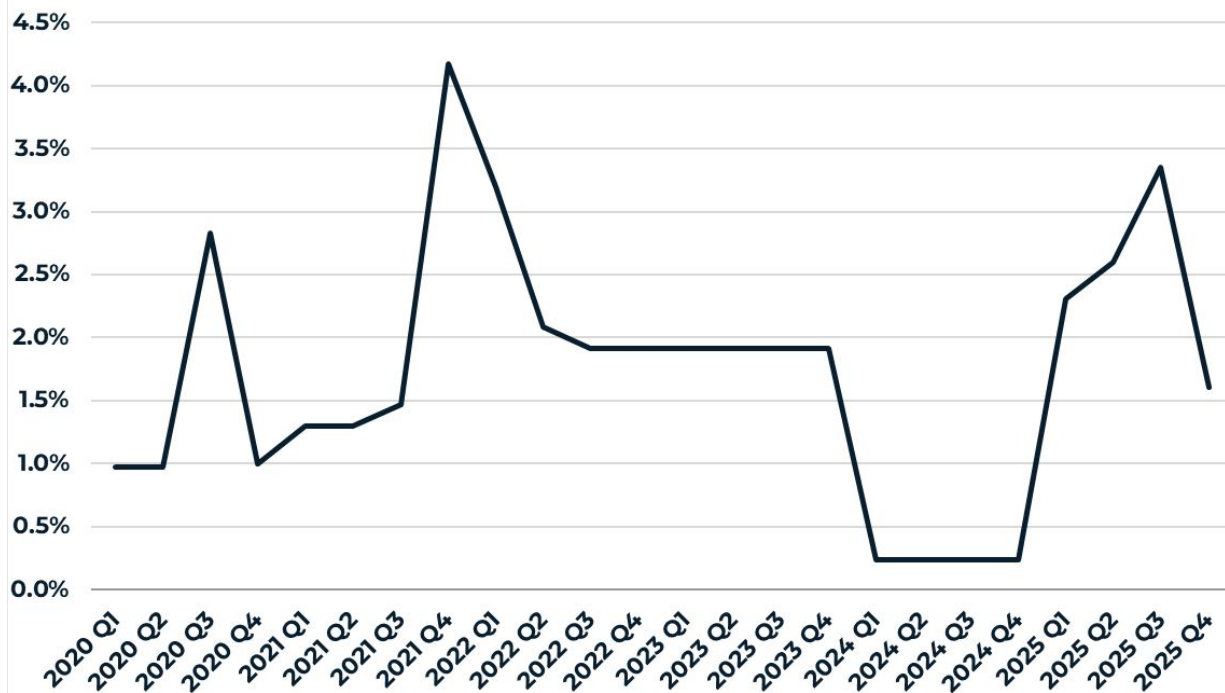
Square Feet of Parcel Land Area by Category in Three Squares Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

RETAIL VACANCY HAS FLUCTUATED OVER THE LAST 5 YEARS

Retail Vacancy Rates in Mattapan Main Streets District, 2020-2025



The retail vacancy rate hit a 5-year peak of **4.2%** in Q4 2021

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Mattapan Main Streets is home to ~150 Businesses & Institutions

Top business sectors include:

- Retail Trade
- “Other Services” such as personal care and repair/maintenance services

Major businesses include:

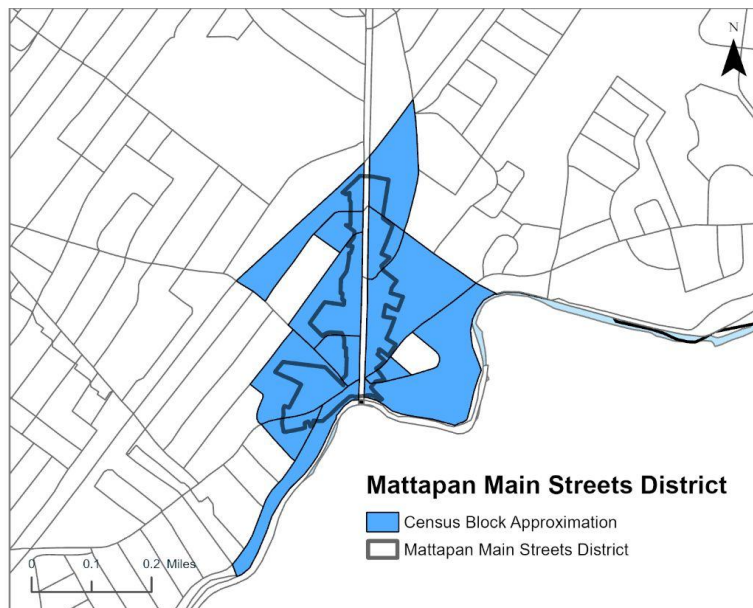
- Mattapan Community Health Center
- Mattapan Branch of the Boston Public Library (just outside of boundary)

SECTOR	ESTABLISHMENT SHARE
Retail Trade	20.0%
Other Services (except Public Administration)	19.3%
Healthcare and Social Assistance	15.9%
Accommodation and Food Services	13.1%
Finance and Insurance	9.7%
Professional, Scientific, and Technical Services	6.2%
Real Estate and Rental and Leasing	4.1%
Information	3.4%
Transportation and Warehousing	2.8%
Wholesale Trade	1.4%
Educational Services	1.4%
Administrative and Support and Waste Management and Remediation Services	1.4%
Manufacturing	0.7%
Construction	0.7%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), January 2025, Planning Department Research Division Analysis

~634 PAYROLL JOBS ARE WITHIN THE CENSUS BLOCK APPROXIMATION OF THE MATTAPAN MAIN STREETS DISTRICT

Mattapan Main Streets payroll employment is highly concentrated in Healthcare and Social Assistance, likely at the Community Health Center

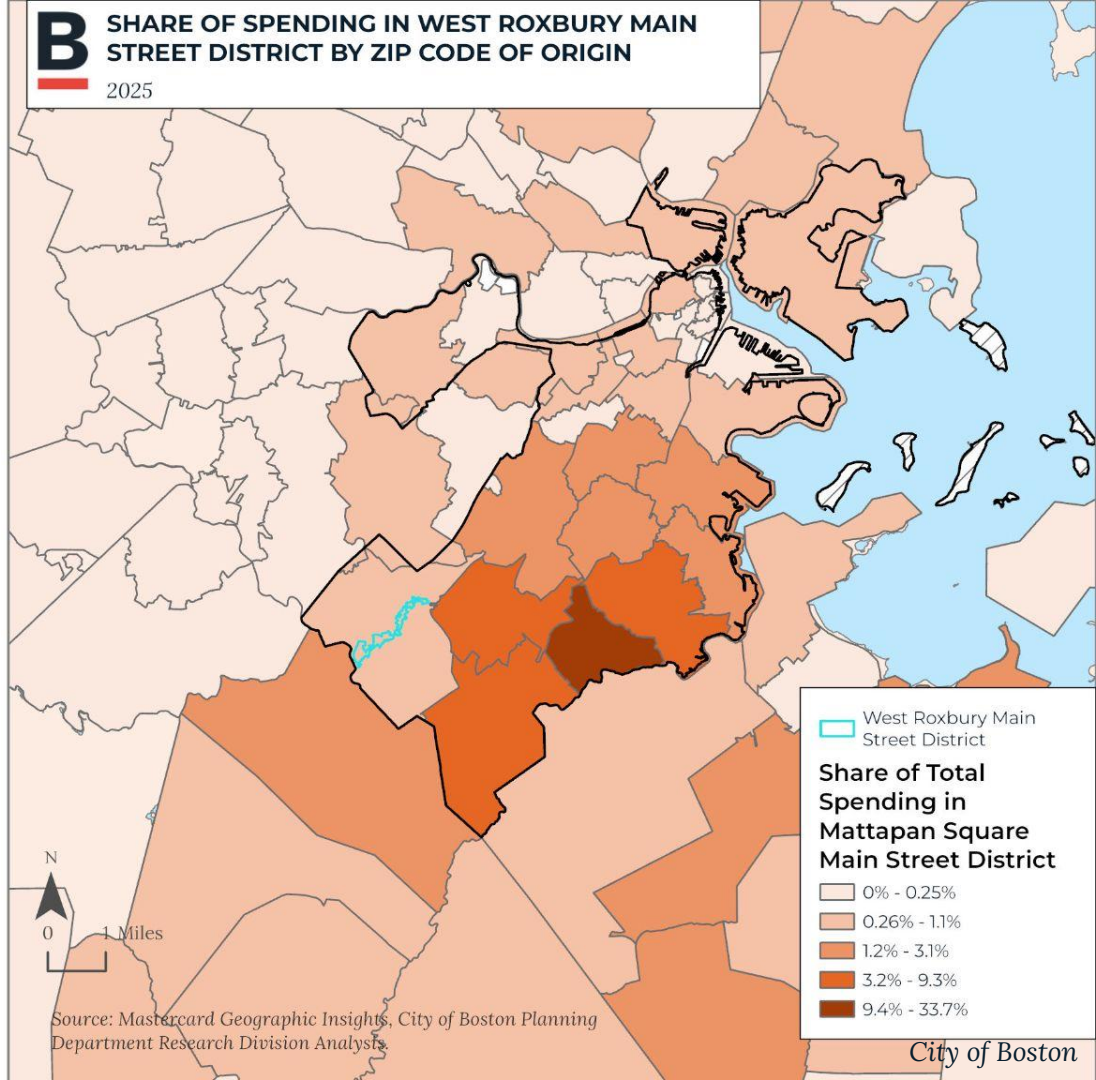


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	323	50.9%
Retail Trade	112	17.7%
Other Services (excluding Public Administration)	62	9.8%
Accommodation and Food Services	39	6.2%
Information	26	4.1%
Finance and Insurance	26	4.1%
Administration & Support, Waste Management and Remediation	22	3.5%
Professional, Scientific, and Technical Services	12	1.9%
Manufacturing	7	1.1%
Real Estate and Rental and Leasing	5	0.8%

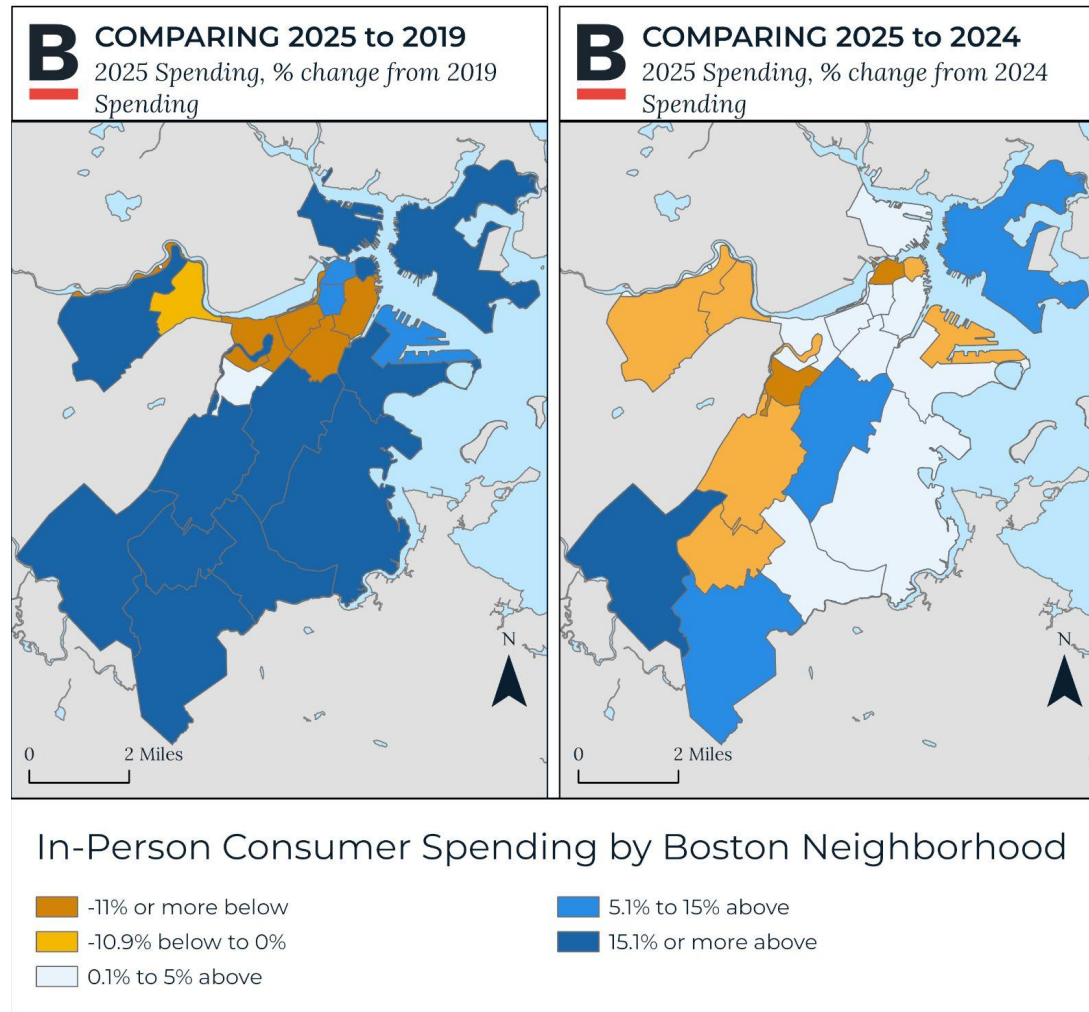
Source: OntheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

33.7% of spending in the Mattapan Square Main Streets District originates in Mattapan.

An additional 24.3% comes from nearby Boston neighborhoods - Dorchester, Hyde Park, and Roslindale.



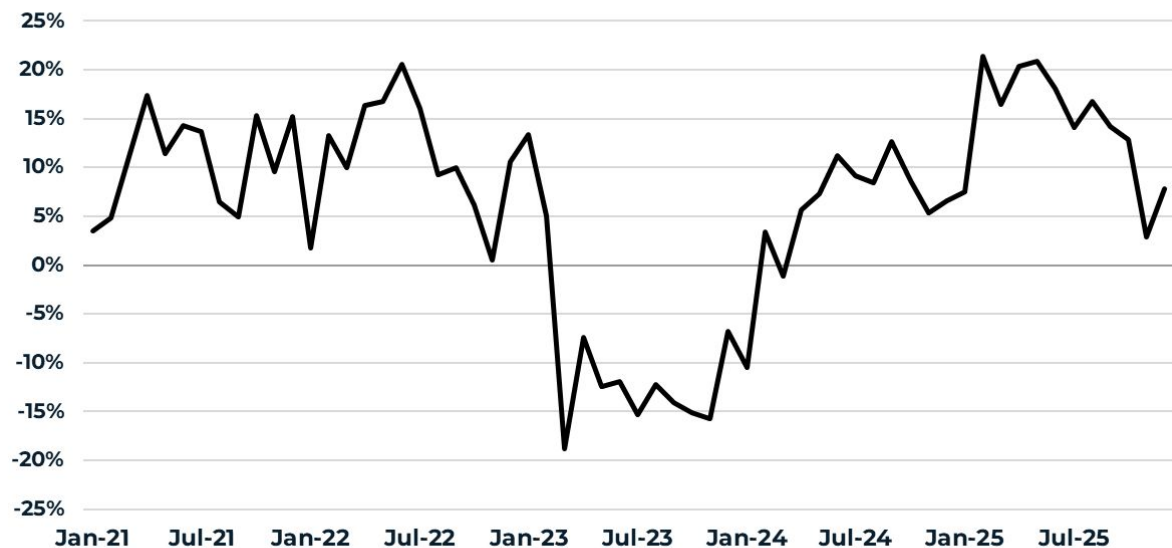
In 2025, consumer spending in Mattapan was 3.7% above 2024 levels and 17.4% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending dipped in 2023 but recovered in 2024

Total In-Person Consumer Spending in Mattapan Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-person consumer spending in 2021-2022 was 25% higher than 2019 levels, but dropped in 2023, and recovered to 20% above pre-pandemic levels by 2024

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Main Streets District is approximated using 2010 block groups.

Consumer transaction counts dipped in 2023 but rebounded in late 2024, holding above 2019 levels through 2025.

Total In-Person Consumer Transaction Counts in Mattapan Main Streets District, Jan 2021 – Dec 2025, Percentage Change from Same Month in 2019



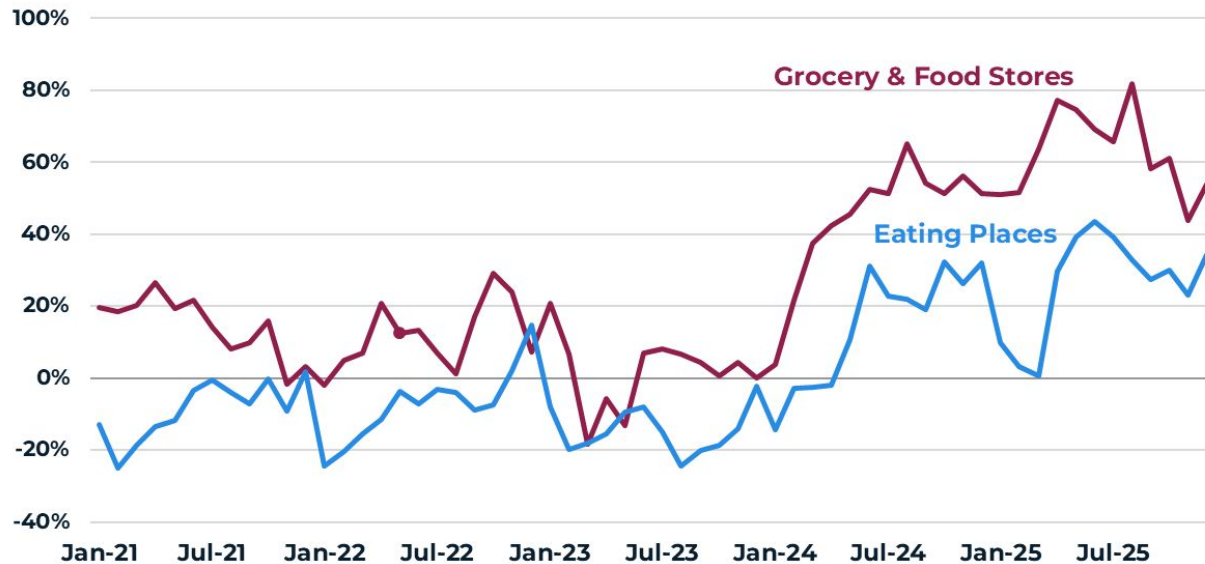
Transaction counts remained around 10-15% above 2019 levels through 2021 and 2022, declined in 2023, and rebounded in fall of 2024.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District.

Note: Mattapan Main Street District is approximated using 2010 block groups.

Grocery and restaurant spending increased in Mattapan Square Main Streets in 2025

Consumer Spending in Mattapan Main Streets District by Sector, Jan 2021 – Dec 2025, Percentage Change from Same Month in 2019



Grocery spending in 2021 and 2022 was 20% higher than 2019 levels, but dropped in 2023, and recovered in 2024.

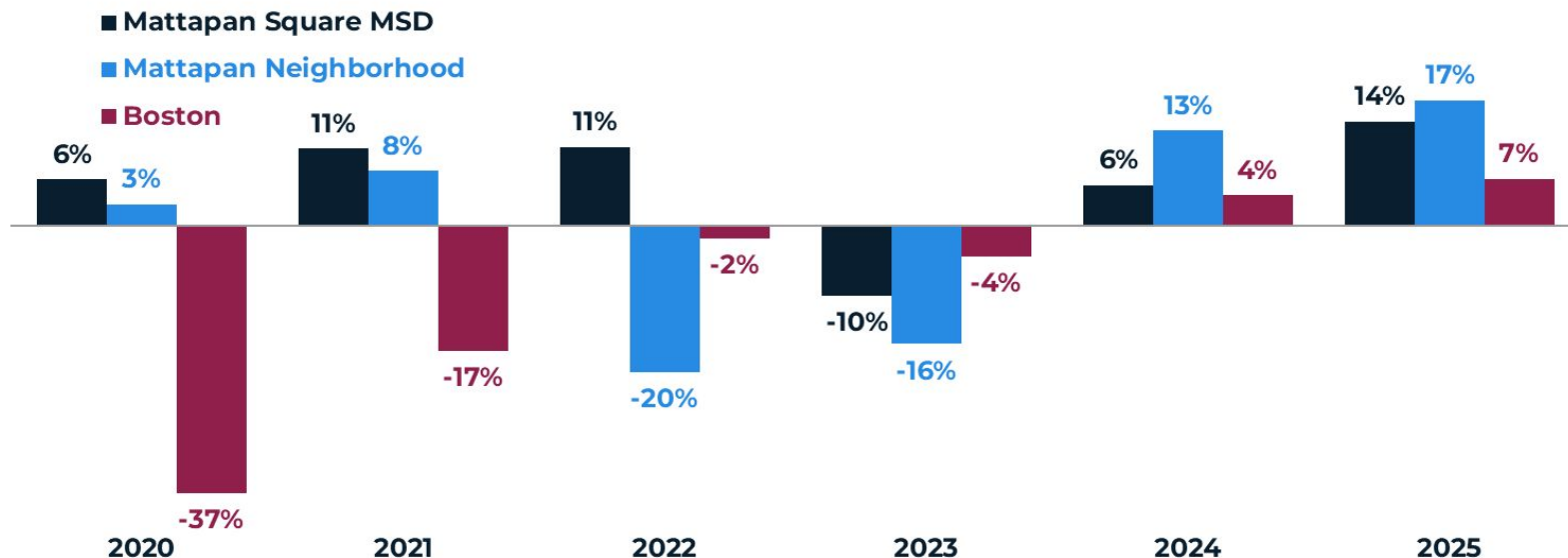
Restaurant spending reached more than 30% of 2019 levels in 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Main Streets District is approximated using 2010 block groups.

Mattapan Square in-person consumer spending in 2024 and 2025 recovered from losses in 2023.

Total In-Person Consumer Spending, Percentage Change from 2019

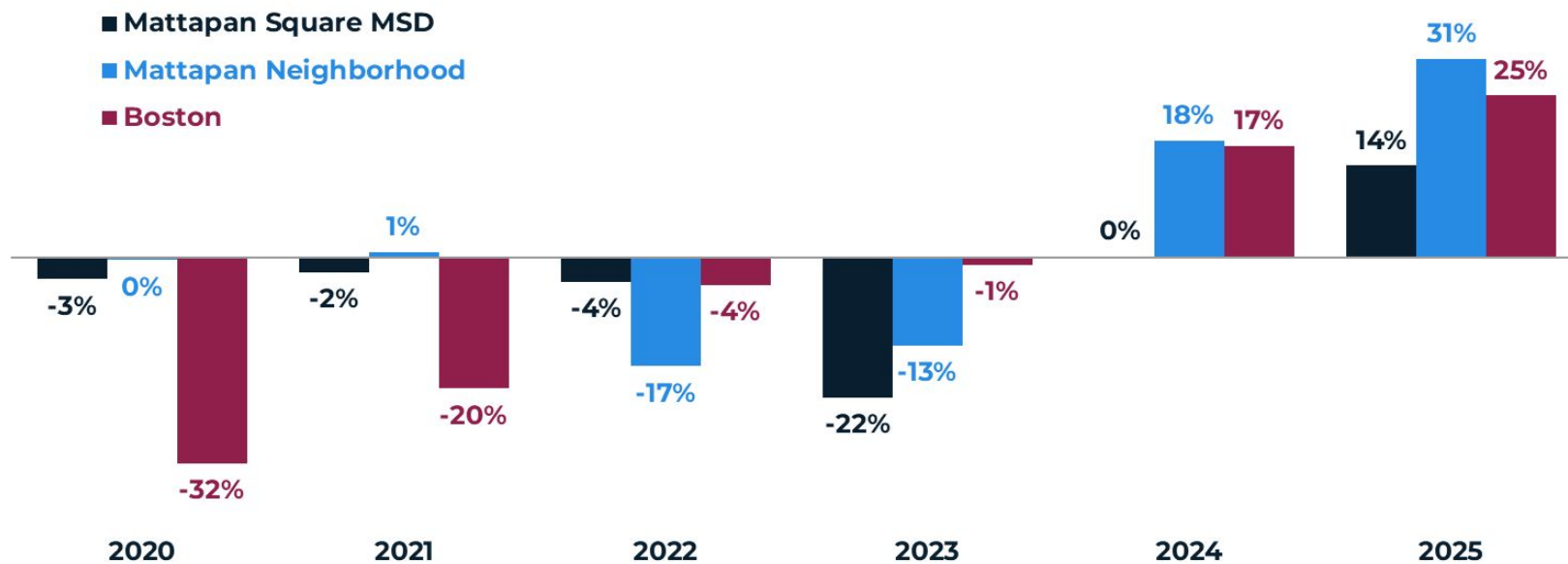


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Mattapan Main Streets transaction counts reached 14% above 2019 levels by 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

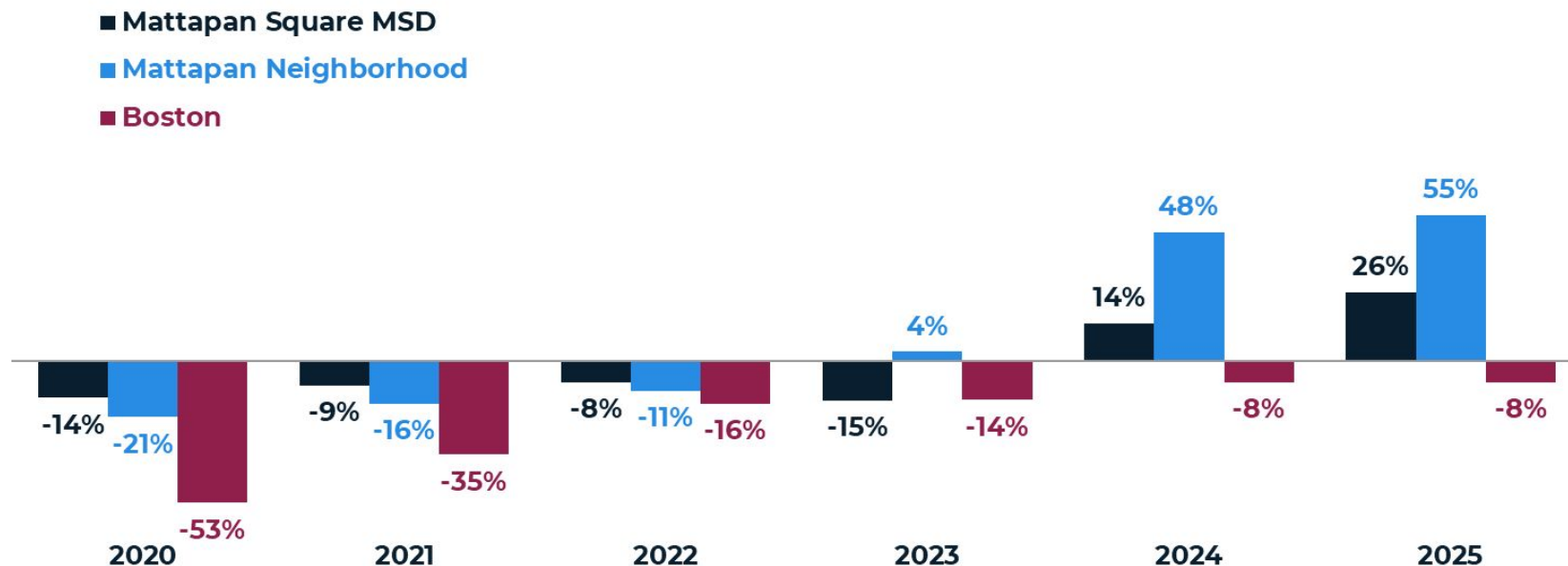


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Restaurant spending in Mattapan Square in 2024 and 2025 exceeded 2019 levels.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

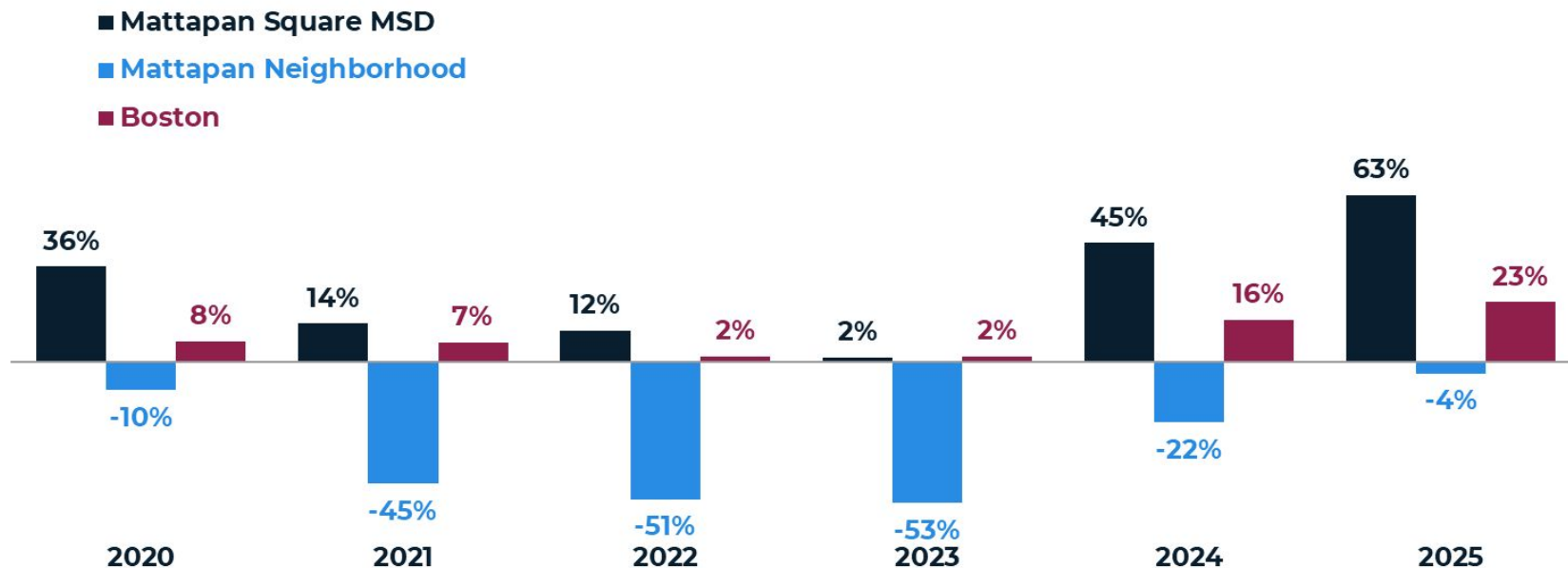


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Mattapan Square spending in groceries reached 63% above 2019 levels in 2025.

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

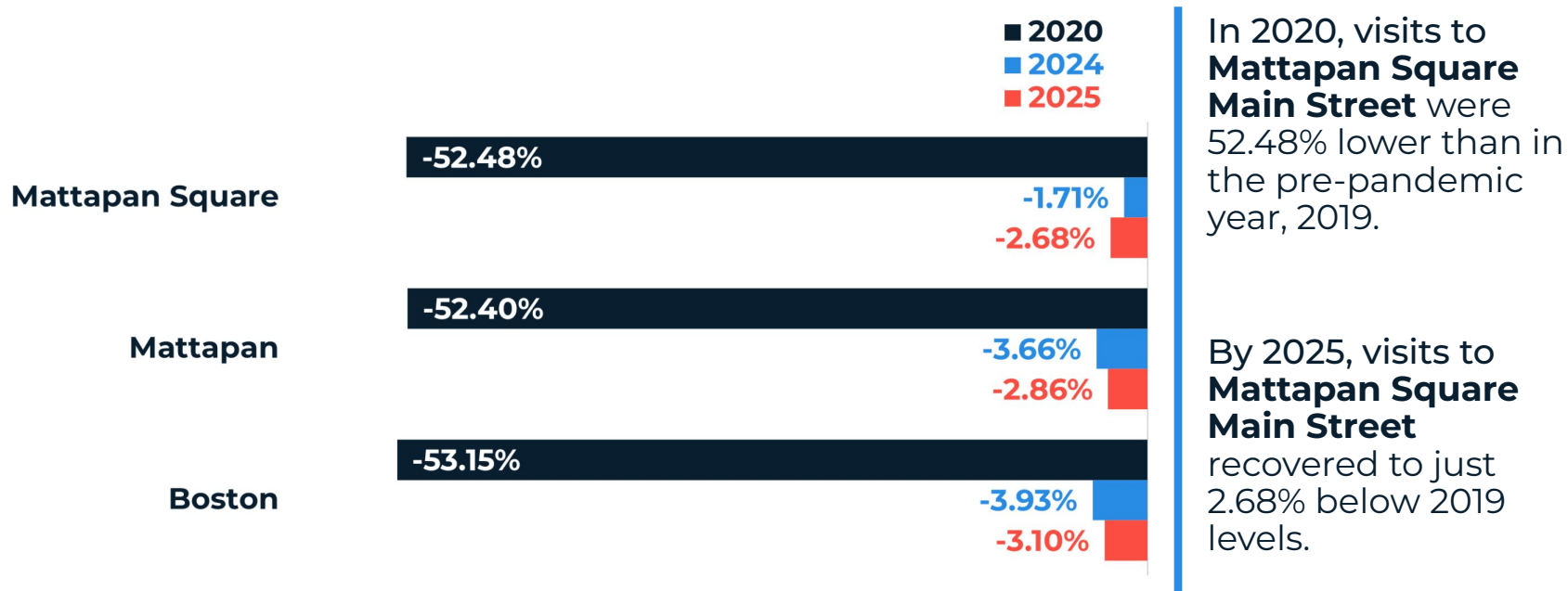


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mattapan Square Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Mattapan Square in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

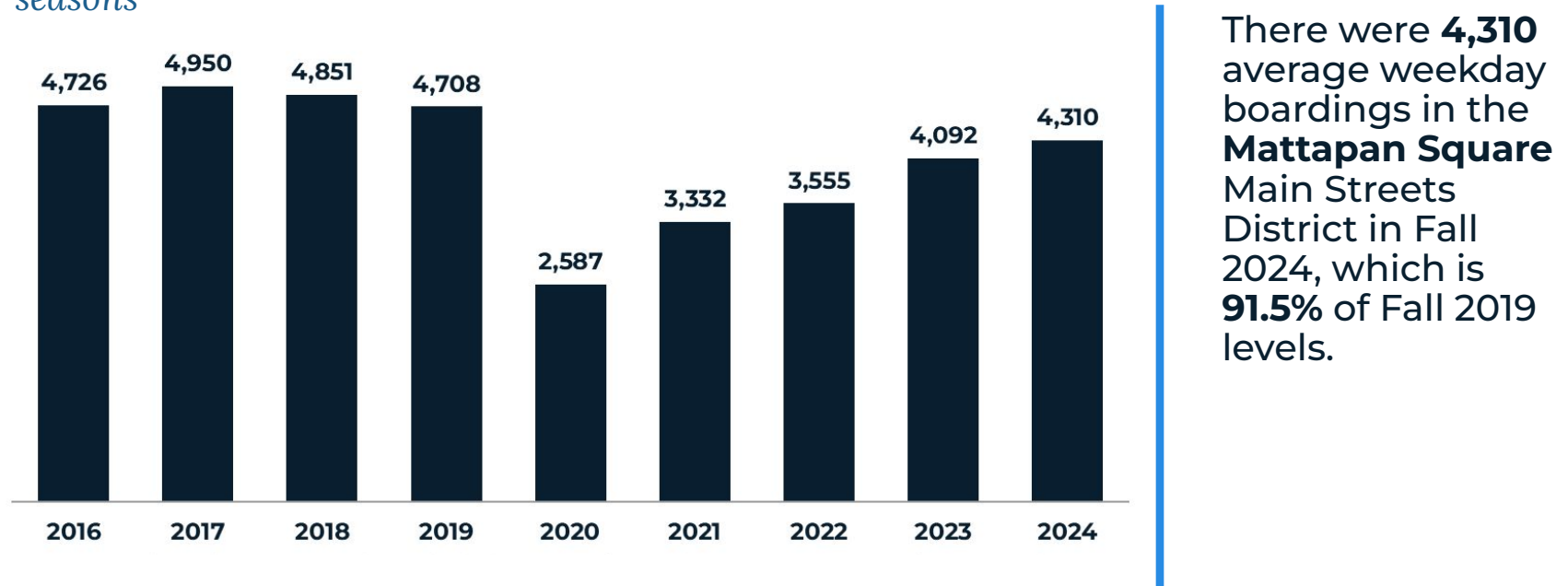
Annual Visits* to Mattapan Square Main Street, Mattapan Neighborhood, and Boston Compared to Visits in 2019



*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boarding in Mattapan Square Main Street District has rebounded since its 2020 low but remains below 2019 levels

Average Weekday Boardings at bus stops in Mattapan Square Main Streets District during the Fall seasons



Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis

Note: Boarding data comes from the Automated Passenger Counters (APC) installed on each bus.

Mission Hill

Main Streets Profile

March 2026



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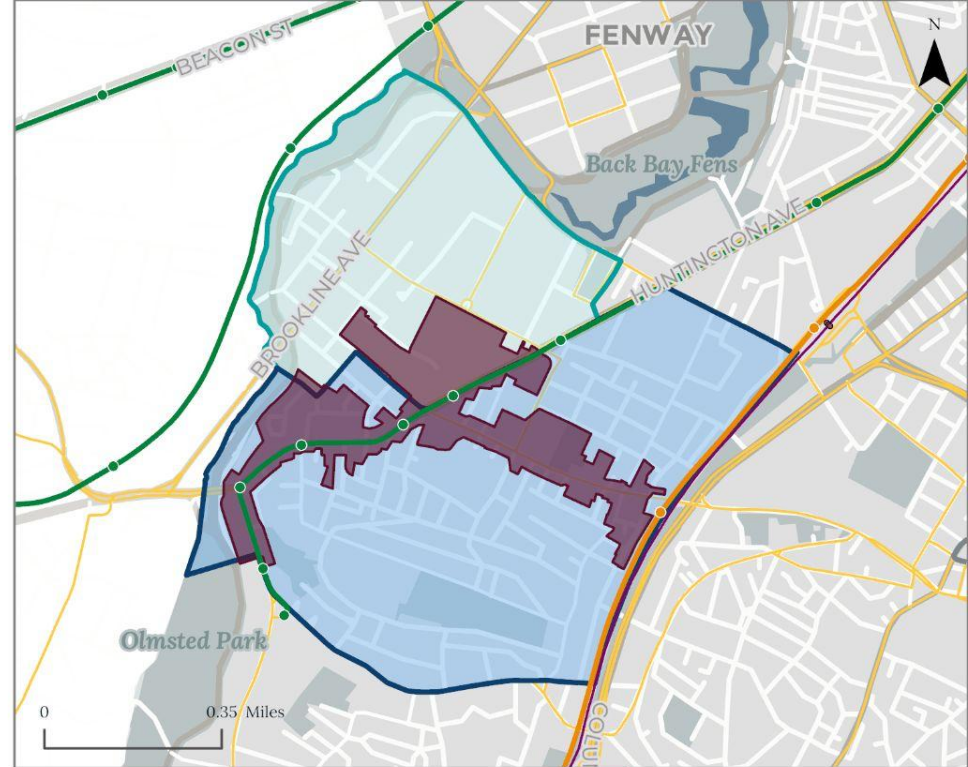
Intern

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Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Mission Hill and Longwood are predominantly home to college-enrolled young adults, with a high concentration of renters and non-family households.

- 54% are aged 20-34
- 21.8% Asian
- 30% Foreign Born
- 64% are enrolled in college or university
- 69% of households are non-family households
- 89% of households are renter occupied



Source: City of Boston Planning Department Research Division Analysis.

Mission Hill Main Streets has nearly half of its parcels used for residential, a sizable portion used for mixed use, and some commercial and tax exempt parcels.

LAND USE CATEGORY	# PARCELS	SHARE
Commercial	35	13.9%
Industrial	0	0.0%
Mixed Use	61	24.2%
Residential	122	48.4%
Tax Exempt	34	13.5%

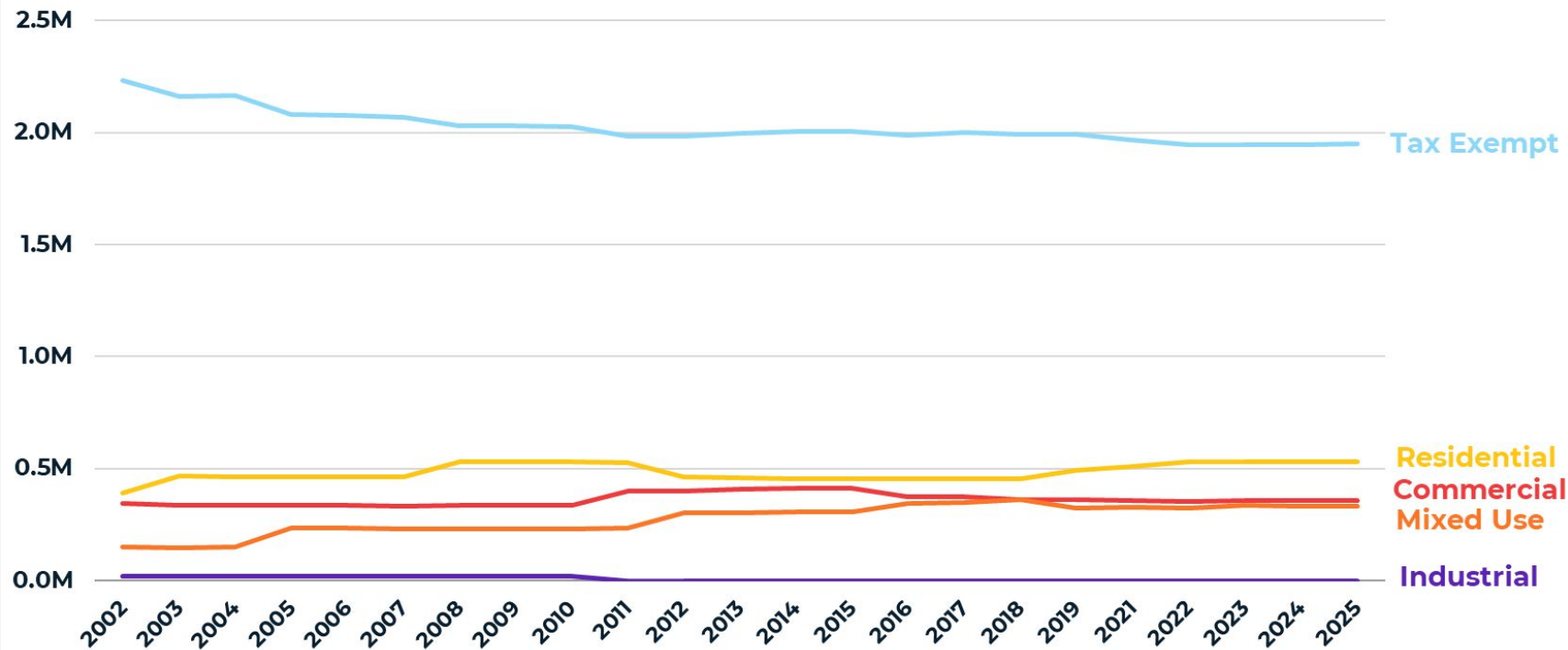


- Mission Hill Main Street District
- Commercial
- Industrial
- Mixed Use
- Residential
- Tax Exempt
- Open Space

Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Mixed use and residential land uses have slightly increased over time while tax exempt land use has fallen

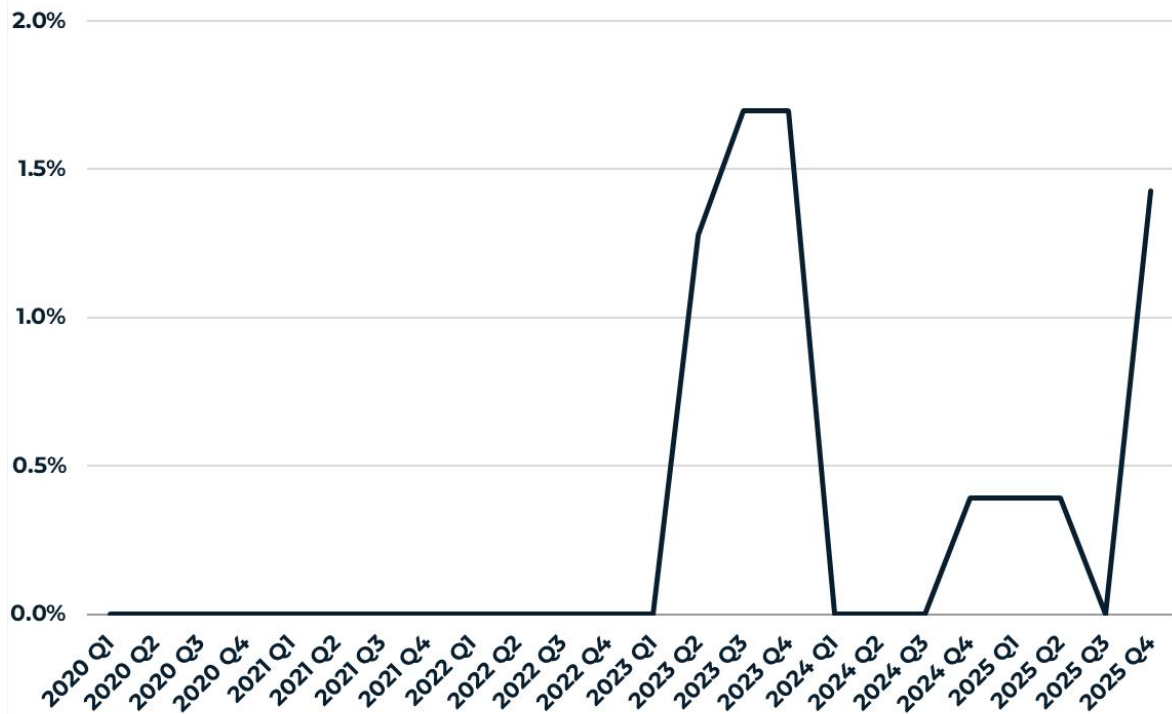
Square Feet of Parcel Land Area by Category in Mission Hill Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Despite some fluctuations, retail vacancy has remained low since 2020

Retail Vacancy Rates in Mission Hill Main Streets District, 2020-2025



Retail vacancy hit a 5-year peak of **1.7%** in 2023 but has generally remained low

It is now **1.4%**

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Mission Hill Main Streets is home to 268 businesses & institutions

Top business sectors include:

- Accommodation and Food Services
- Health Care and Social Assistance
- “Other Services” such as personal care and repair/maintenance services

Major businesses include:

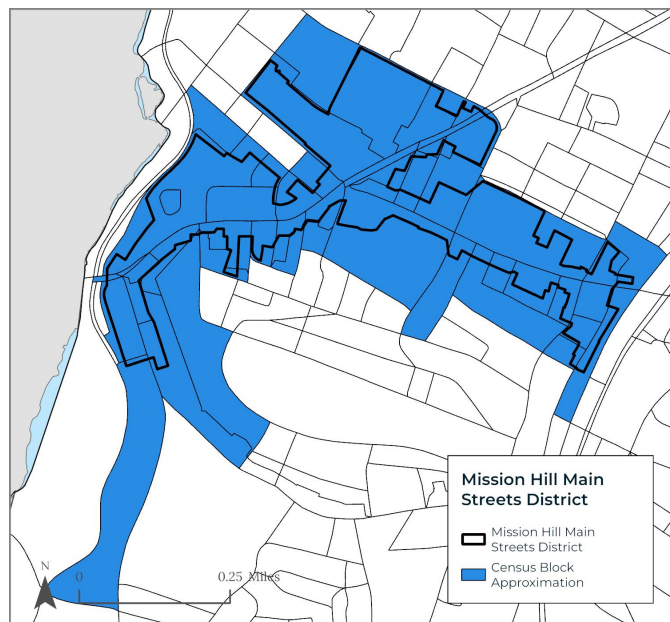
- Brigham and Women's Phyllis Jen Center For Primary Care
- Stop & Shop Supermarket
- Harvard School of Dental Medicine

SECTOR	ESTABLISHMENT SHARE
Accommodation and food services	22.4%
Health care and social assistance	20.5%
Other services (except public administration)	12.3%
Retail trade	10.1%
Real estate and rental and leasing	7.1%
Professional, scientific, and technical services	6.0%
Educational services	5.6%
Information	3.4%
Finance and insurance	3.4%
Transportation and warehousing	2.2%
Public administration	2.2%
Construction	2.2%
Arts, entertainment, and recreation	1.1%
Manufacturing	0.7%
Administrative and support and waste management and remediation services	0.4%
Management of companies and enterprises	0.4%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~43,552 payroll jobs are within the Census block approximation of Mission Hill Main Streets District

Mission Hill Main Streets payroll employment is concentrated in Health Care and Social Assistance, Educational Services, and Other Services

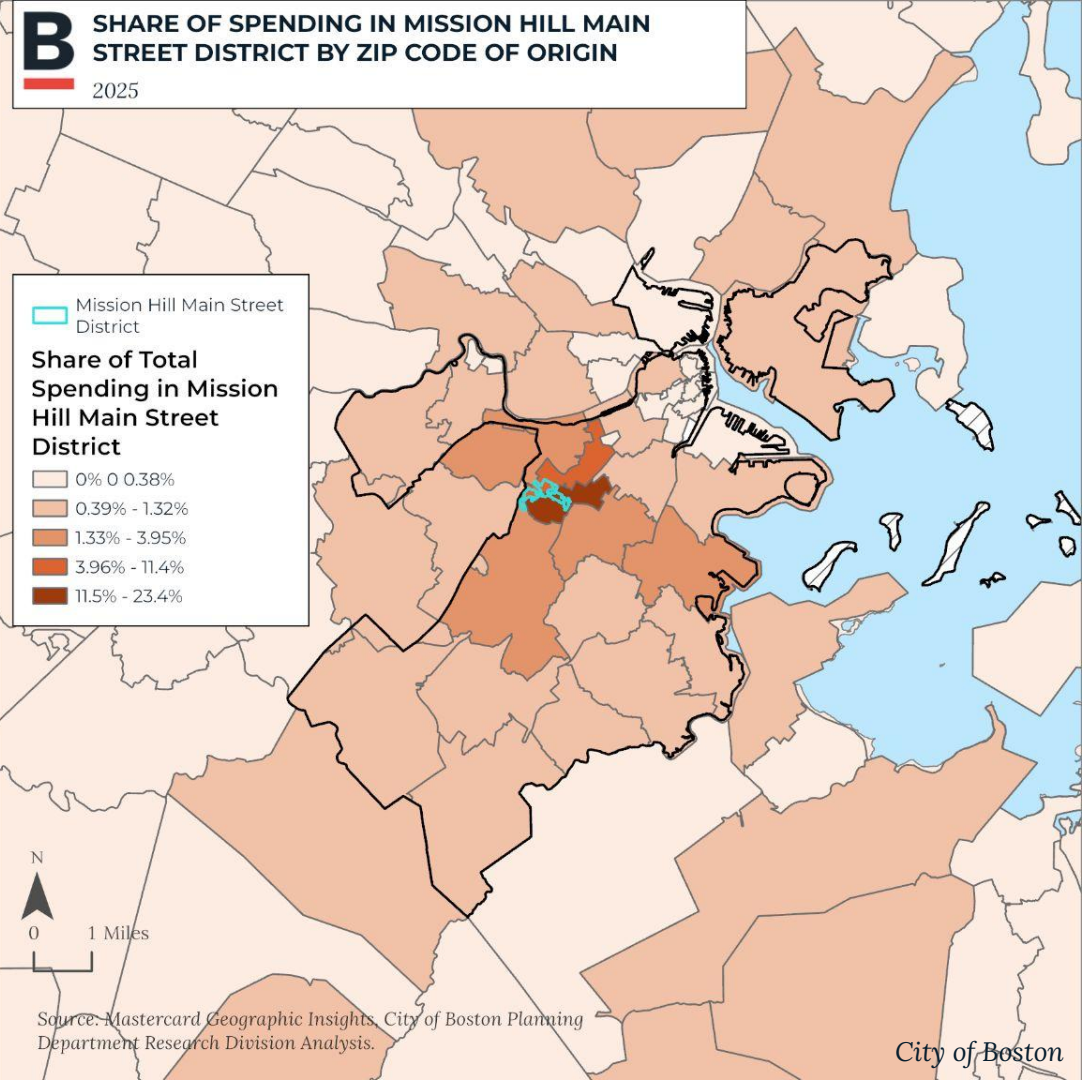


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	32,787	75.3%
Educational Services	7,646	17.6%
Other Services (excluding Public Administration)	1,457	3.3%
Professional, Scientific, and Technical Services	680	1.6%
Accommodation and Food Services	434	1.0%
Retail Trade	301	0.7%
Real Estate and Rental and Leasing	64	0.1%
Administration & Support, Waste Management and Remediation	51	0.1%
Information	41	0.1%
Finance and Insurance	40	0.1%
Wholesale Trade	12	0.0%
Utilities	10	0.0%
Manufacturing	10	0.0%
Public Administration	10	0.0%
Construction	8	0.0%
Management of Companies and Enterprises	1	0.0%

Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

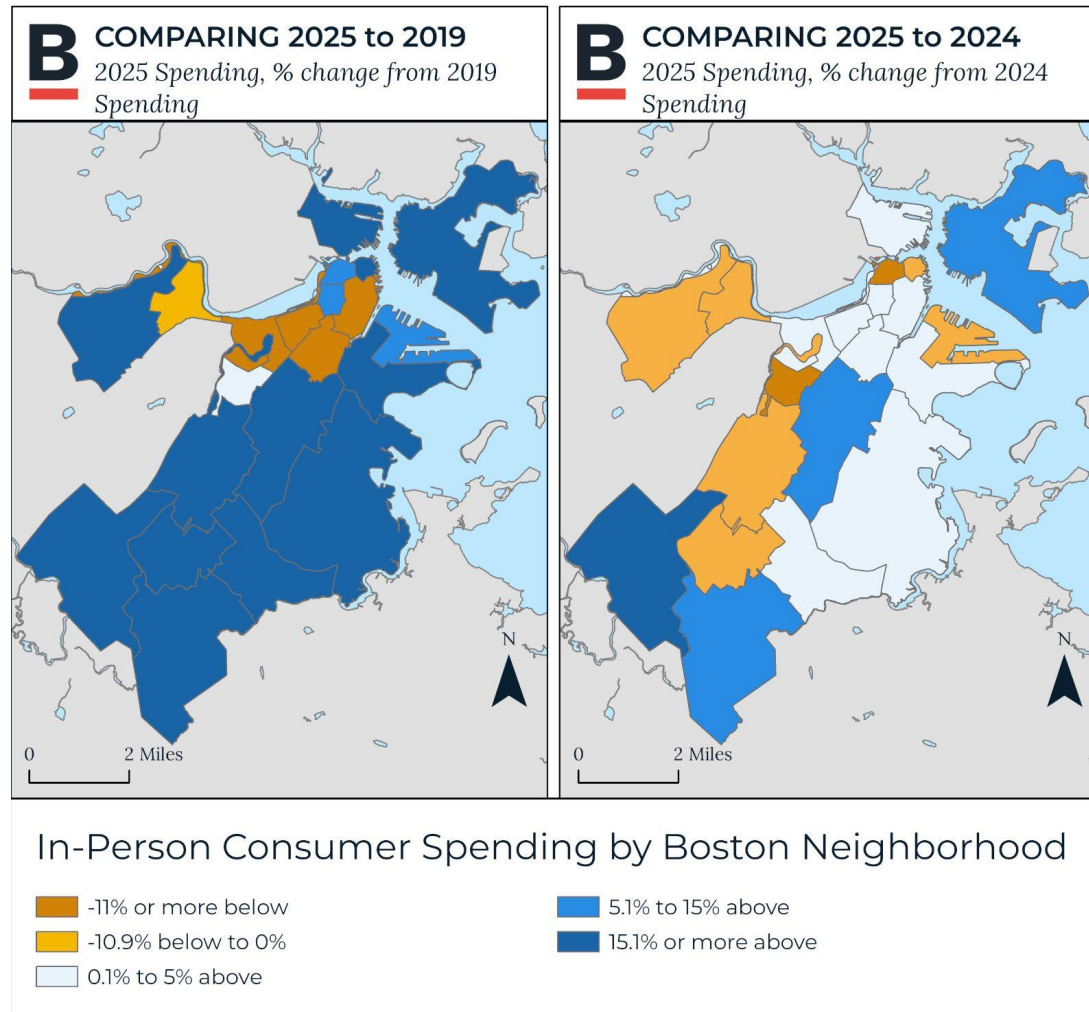
46.8% of the spending comes from outside of Boston while 18.6% of spending in the Mission Hill Main Streets District originates in Mission Hill.

Around 13.5% comes from Fenway/Longwood



In 2025, inflation-adjusted consumer spending fell by 15.1% in Mission Hill and rose by 1.1% in Longwood compared to 2024.

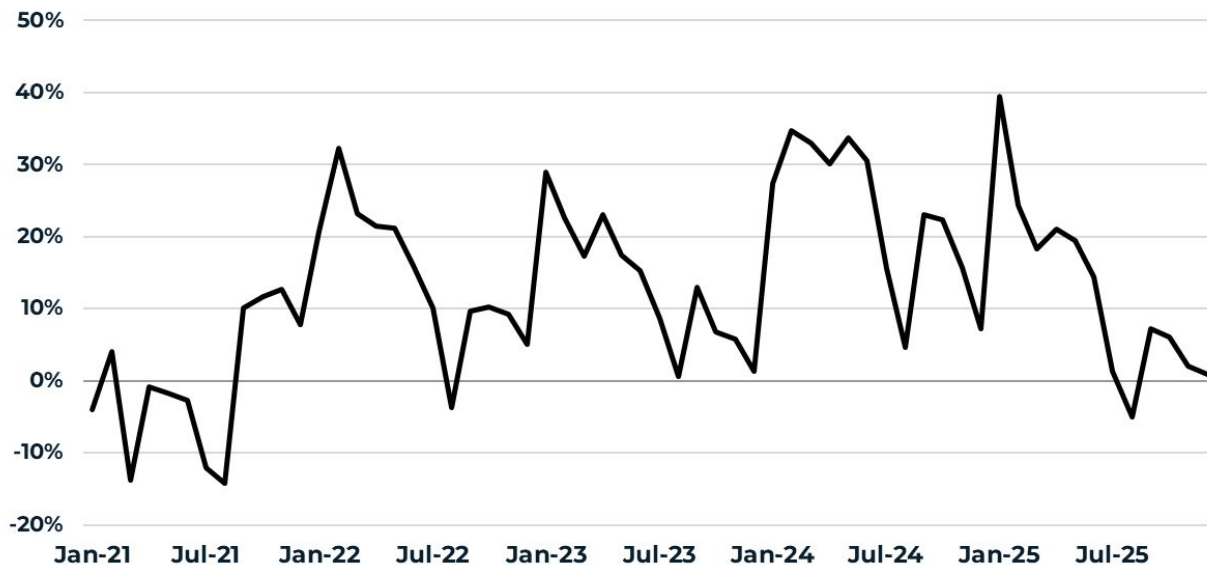
Relative to 2019 levels, spending increased by 3.8% in Mission Hill and decreased by 20.2% in Longwood.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Mission hill Main Streets showed a gradual upward trend above 2019 levels

Total In-Person Consumer Spending in Mission hill Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



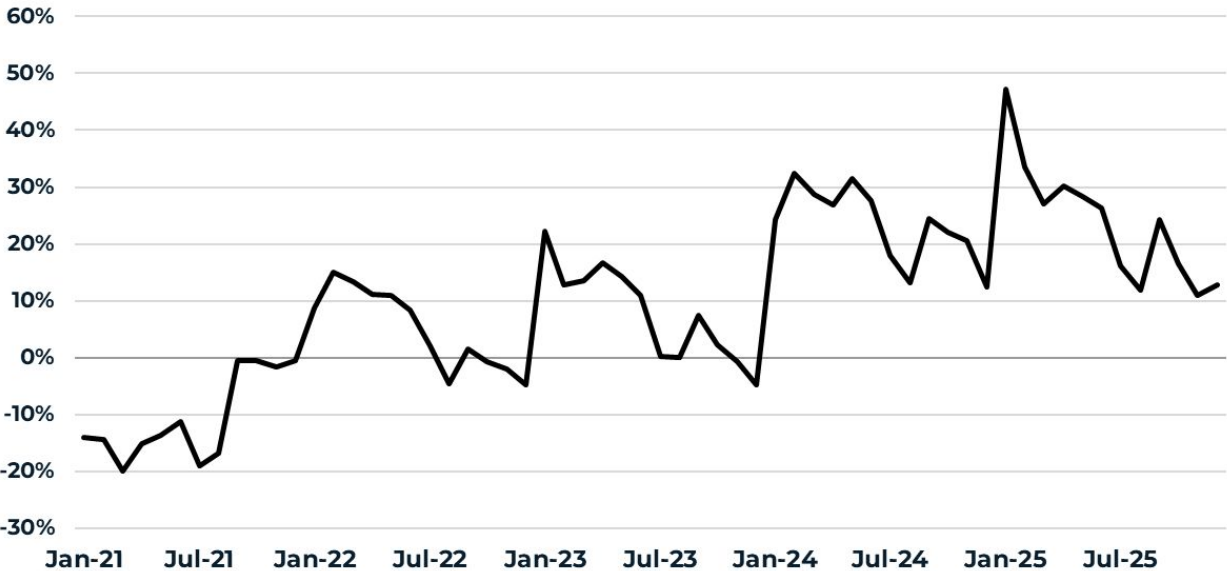
In-person consumer spending fluctuated but stayed above pre-COVID levels since mid-2022. Even with periodic fluctuations, current spending remains above the pre-pandemic benchmark.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Mission hill Main Streets District is approximated using 2010 block groups.

Consumer spending transaction counts fluctuate but also experienced a rising trend

Total In-Person Transaction Counts in Mission hill Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019

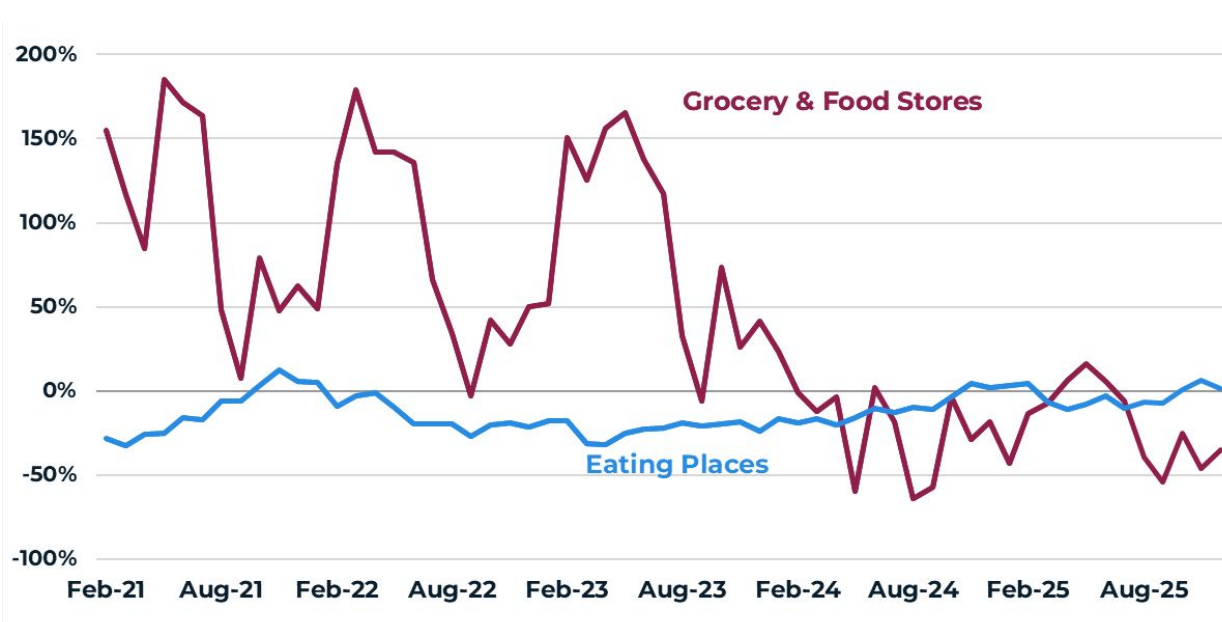


In-person transaction counts increased from a low of 20% below the pre-COVID benchmark to around 50% above 2019 levels in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.
Note: Mission hill Main Streets District is approximated using 2010 block groups.

While grocery spending saw significant decrease since mid-2023, restaurant spending stay stable

Consumer Spending in Mission hill Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending experienced a decrease of spending below 2019 levels starting January 2024.

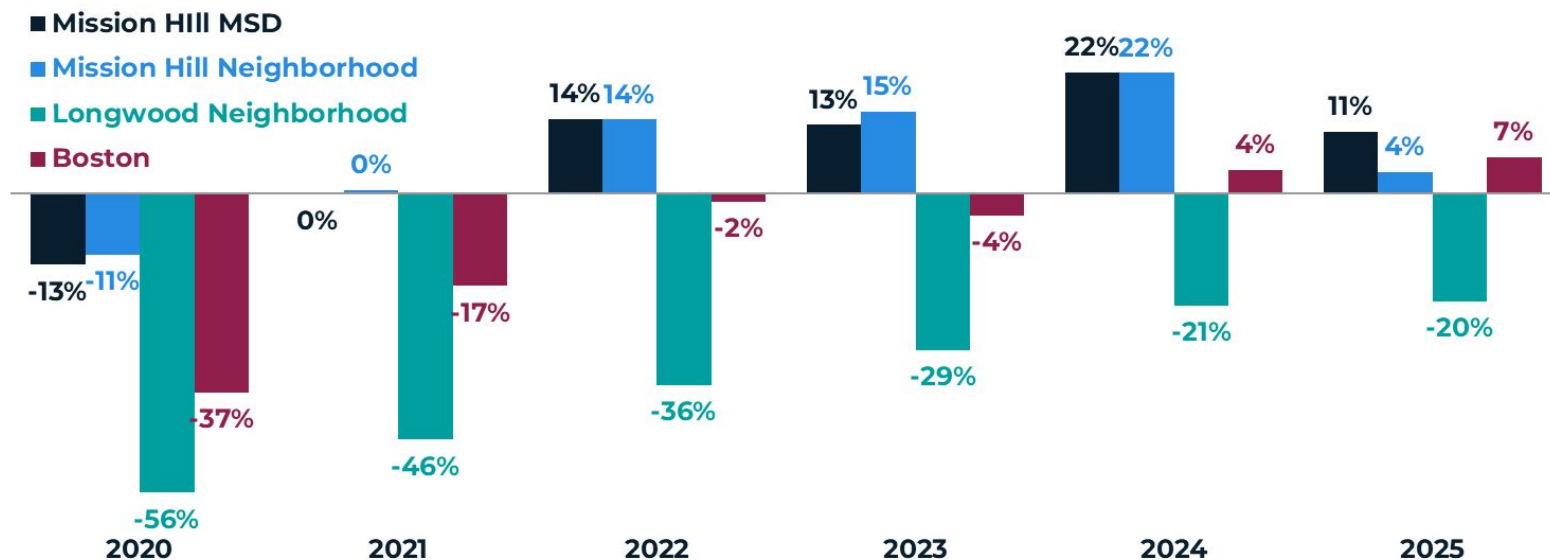
Restaurant spending constantly hovered around and below 2019 levels from 2021 to 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mission hill Main Streets District is approximated using 2010 block groups.

Mission Hill Main Streets showed faster in-person consumer spending recovery compared to in Boston, reaching 11% above 2019 levels in 2025.

Total In-Person Consumer Spending, Percentage Change from 2019

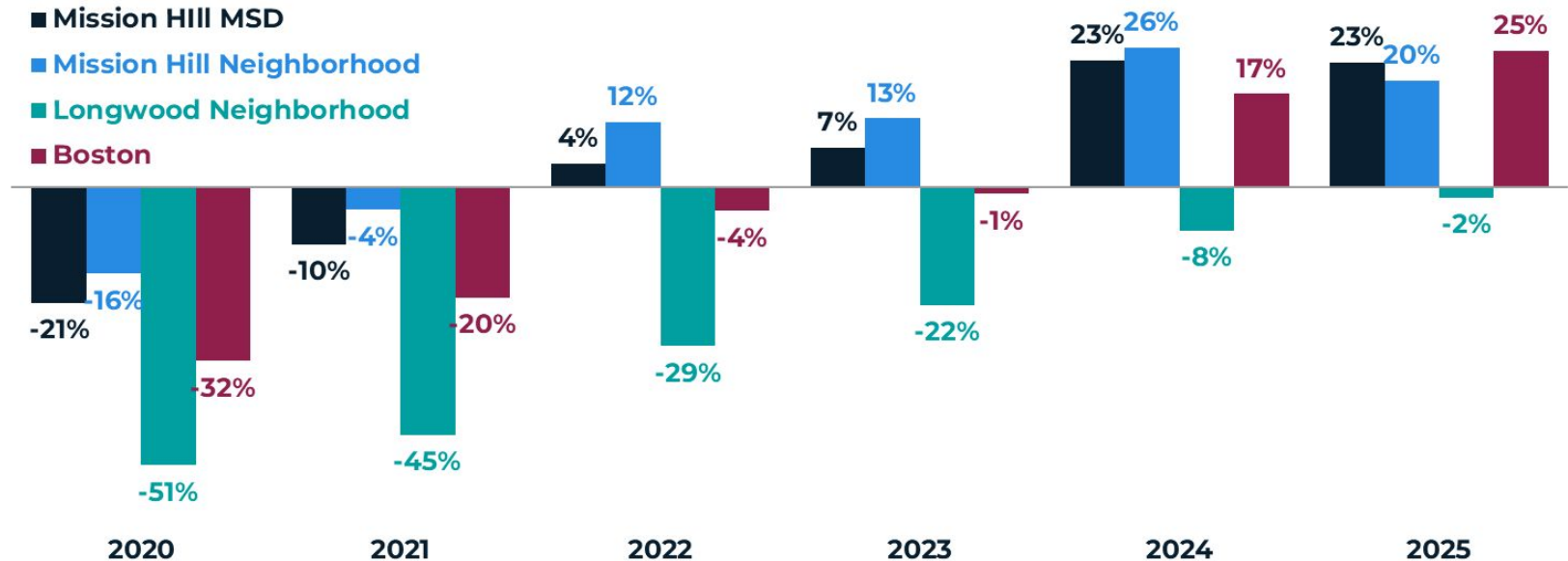


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mission Hill Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Mission Hill Main Streets transaction counts reached 23% above 2019 levels by 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

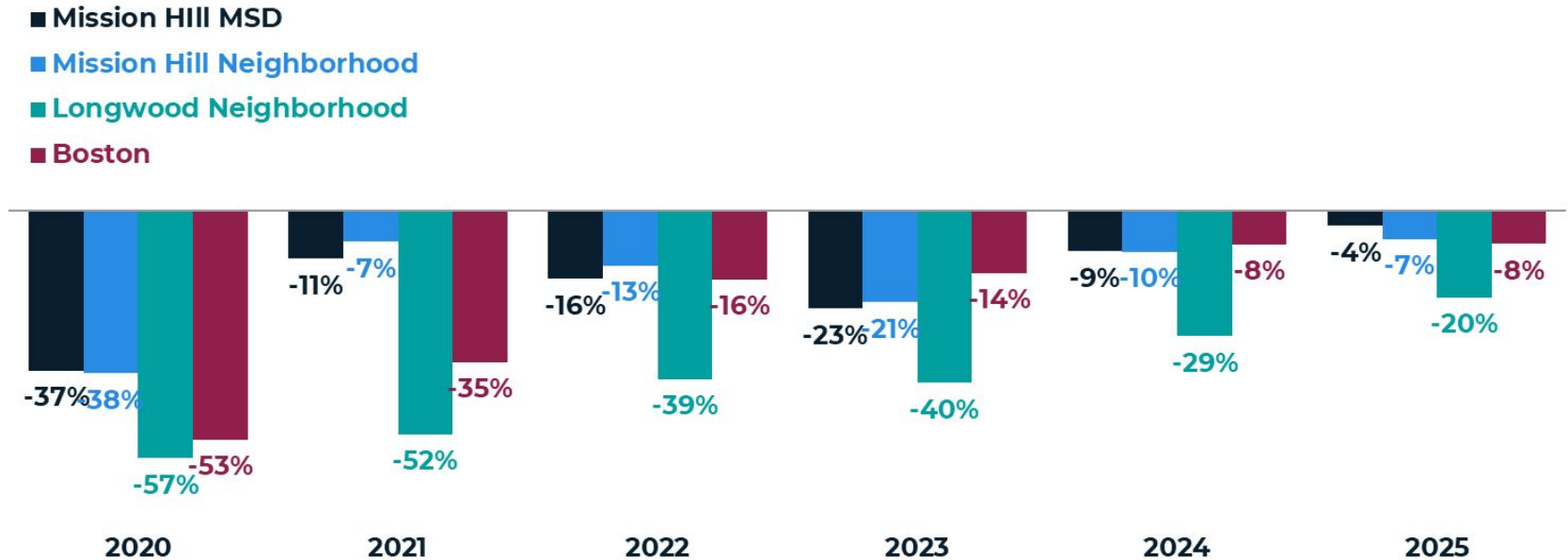


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mission hill Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Mission Hill Main Streets in-person restaurant spending was still 4% below 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

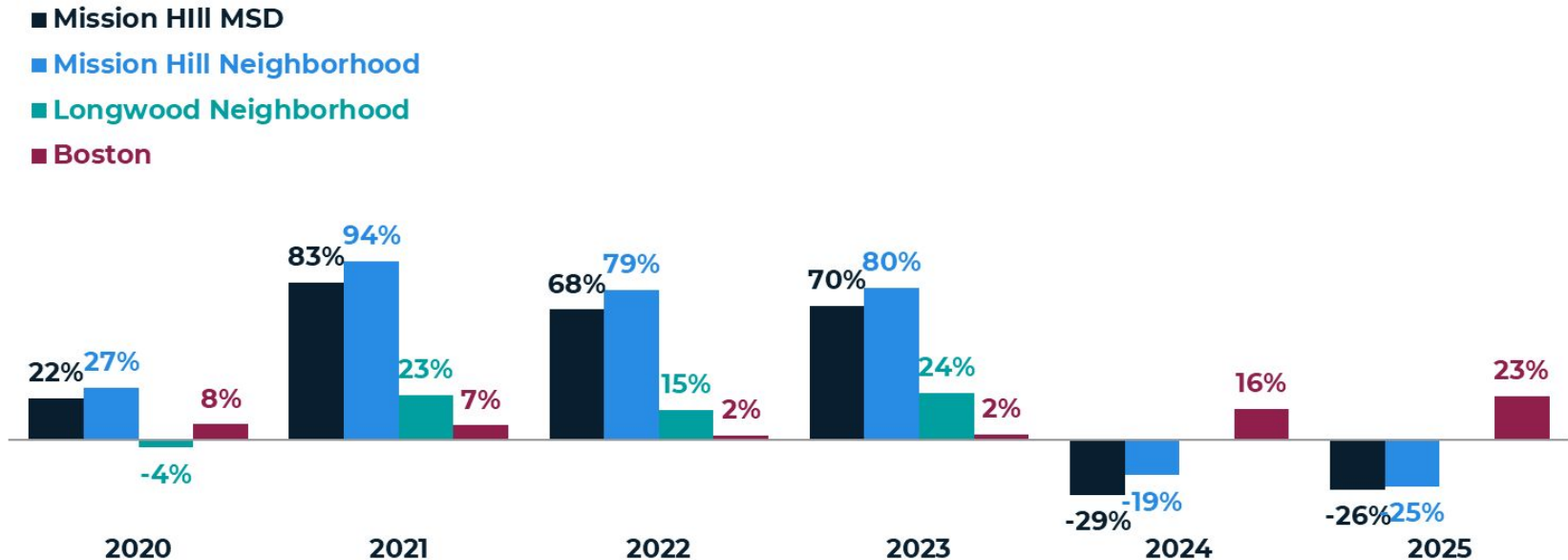


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mission hill Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Mission Hill Main Streets saw positive grocery spending above 2019 levels through 2023 but was 26% below 2019 levels in 2025.

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

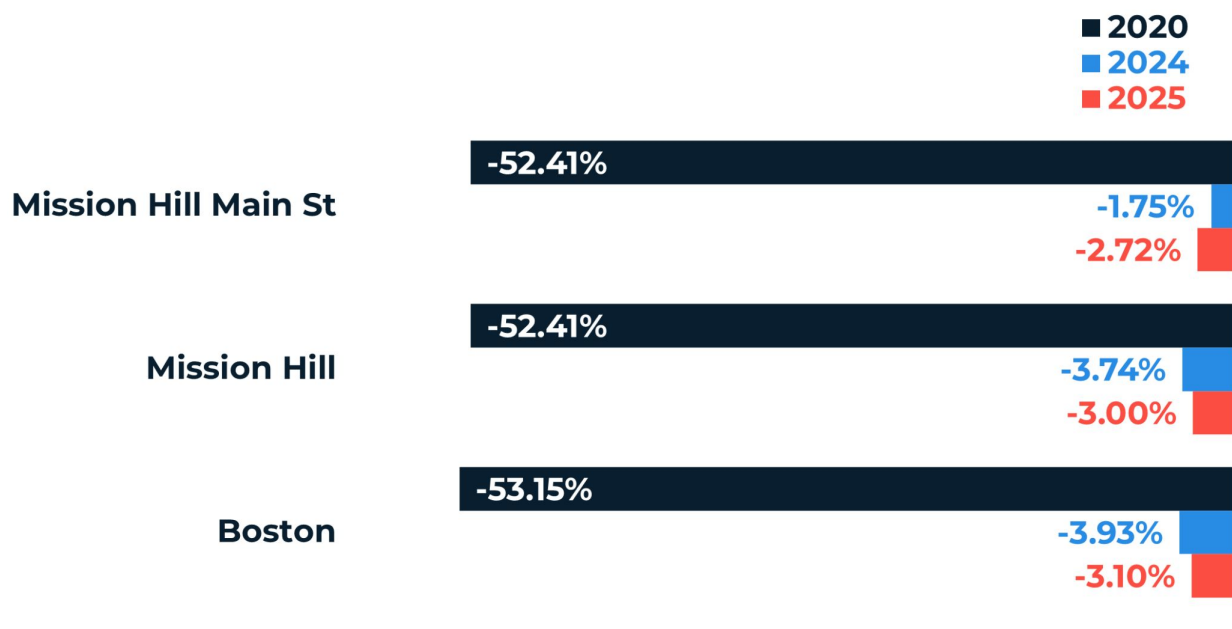


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Mission hill Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation. 2024 & 2025 Longwood Grocery spending data is incomplete

While visits to Mission Hill Main Street **in 2025 nearly recovered** to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Mission Hill Main Street, Mission Hill Neighborhood, and Boston Compared to Visits in 2019



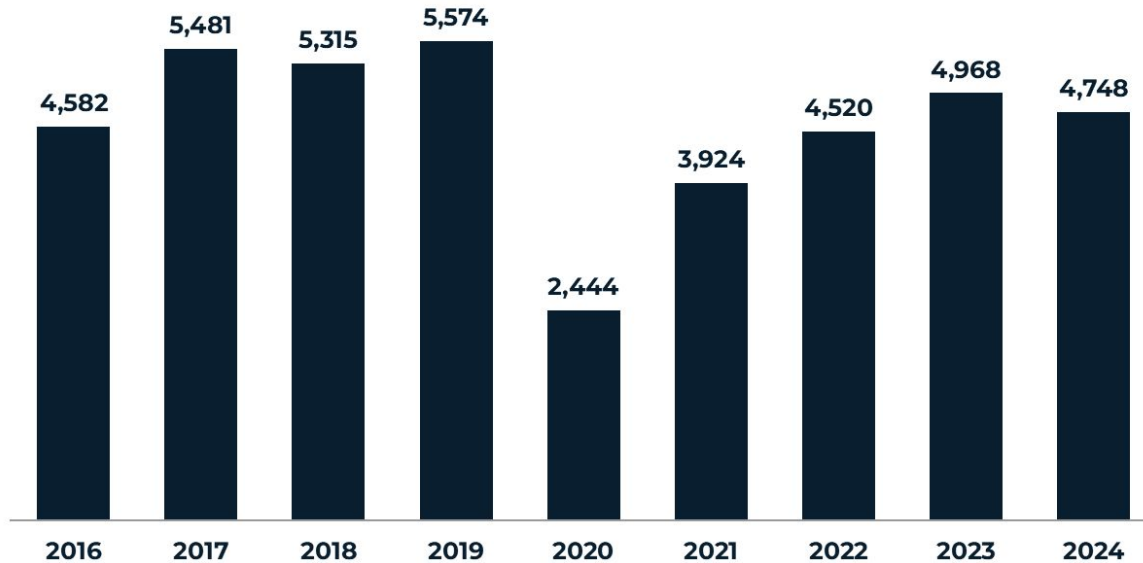
In 2020, visits to **Mission Hill Main Street** were 52.41% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Mission Hill Main Street** recovered to just 2.72% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boarding in Mission hill Main Streets has rebounded steadily since its 2020 low but remains below 2019 levels

Average Weekday Boardings at bus stops in Mission hill Main Streets District during the Fall seasons



There were **4,748** average weekday boardings in the **Mission hill Main Streets District** in Fall 2024, which is **85%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automatic Passenger Counters (APC) installed on Buses

Roslindale Village

Main Streets Profile

March 2026



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Planning Department
RESEARCH DIVISION

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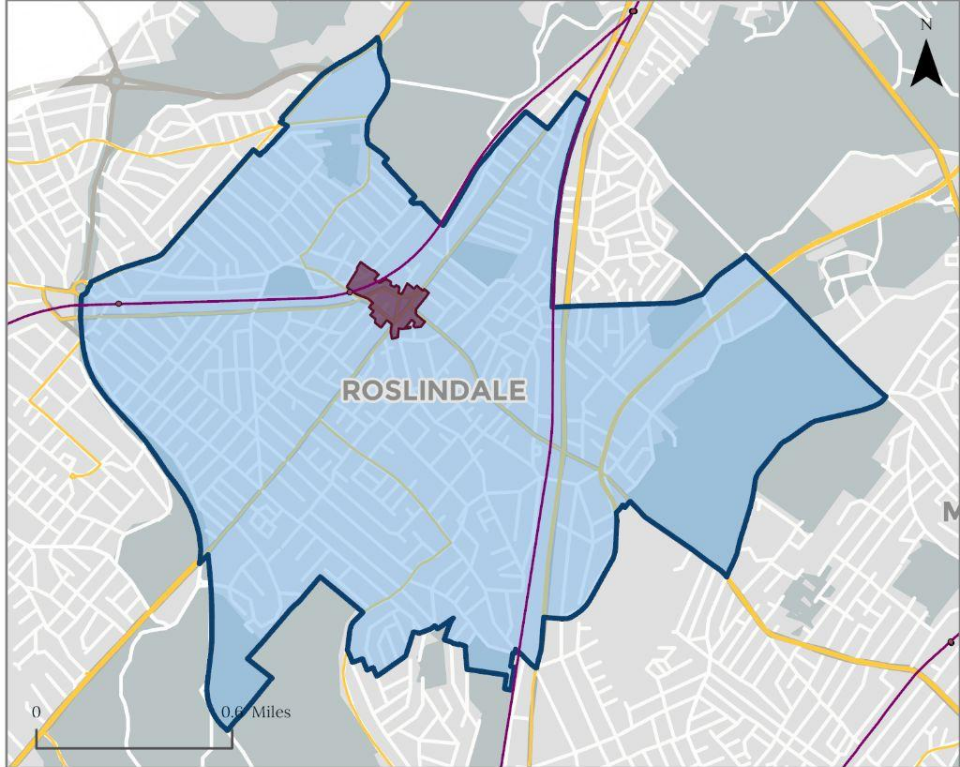
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Roslindale is a diverse neighborhood with strong Hispanic and Black communities, characterized by family households and high homeownership

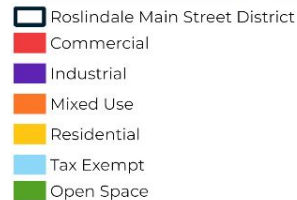
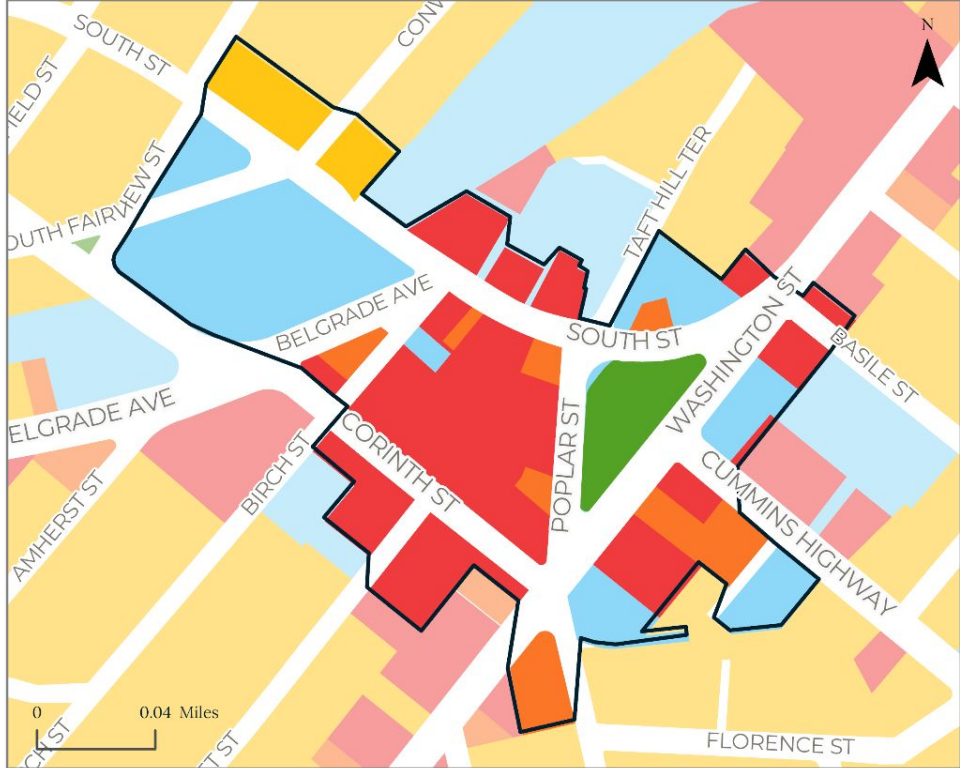
- 26% are aged 60+
- 24% Hispanic and 20% Black
- 52% are enrolled in college or university
- 72% of households are family households
- 59% of households are owner occupied
- 87% of households own a vehicle



Source: City of Boston Planning Department Research Division Analysis.

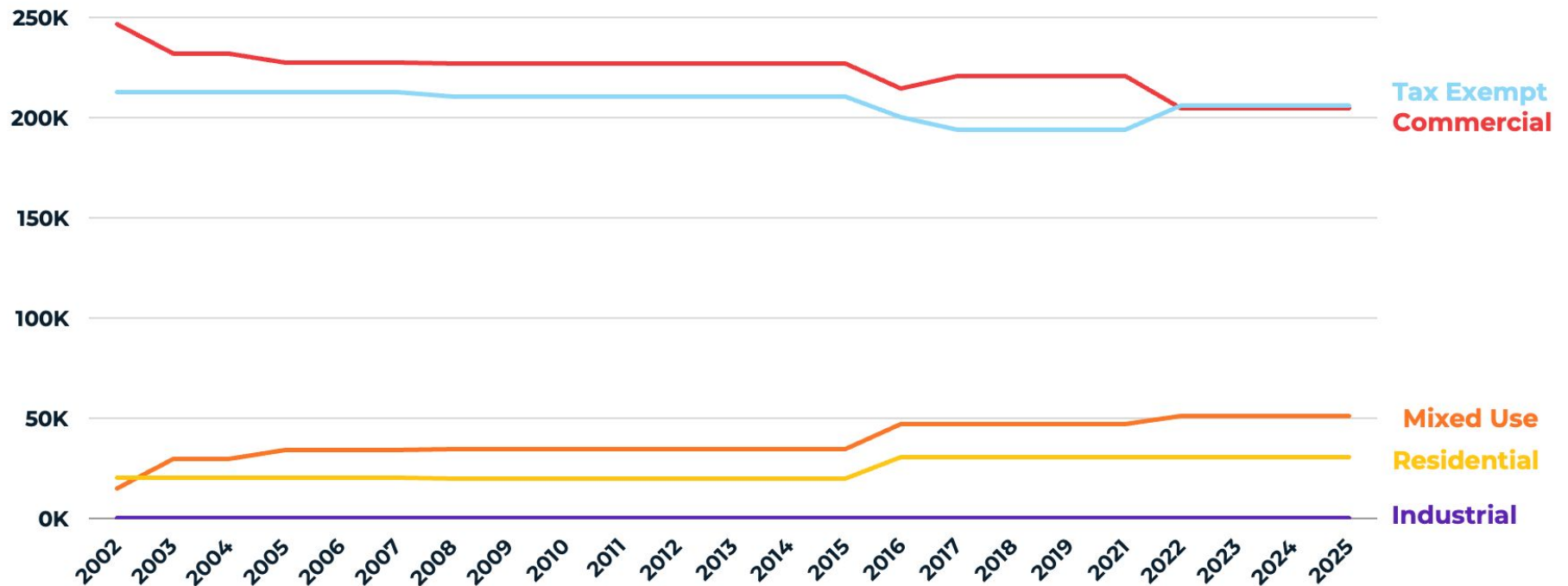
Most parcels in Roslindale Village Main Streets are commercial, with some mixed use, residential and tax exempt parcels, which includes Adams Park and the MBTA parking lot

LAND USE CATEGORY	# PARCELS	SHARE
Commercial	34	56.7%
Industrial	0	0.0%
Mixed Use	10	16.7%
Residential	6	10.0%
Tax Exempt	10	16.7%



Commercial land use has slightly decreased over time while residential and mixed use have increased

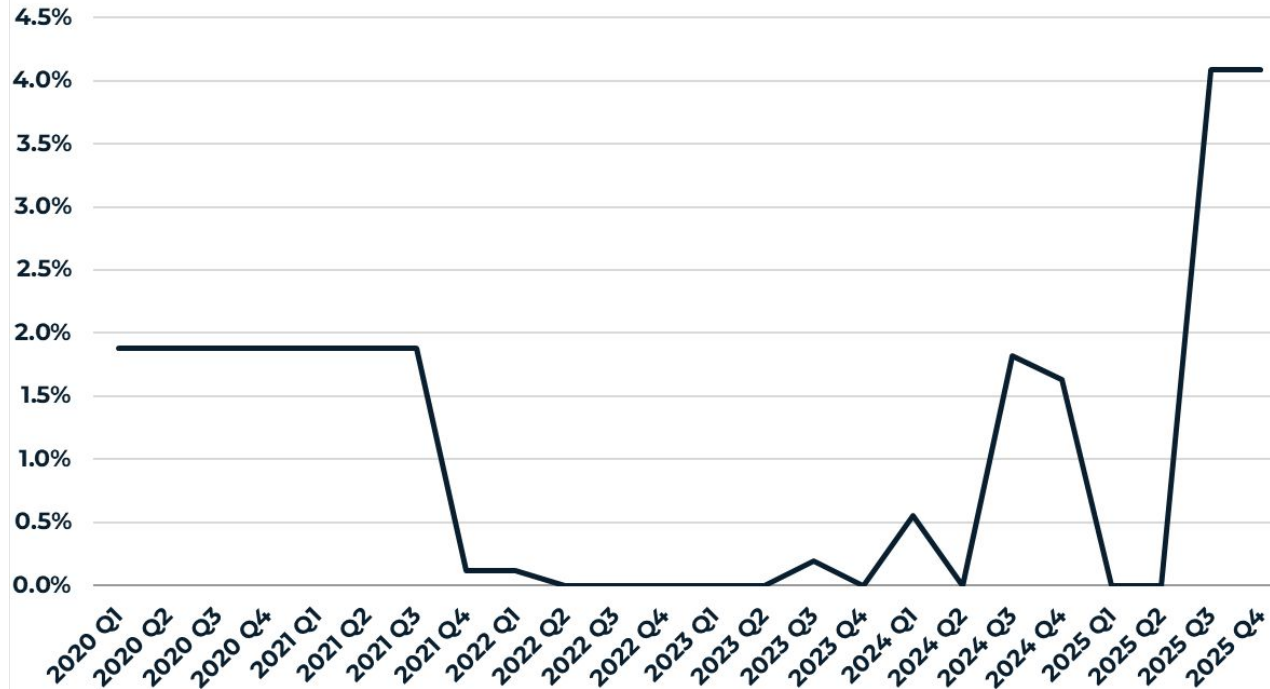
Square Feet of Parcel Land Area by Category in Roslindale Village Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy hit a 5-year high in 2025

Retail Vacancy Rates in Roslindale Village Main Streets District, 2020-2025



Retail vacancy stayed low for the last five years, never exceeding **1.9%**

In Q3 2025 it hit **4.1%**

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Roslindale Village Main Streets is home to 145 businesses & institutions

Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Professional, Scientific, and Technical Services
- Health Care and Social Assistance

Major businesses include:

- Beacon Academy Inc.
- Abcd Roslindale Head Start
- Distraction Brewing Co

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	19.3%
Professional, scientific, and technical services	14.5%
Health care and social assistance	13.8%
Retail trade	13.1%
Accommodation and food services	13.1%
Finance and insurance	5.5%
Manufacturing	4.1%
Real estate and rental and leasing	4.1%
Information	3.4%
Arts, entertainment, and recreation	2.8%
Educational services	2.1%
Construction	1.4%
Public administration	1.4%
Transportation and warehousing	0.7%
Administrative and support and waste management and remediation services	0.7%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~990 payroll jobs are within the Census block approximation of Roslindale Village Main Streets District

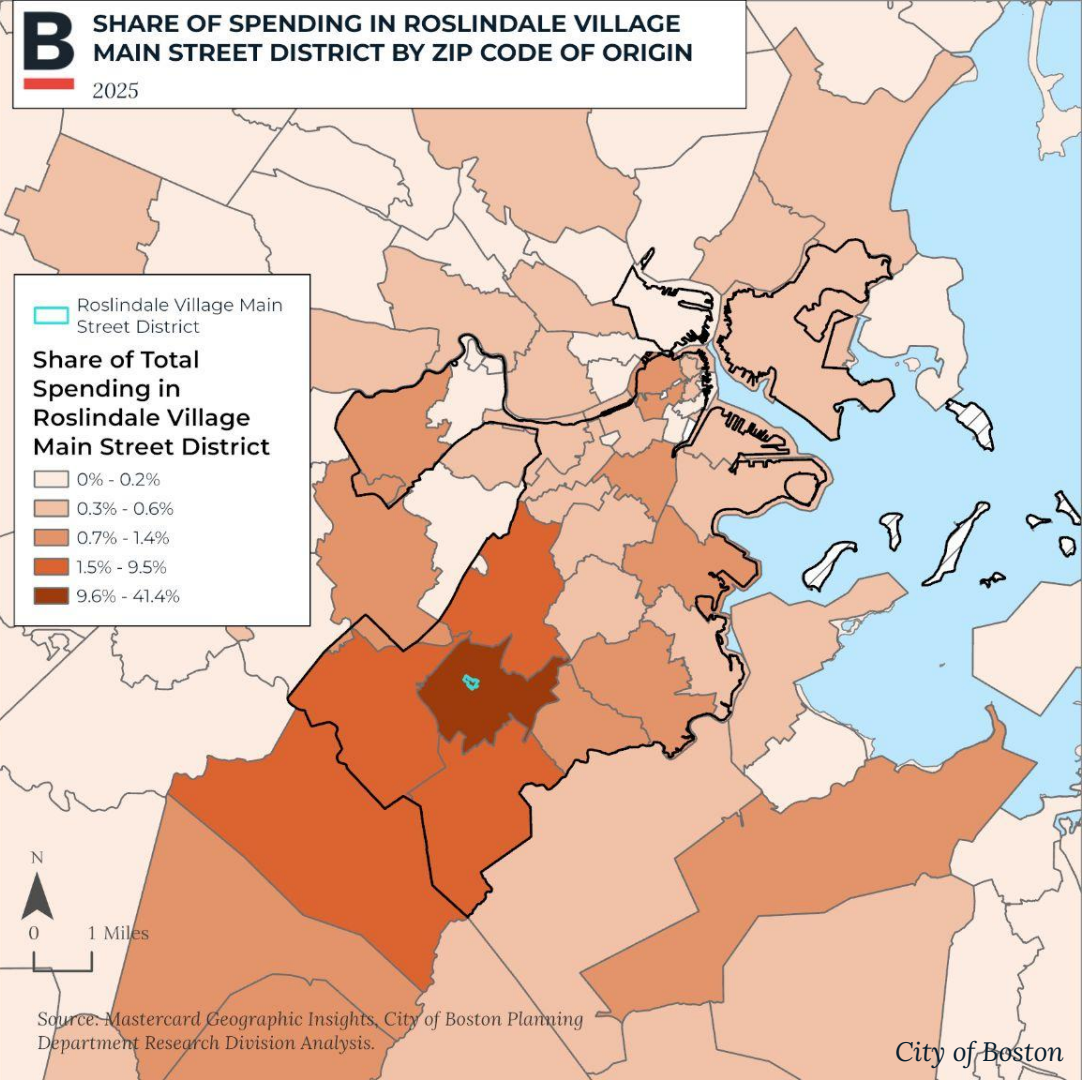
Roslindale Village Main Streets payroll employment is concentrated in Administration & Support, Waste Management and Remediation, Accommodation and Food Services, and Retail Trade



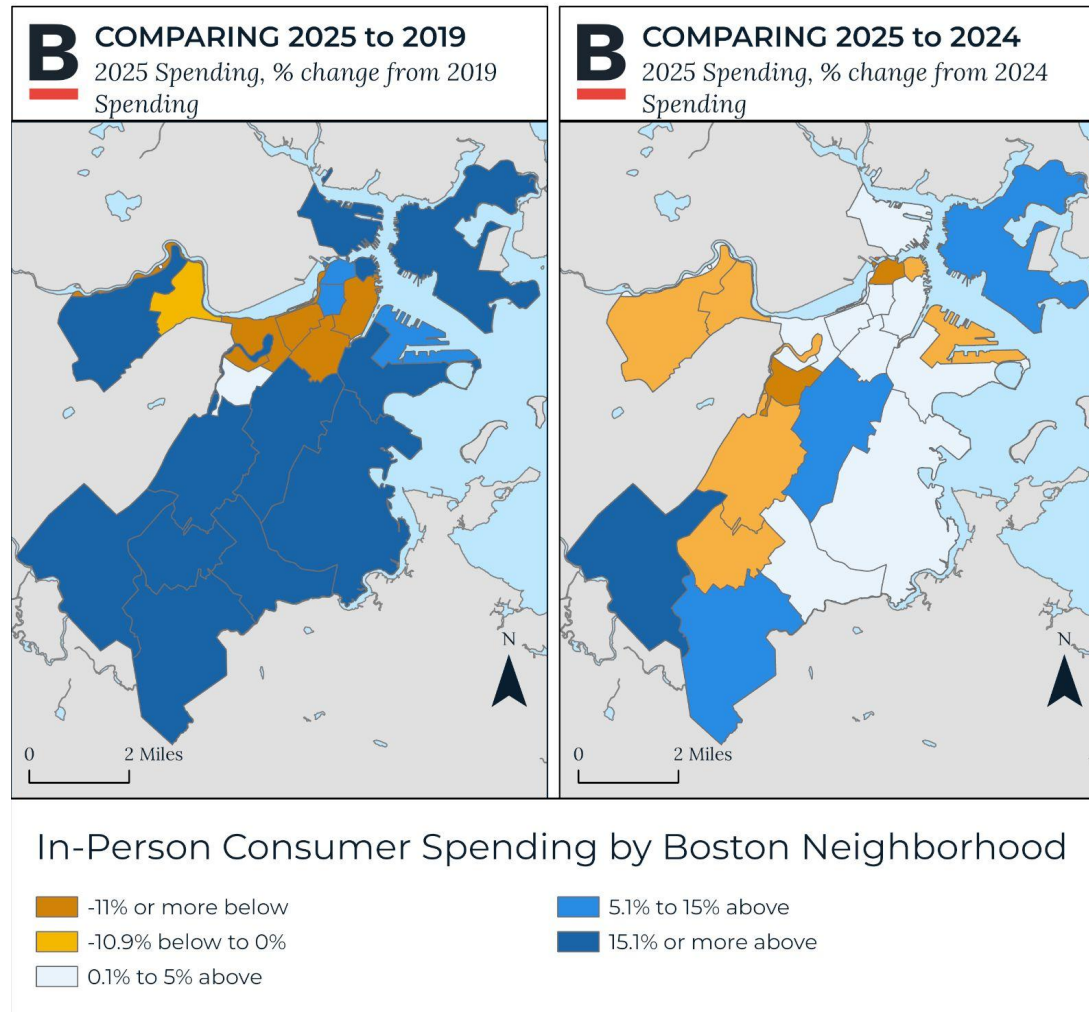
SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Administration & Support, Waste Management and Remediation	266	26.9%
Accommodation and Food Services	240	24.2%
Health Care and Social Assistance	182	18.4%
Retail Trade	126	12.7%
Professional, Scientific, and Technical Services	46	4.6%
Educational Services	37	3.7%
Other Services (excluding Public Administration)	35	3.5%
Manufacturing	34	3.4%
Finance and Insurance	9	0.9%
Real Estate and Rental and Leasing	7	0.7%
Construction	6	0.6%
Transportation and Warehousing	1	0.1%
Public Administration	1	0.1%

Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

41.4% of spending in the Roslindale Village Main Streets District originates in Roslindale while 21% come from nearby neighborhoods (West Roxbury, Hyde Park, Jamaica Plain, and Dorchester)



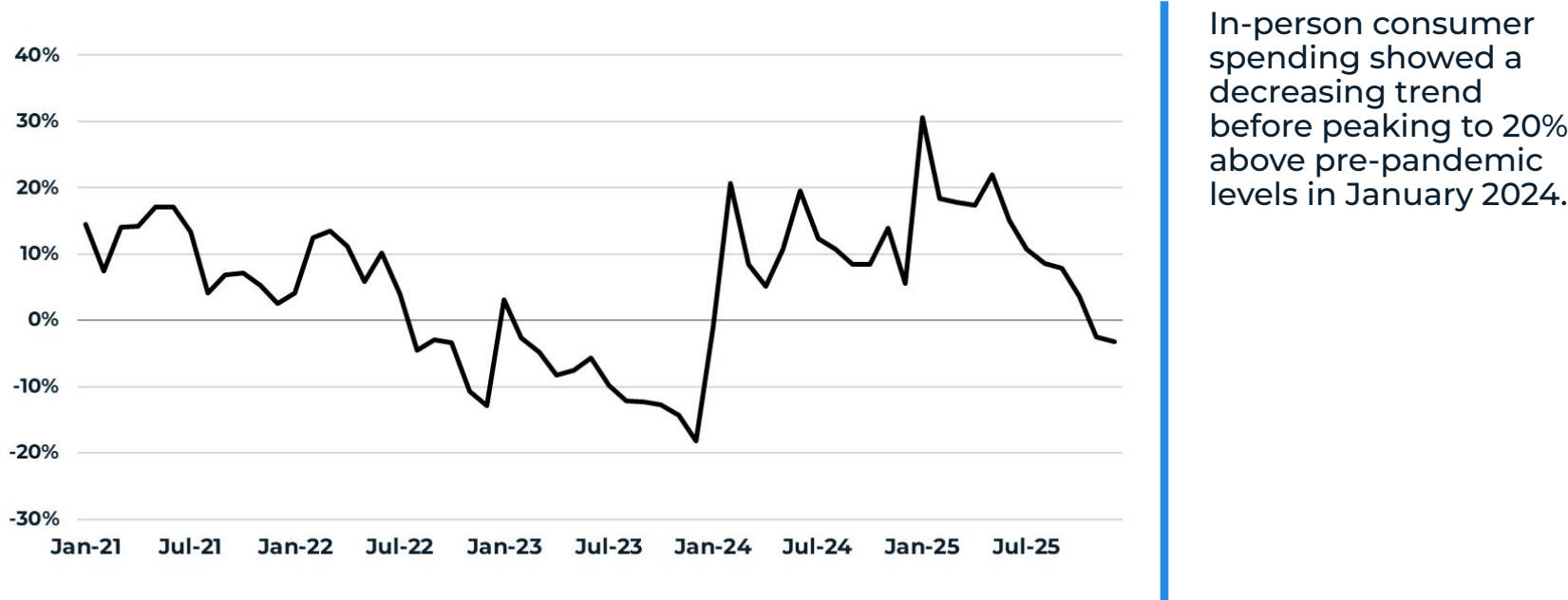
In 2025, consumer spending in Roslindale was 0.6% below 2024 levels and 24.3% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Roslindale Village Main Streets slowed down until January 2024 before surging above 2019 levels

Total In-Person Consumer Spending in Roslindale Village Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Roslindale Village Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts experienced significant increase since early 2024

Total In-Person Transaction Counts in Roslindale Village Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019

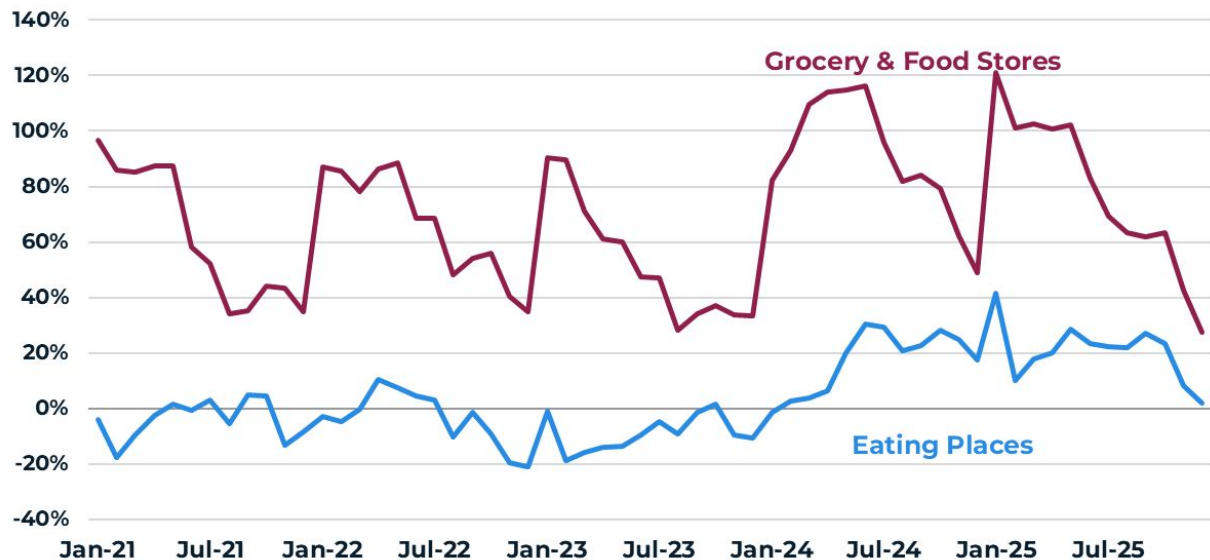


In-person transaction volumes fluctuate before experiencing strong growth in January 2024, eventually peaking at $\approx 60\%$ above pre-pandemic levels by early 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.
Note: Roslindale Village Main Streets District is approximated using 2010 block groups.

While grocery spending fluctuated without a clear upward or downward trend, restaurant spending showed a consistent upward trajectory

Consumer Spending in Roslindale Village Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending fluctuates but stayed well above 2019 levels throughout the period.

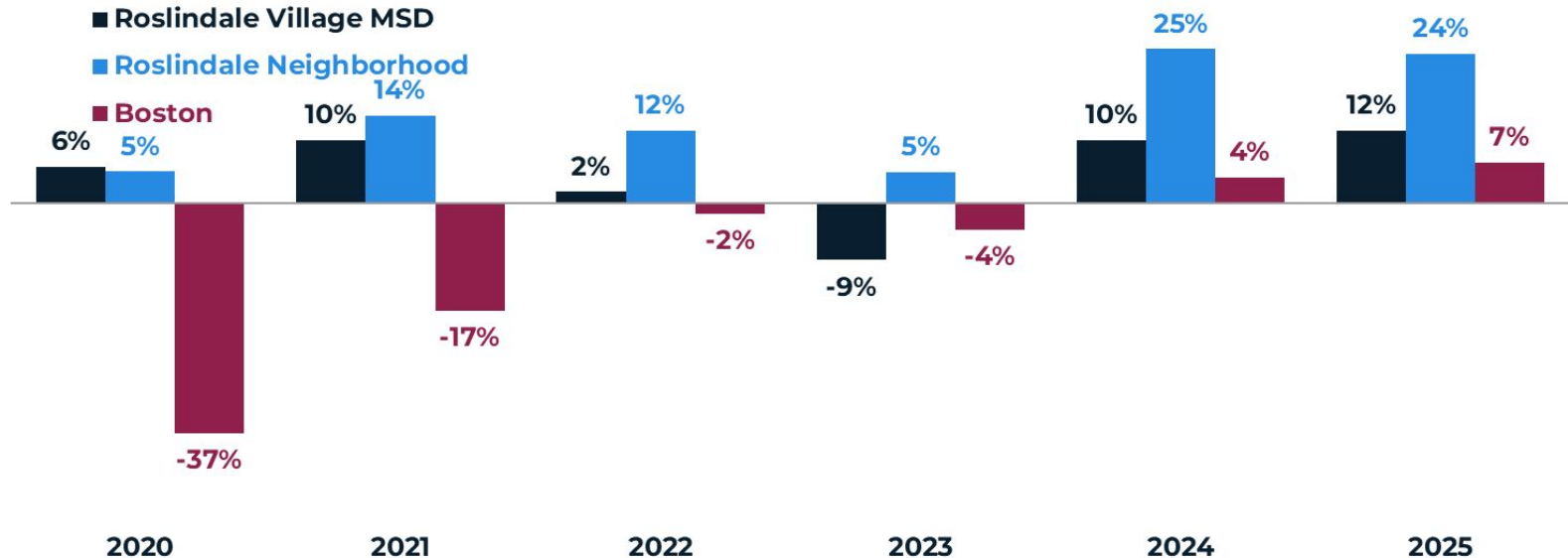
Restaurant spending started below 2019 levels, but showed a steady increase, eventually rising above those levels by 2024.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Roslindale Village Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Roslindale Village Main Streets has shown a faster recovery compared to overall consumer spending in Boston, consistently remaining above 2019 levels since 2020, except 2023

Total In-Person Consumer Spending, Percentage Change from 2019

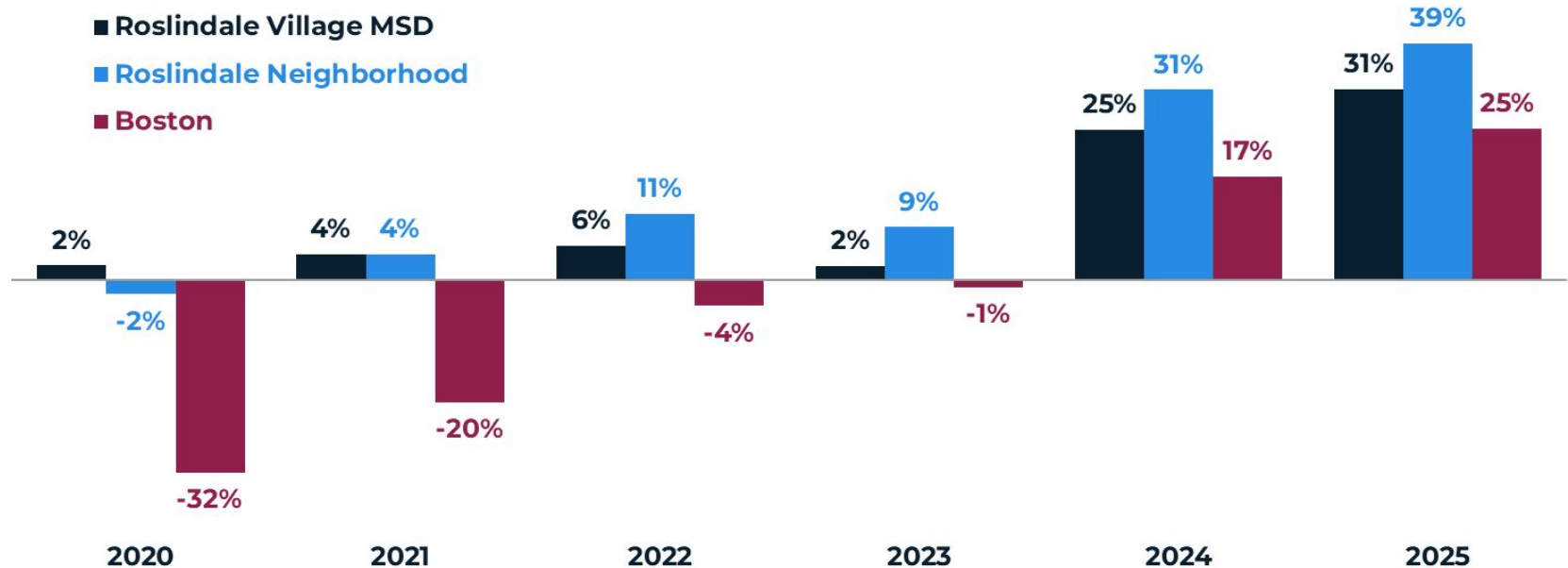


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Roslindale Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Roslindale Village Main Streets transaction counts recovered faster than Boston overall, reaching 31% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

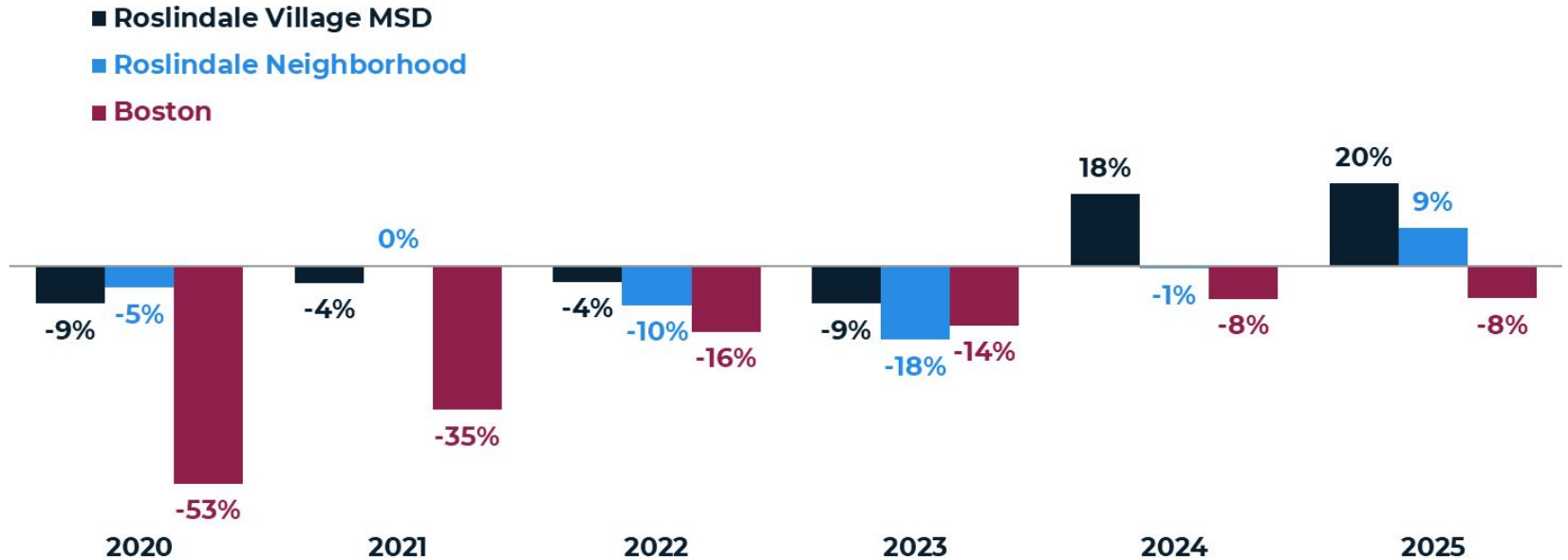


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Roslindale Village Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

In-person restaurant spending at Roslindale Village Main Streets was 20% above 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

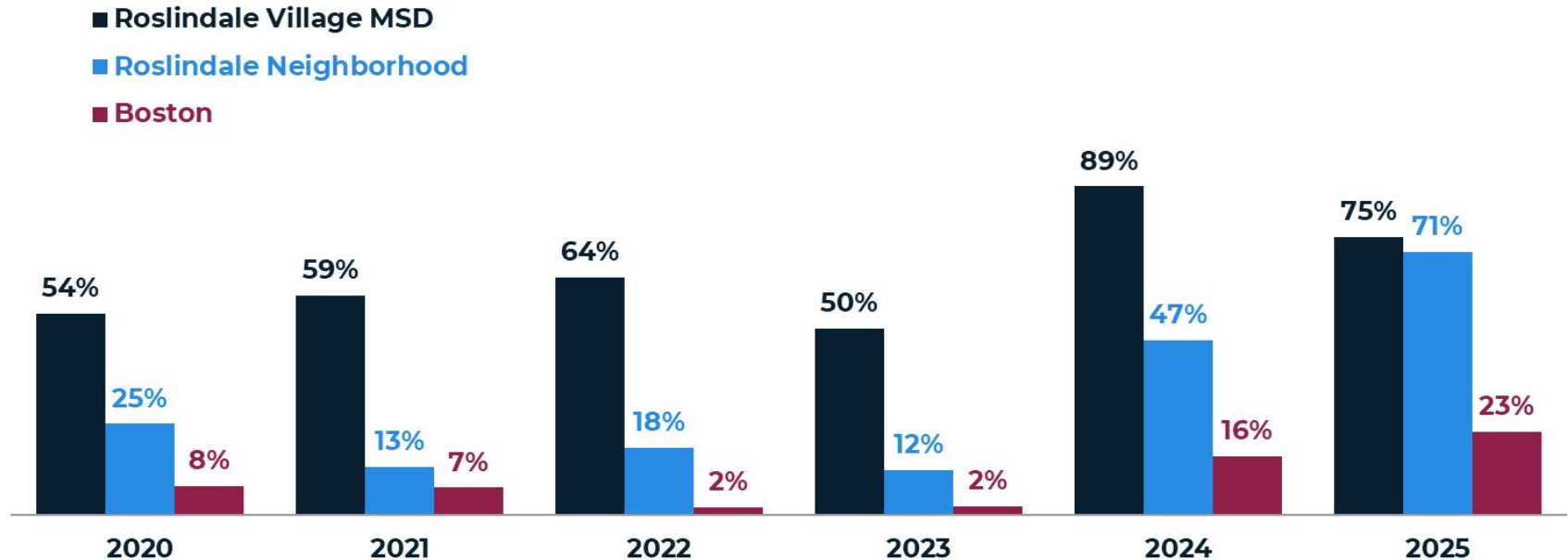


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Roslindale Village Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Roslindale Village Main Streets grocery spending has been consistently above 2019 levels, reaching 75% above 2019 levels in 2025.

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

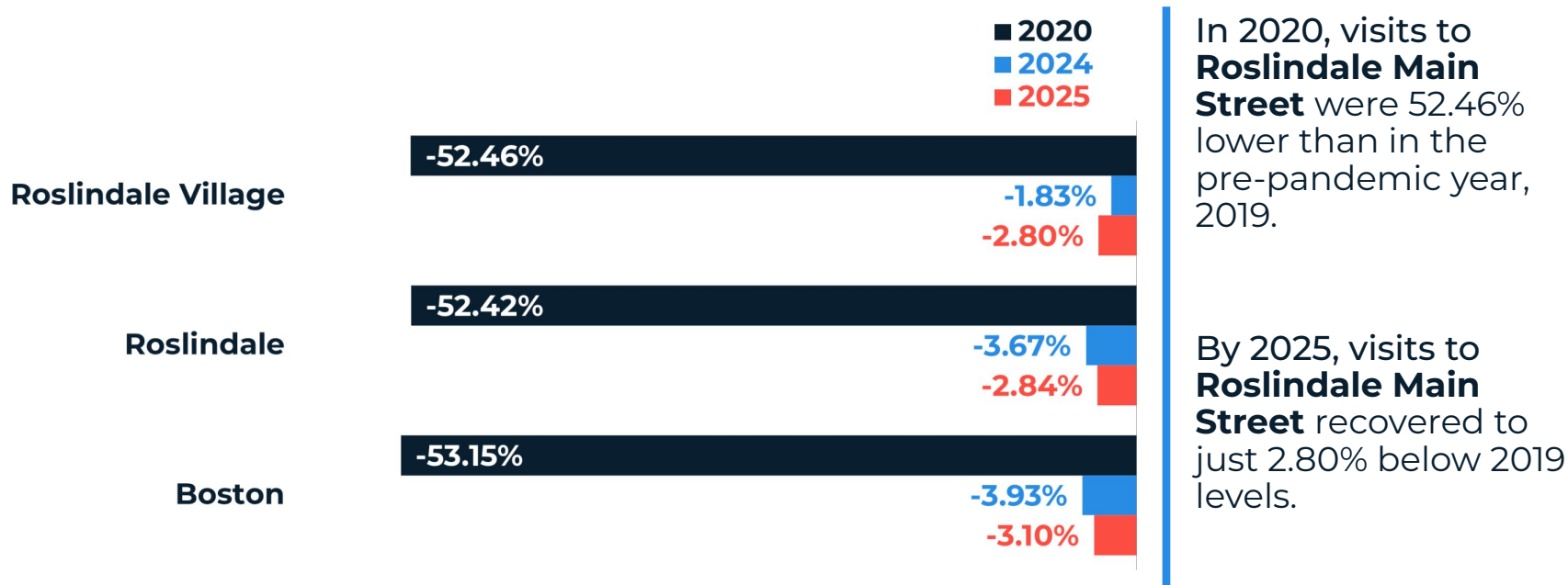


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Roslindale Village Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Roslindale Village in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

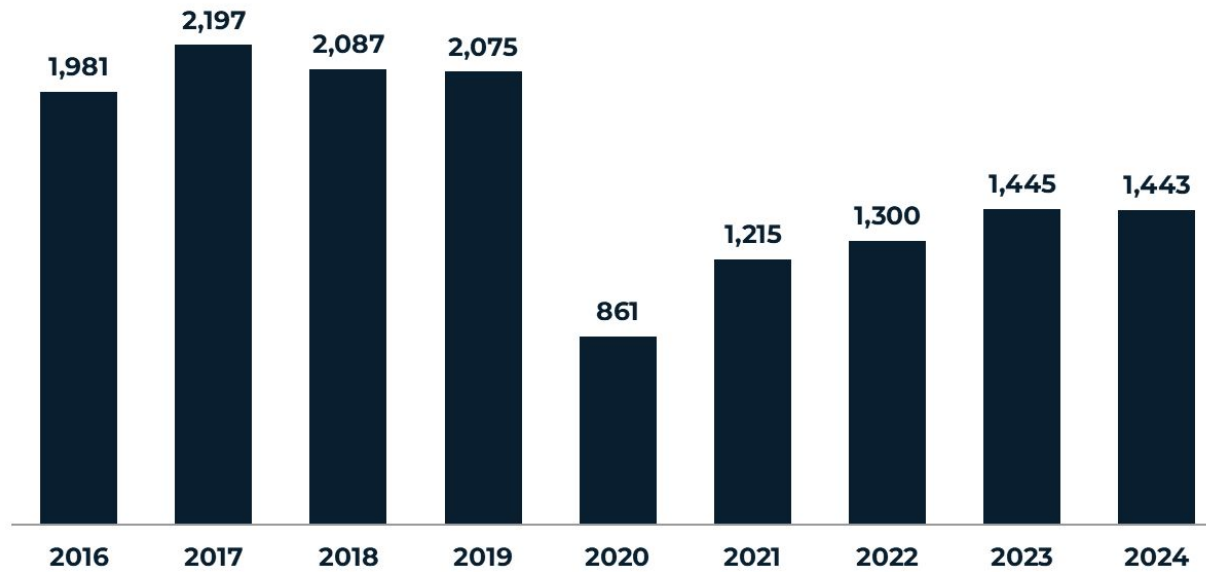
Annual Visits* to Roslindale Village Main Street, Roslindale Neighborhood, and Boston Compared to Visits in 2019



*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in Roslindale Village Main Streets has grew very slowly following its low in 2020

Average Weekday Boardings at bus stops in Roslindale Village Main Streets District during the Fall seasons



There were **1,443** average weekday boardings in the **Roslindale Village Main Streets District** in Fall 2024, which is **70%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Roxbury

Main Streets Profile

March 2026



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HANNAH CHAPMAN

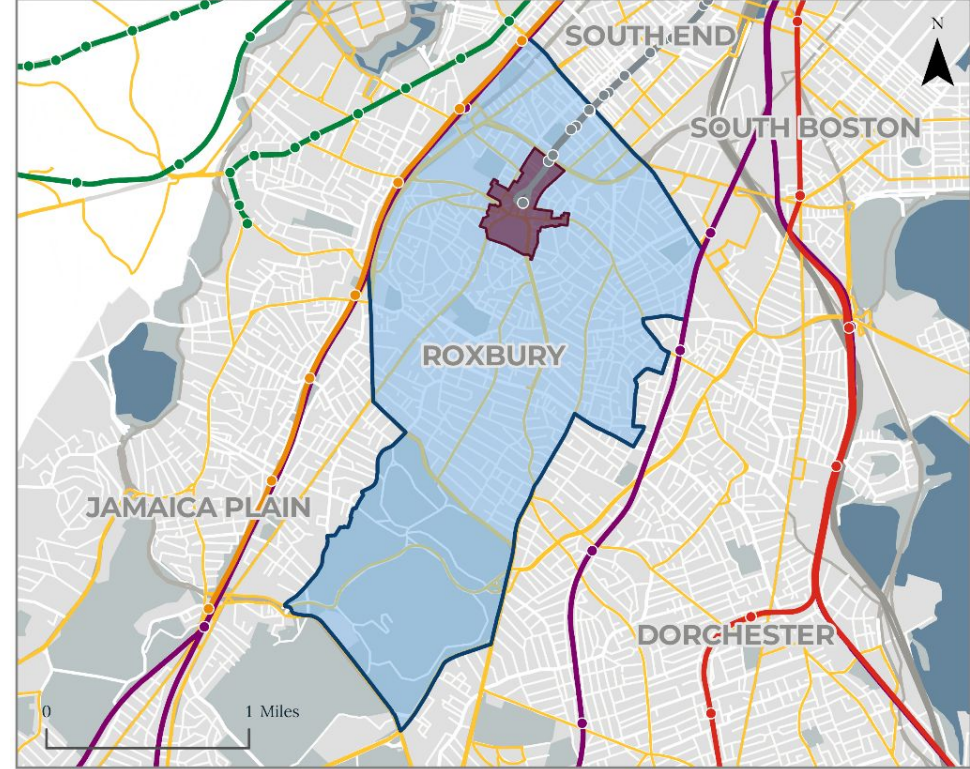
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Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Roxbury is a diverse neighborhood with a large Black and Hispanic population

- 41% Black/African-American
- 30% Hispanic or Latino
- 19% are children
- 25% speak Spanish at home
- 75% of households are renter-households
- 44% of households have no vehicles
- 49% of households are family-households
- 37% of children are below the poverty level

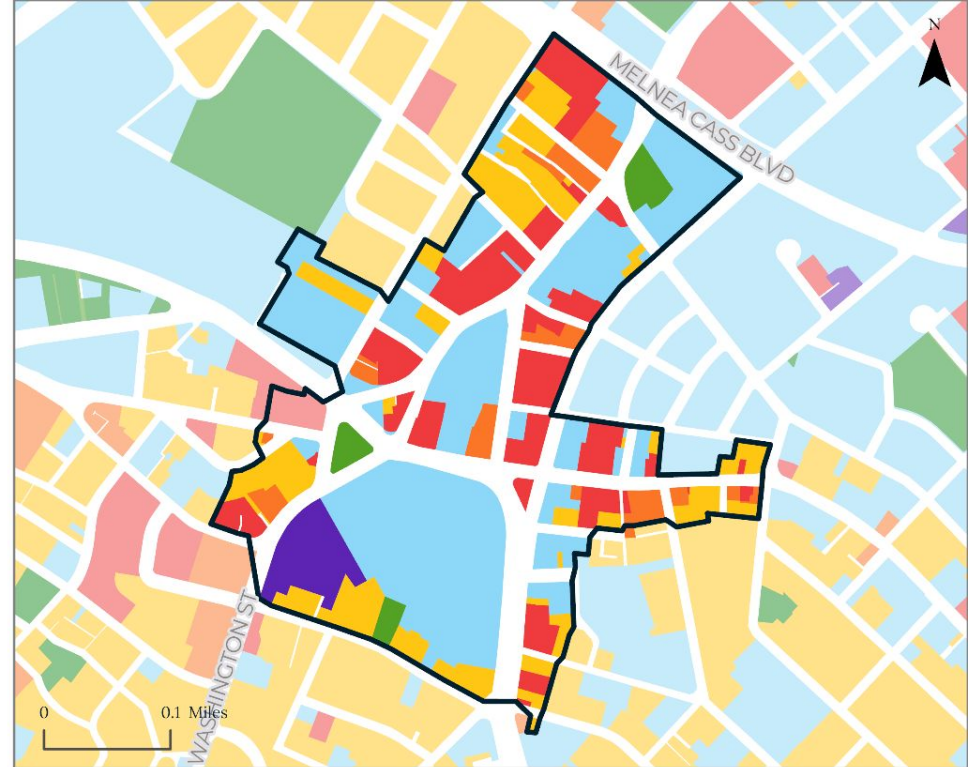


- Roxbury Main Street District
- Roxbury Neighborhood Boundary
- MBTA Routes**
- Blue Line
- Green Line
- Orange Line
- Red Line
- Silver Line
- MBTA Bus Routes
- Commuter Rail

Source: City of Boston Planning Department Research Division Analysis.

Roxbury Main Streets features commercial parcels along its main corridors, residential and mixed-use parcels on the edges, and significant areas of tax-exempt land

LAND USE CATEGORY	# PARCELS	SHARE
Commercial	74	28.4%
Industrial	1	0.3%
Mixed Use	20	7.7%
Residential	96	36.9%
Tax Exempt	66	25.4%
Open Space	3	1.2%



 Roxbury Main Street District

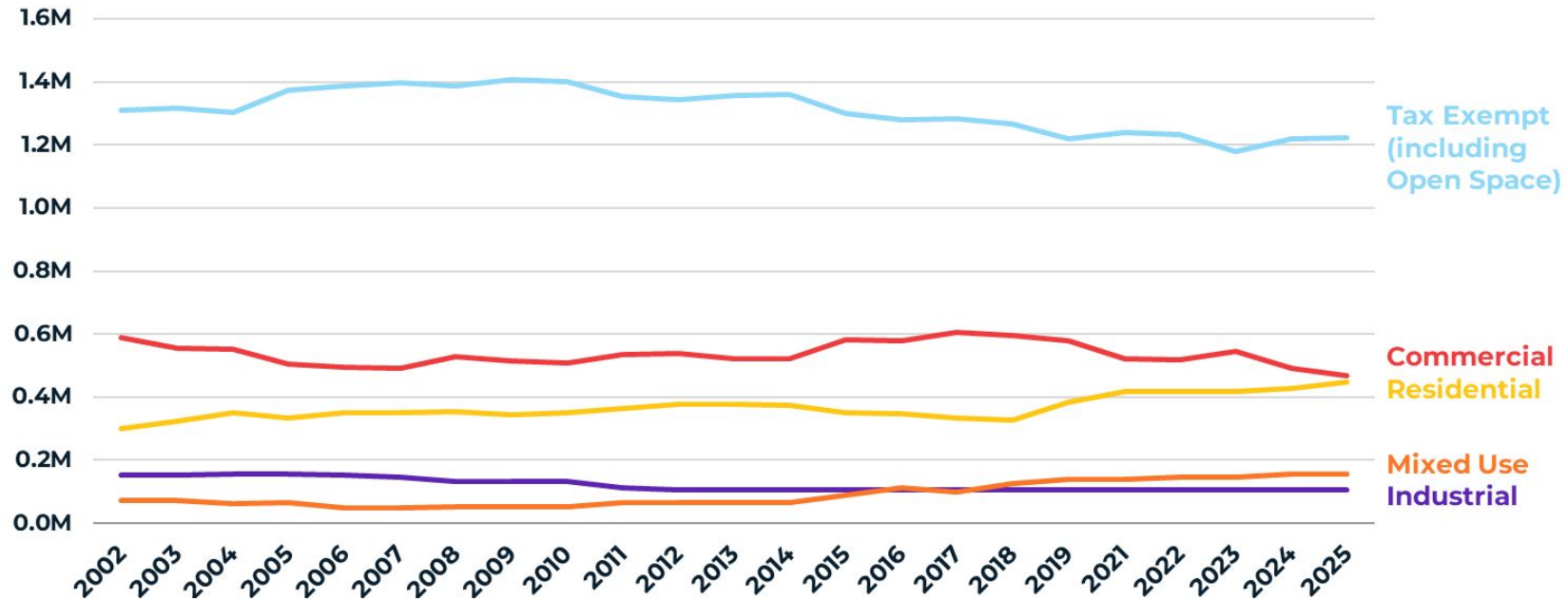
Parcel Land Use

-  Commercial
-  Industrial
-  Mixed Use
-  Residential
-  Tax Exempt
-  Open Space

Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Tax-exempt, commercial, and industrial land use has declined slightly over time, while residential use and mixed-use has increased

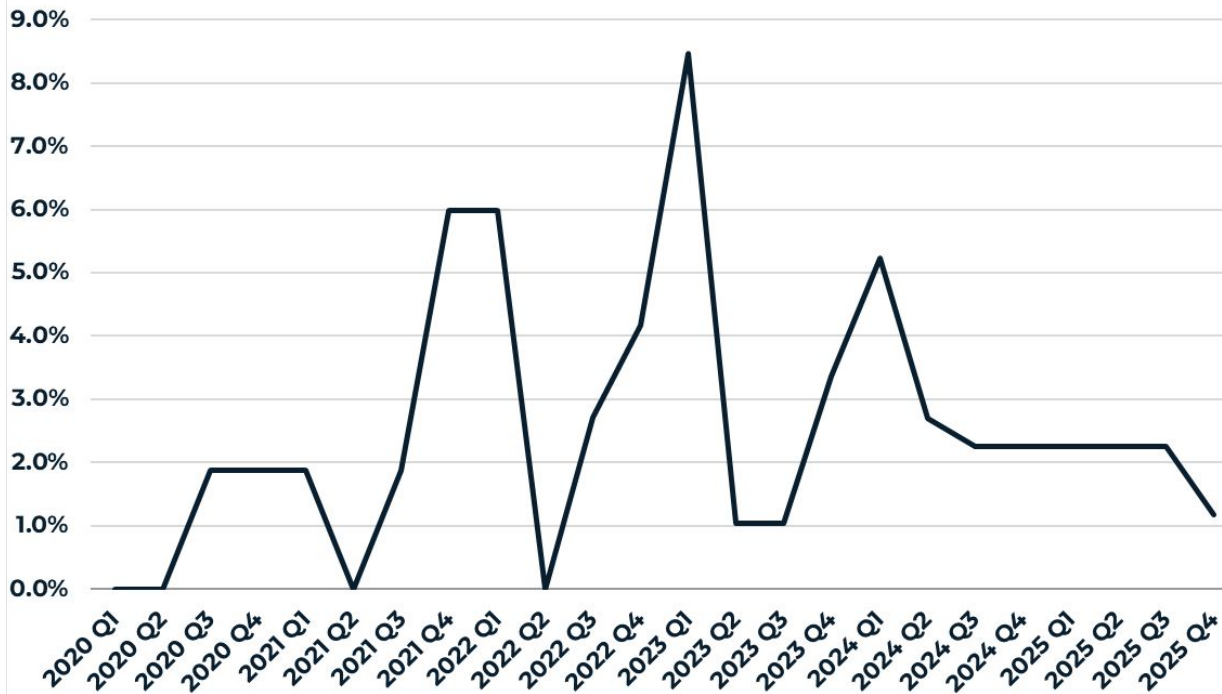
Square Feet of Parcel Land Area by Category in Roxbury Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002 - FY2025, City of Boston Planning Department Research Division.

Retail vacancy rate steadied in 2024 after years of fluctuations

Retail Vacancy Rates in Roxbury Main Streets District, 2020-2025



Retail vacancy rate has increased and fallen several times since 2020

Peaking at 8.5% in early 2023

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Roxbury Main Streets is home to ~250 businesses & institutions

Top business sectors include:

- Accommodation and Food Services
- Retail Trade
- “Other Services” such as personal care and repair/maintenance services

Major businesses include:

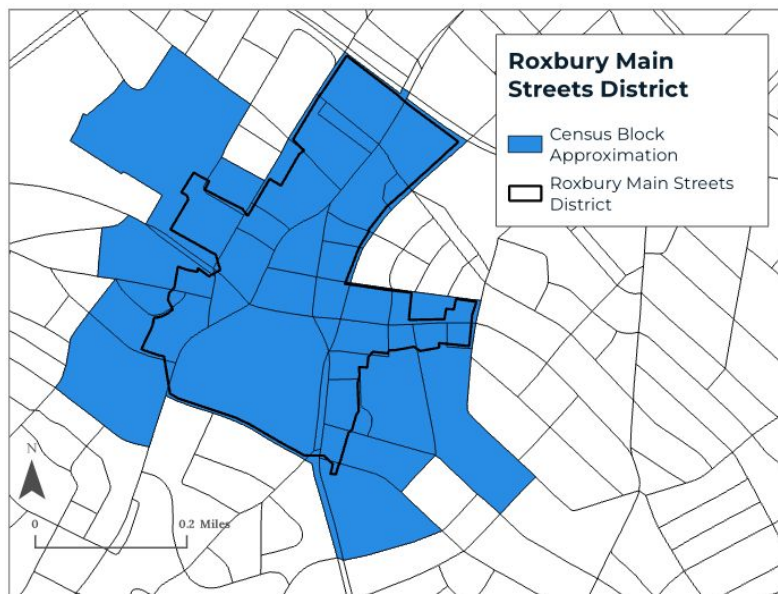
- Boston Police Department
- Boston Public Schools
- USPS
- Central Boston Elder Services

SECTOR	ESTABLISHMENT SHARE
Other Services (except Public Administration)	20.1%
Accommodation and Food Services	13.8%
Retail Trade	13.4%
Health Care and Social Assistance	13.4%
Professional, Scientific, and Technical Services	9.1%
Finance and Insurance	8.3%
Educational Services	3.9%
Real Estate and Rental and Leasing	3.1%
Public Administration	2.8%
Information	2.8%
Administrative and Support and Waste Management and Remediation Services	2.4%
Transportation and Warehousing	2.4%
Construction	1.6%
Wholesale Trade	1.2%
Arts, Entertainment, and Recreation	1.2%
Manufacturing	0.8%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~2,489 payroll jobs are within the Census block approximation of Roxbury Main Streets District

Roxbury Main Streets payroll employment is concentrated in Educational Services, Healthcare and Social Assistance, and Public Administration



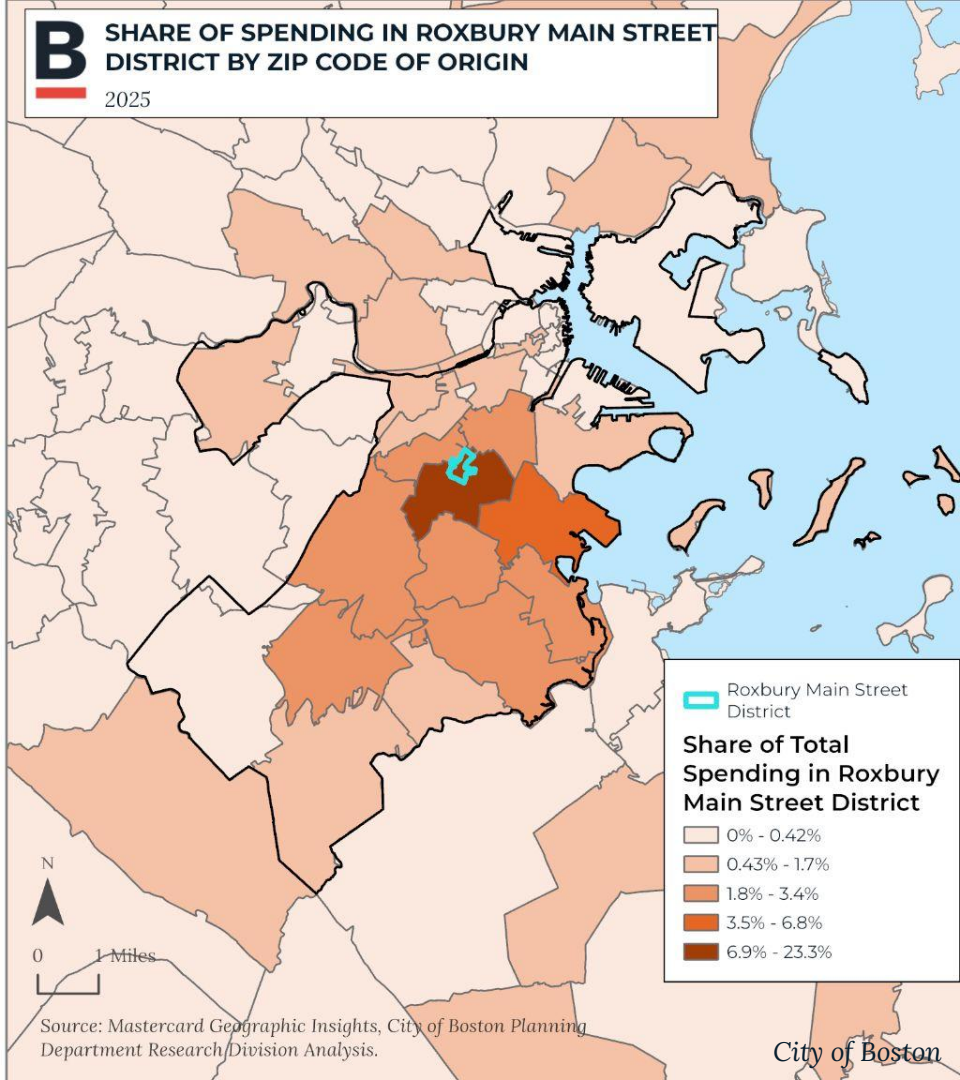
SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Educational Services	3,733	70.6%
Health Care and Social Assistance	357	6.7%
Public Administration	277	5.2%
Other Services (excluding Public Administration)	230	4.3%
Professional, Scientific, and Technical Services	145	2.7%
Accommodation and Food Services	124	2.3%
Retail Trade	103	1.9%
Information	71	1.3%
Real Estate and Rental and Leasing	66	1.2%
Wholesale Trade	65	1.2%
Administration & Support, Waste Management and Rep	50	0.9%
Management of Companies and Enterprises	28	0.5%
Finance and Insurance	25	0.5%
Construction	8	0.2%
Arts, Entertainment, and Recreation	4	0.1%
Transportation and Warehousing	3	0.1%
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
Manufacturing	0	0.0%

Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

Note: 9,200 payroll jobs excluded from the Educational Services sector to account for OnTheMap allocating all Boston Public Schools payroll jobs to the Bruce C. Bolling Municipal Building based on data from Staffing Data by Race, Ethnicity, Gender by Full-time Equivalents (2023-24), Massachusetts Department of Education

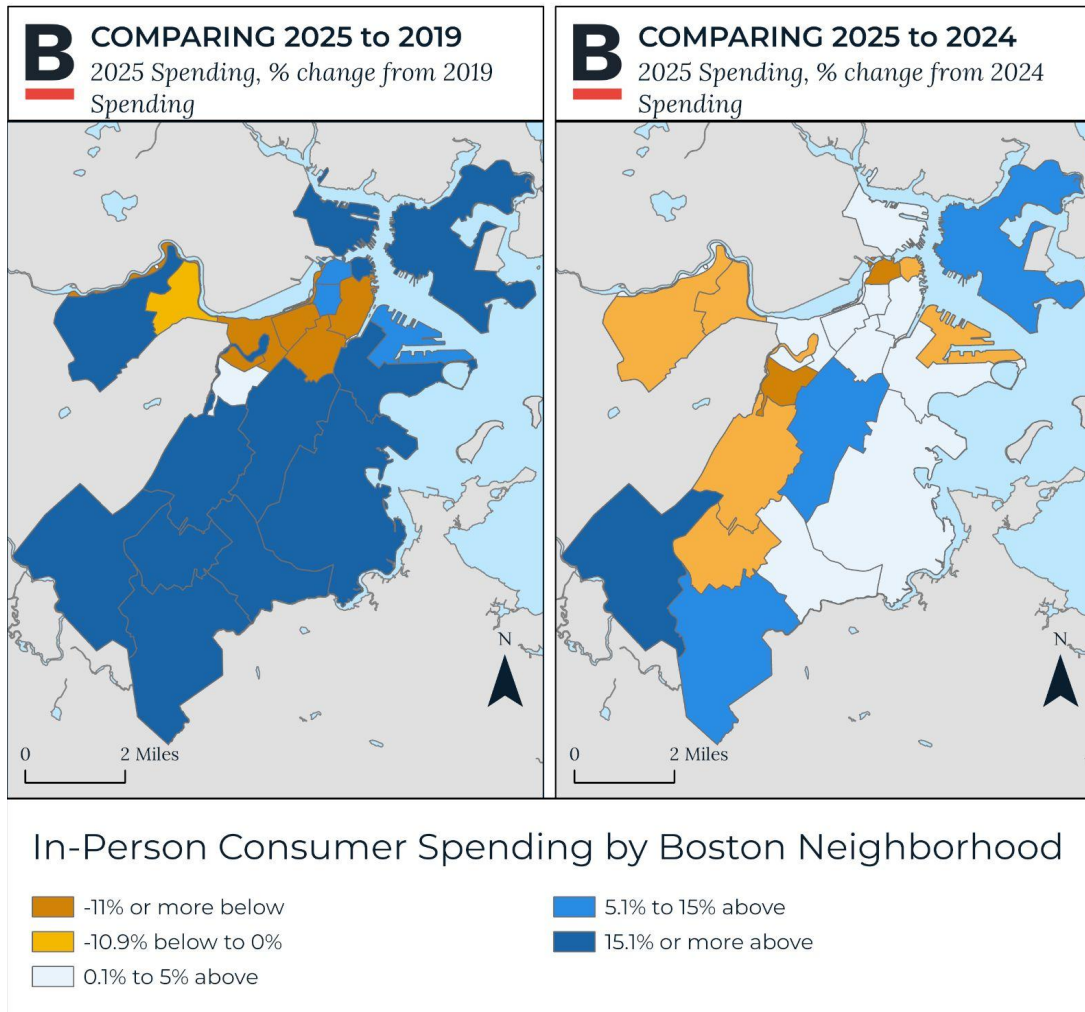
**26.6% of spending in the
Roxbury Main Streets
District originates in
Roxbury**

**an additional 21% comes
from residents of nearby
Boston neighborhoods
(JP, Dorchester, South
End, Mission Hill)**



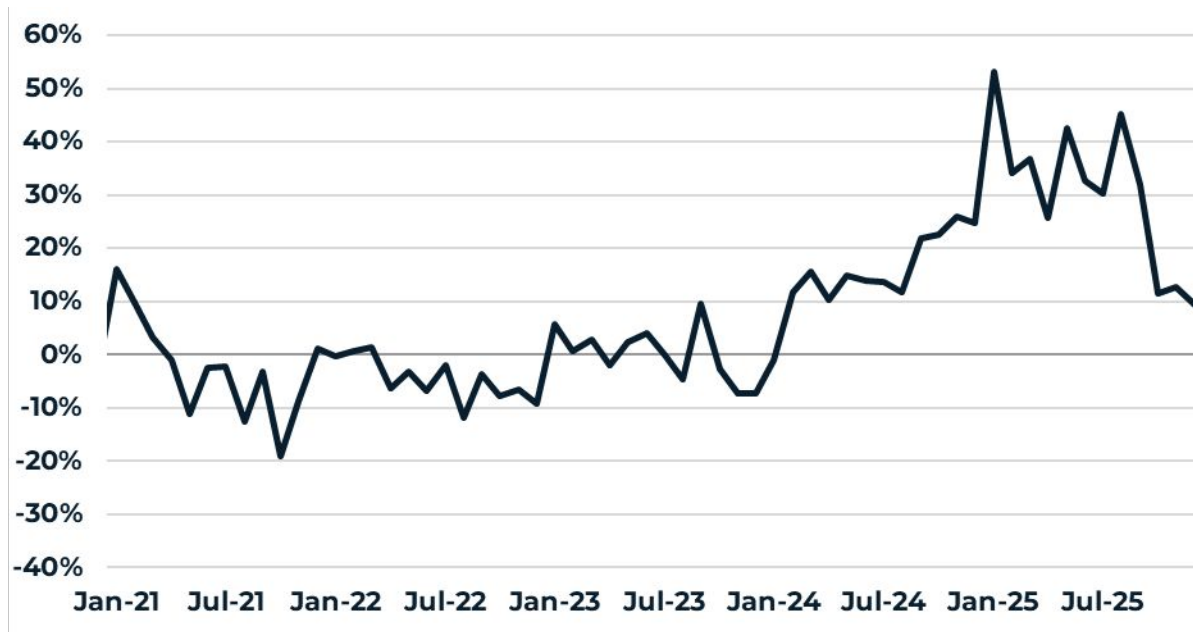
**In 2025,
inflation-adjusted
consumer spending
rose by 7.4% in
Roxbury.**

**Relative to 2019 levels,
spending increased by
36.3% in Roxbury.**



Consumer spending in Roxbury Main Streets surged in late-2024, and remained above pre-COVID levels

*Total In-Person Consumer Spending in Roxbury Main Streets District, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019*



In-person consumer spending in 2021-2023 hovered around 2019 levels, but surged in 2025, sustaining levels above the pre-pandemic benchmark.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Mattapan Main Streets District is approximated using 2010 block groups.

Consumer spending transaction counts remained below 2019 levels through 2023, and began rising rapidly in 2024

Total In-Person Transaction Counts in Roxbury Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



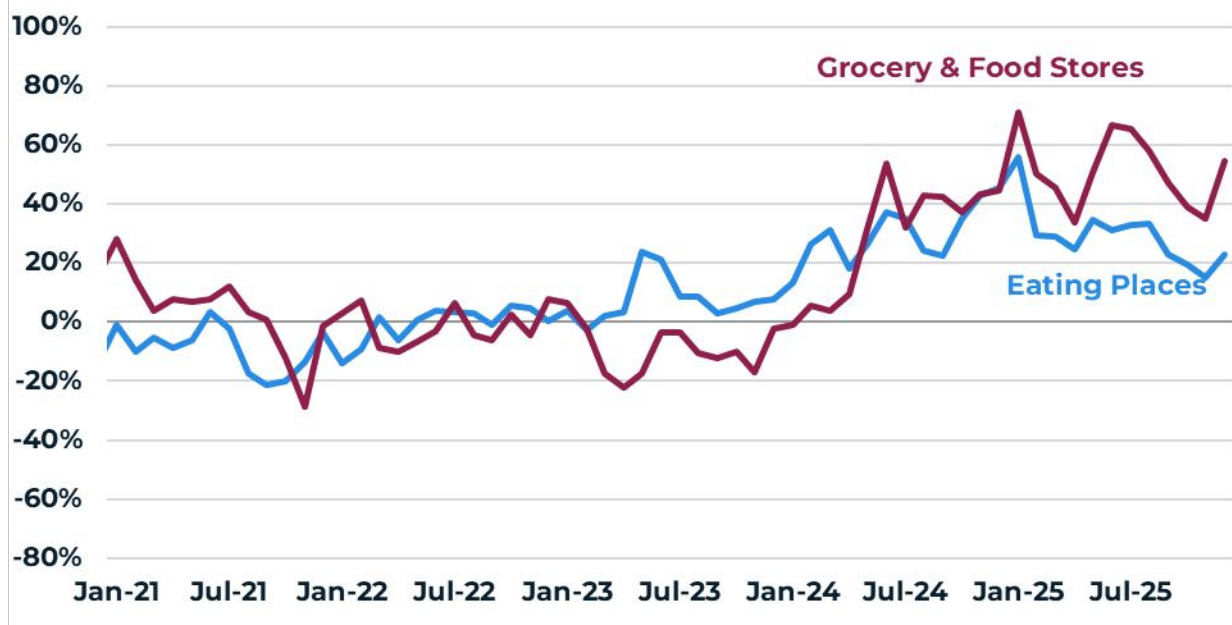
Transaction counts remained around 10-20% below 2019 levels through 2023, but rebounded in early 2024, reaching 30% above pre-COVID levels in late 2025

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Mattapan Main Streets District is approximated using 2010 block groups.

Grocery and restaurant spending in Roxbury Main Streets have been increasing since 2023

Consumer Spending in Roxbury Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending dipped in 2023 then surged in 2024 to ~50% of pre-COVID levels.

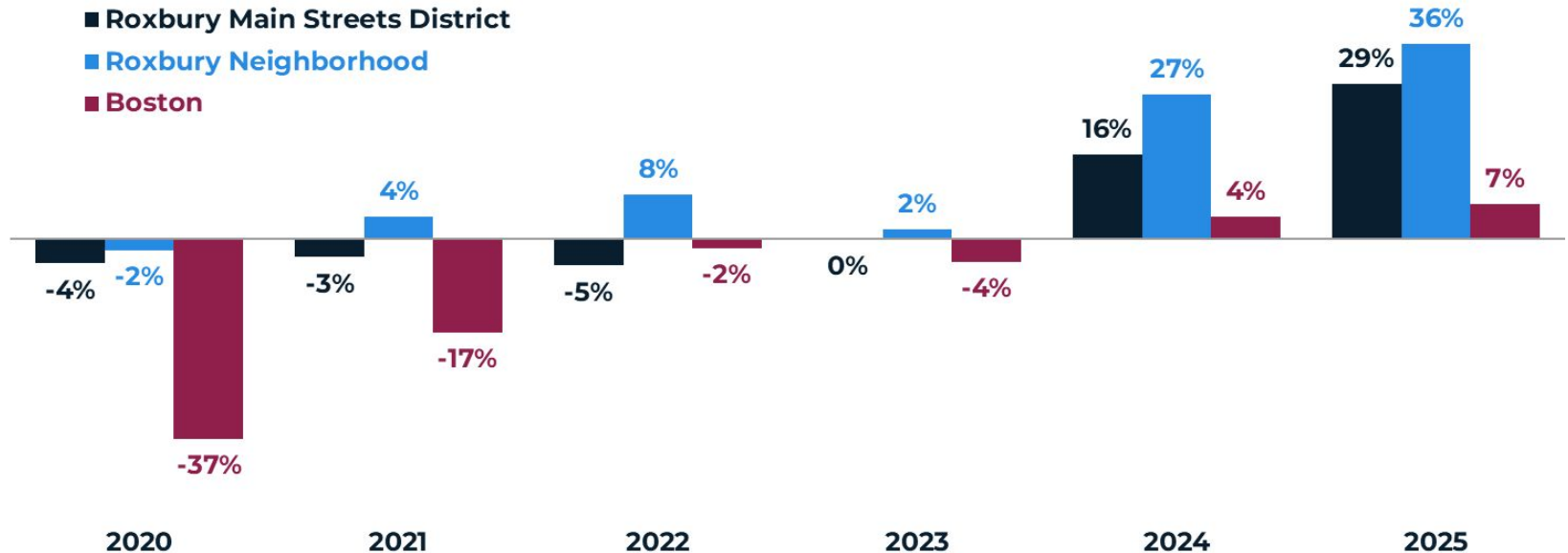
Restaurant spending began gradually increasing in 2023, and has hovered above 20% of pre-COVID levels in 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Roxbury Main Streets District is approximated using 2010 block groups.

Roxbury Main Streets has outperformed Boston in consumer spending recovery, reaching 29% above 2019 levels in 2025 compared to just 7% citywide

Total In-Person Consumer Spending, Percentage Change from 2019

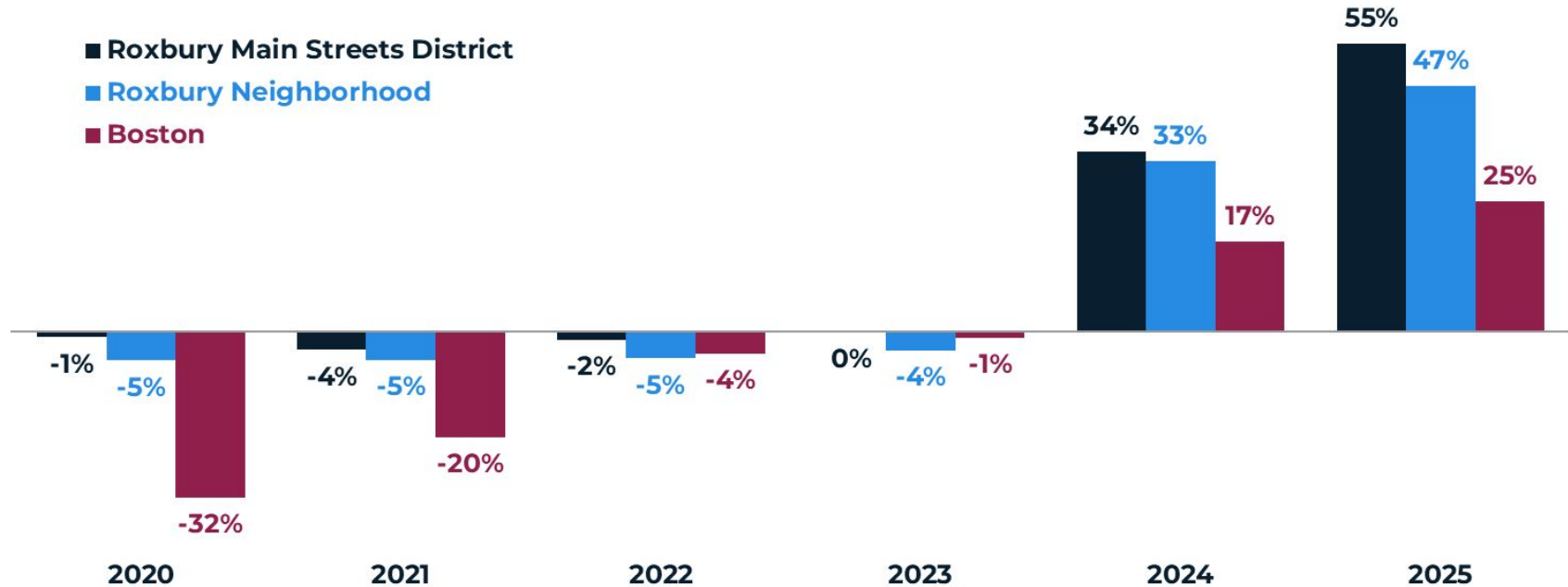


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Roxbury Main Streets transaction counts recovered significantly in 2024, reaching 55% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

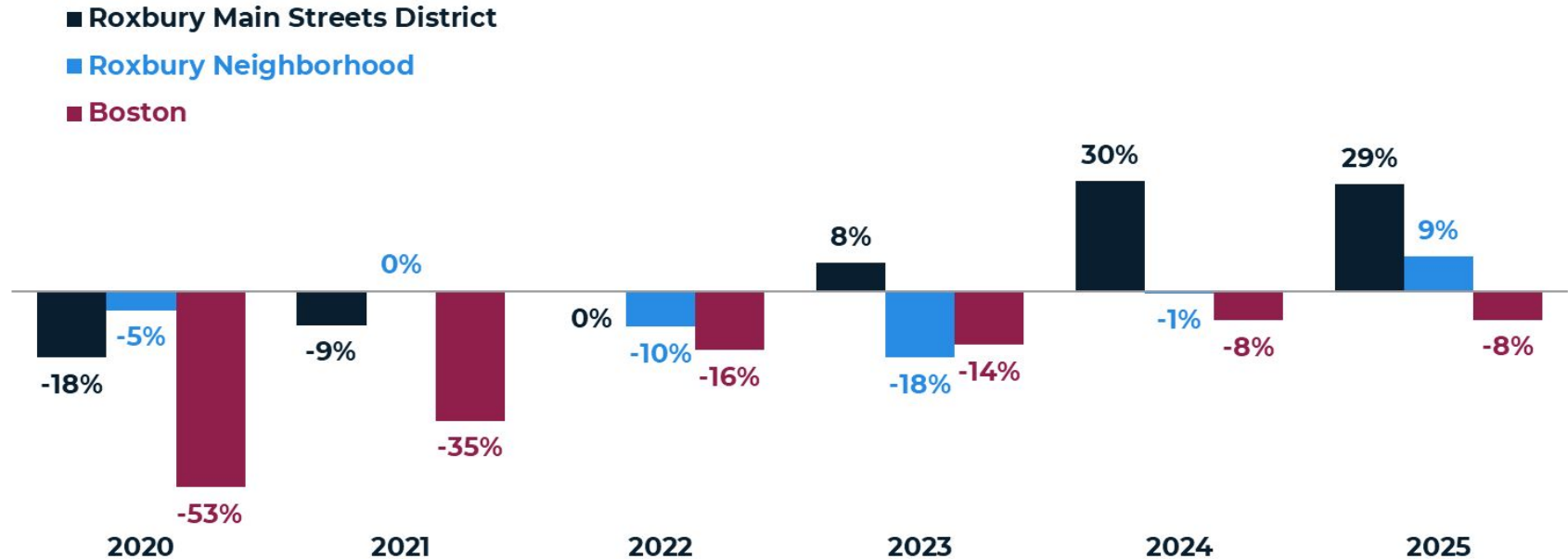


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Roxbury Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction.

Roxbury Main Streets spending at restaurants recovered faster than Boston, reaching 29% above 2019 levels in 2025

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

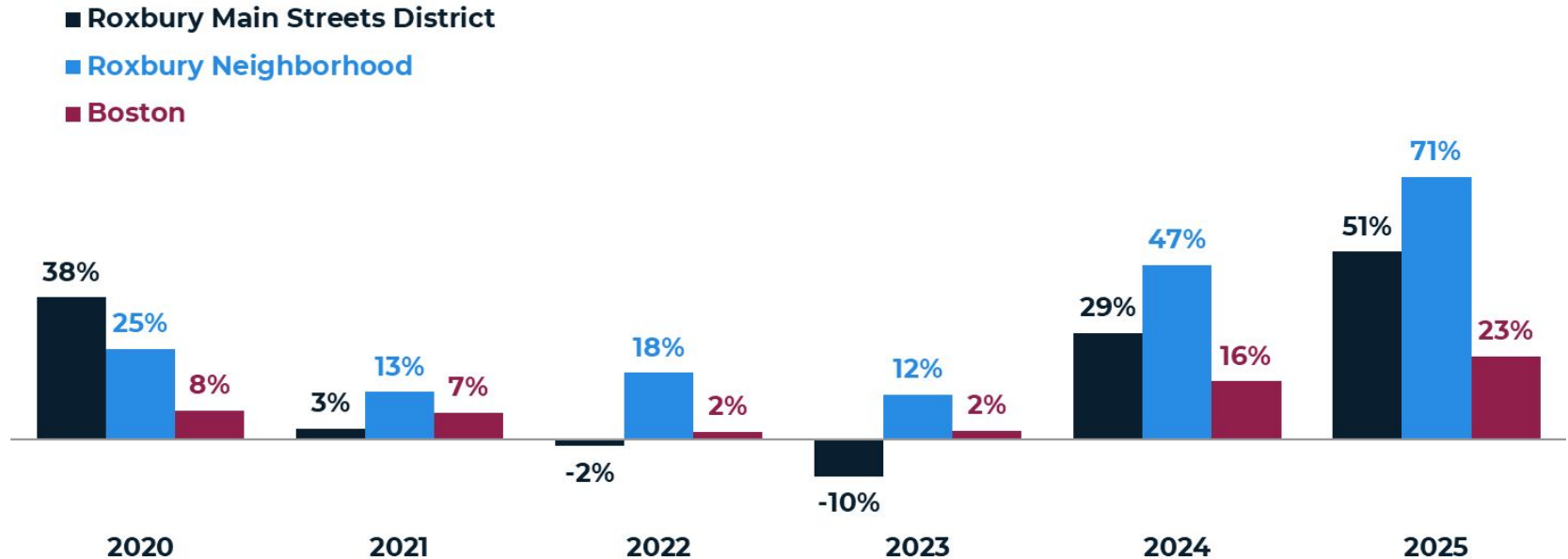


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Roxbury Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Grocery spending at Roxbury Main Streets rebounded after 2023, reaching 51% above 2019 levels in 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

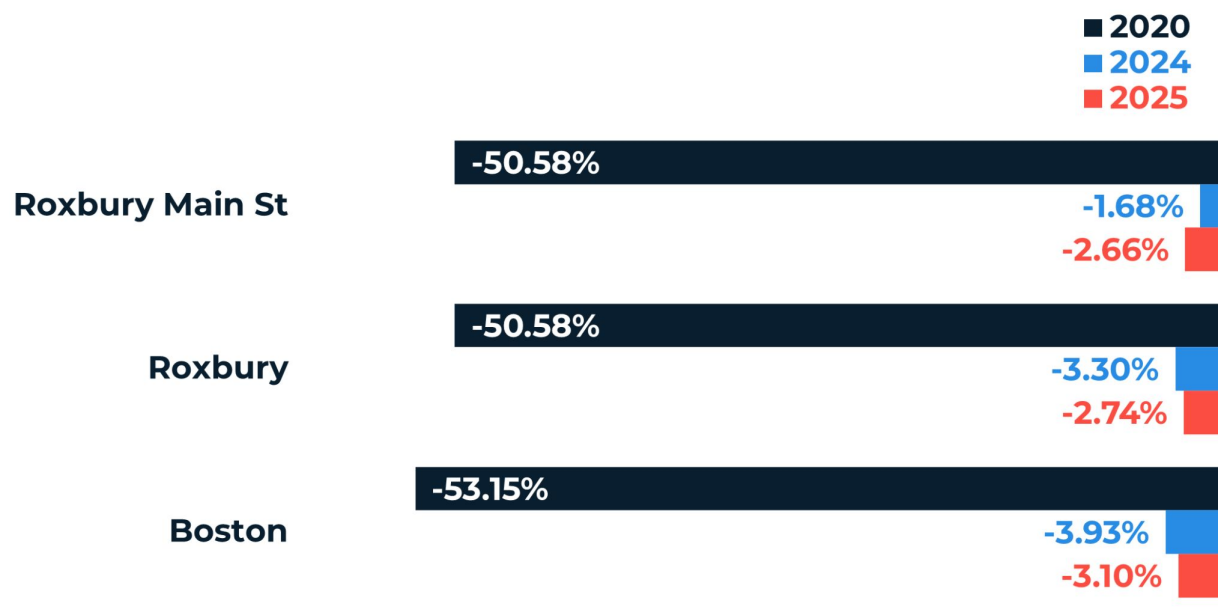


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Roxbury Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

While visits to Roxbury Main Street in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Roxbury Main Street, Roxbury Neighborhood, and Boston Compared to Visits in 2019



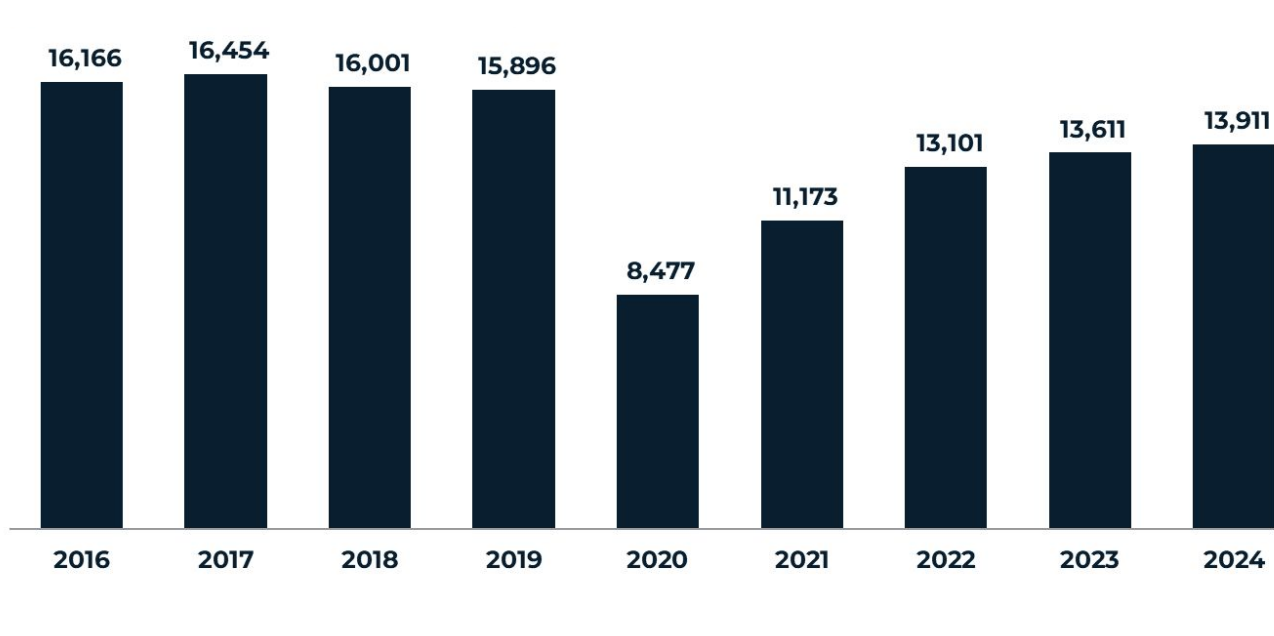
In 2020, visits to **Roxbury Main Street** were 50.58% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Roxbury Main Street** recovered to just 2.66% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus ridership in Roxbury Main Streets has rebounded steadily since its 2020 low but remains slightly below 2019 levels

Average Weekday Boardings at bus stops in Roxbury Main Streets District during the Fall seasons



There were **13,911** average weekday boardings in the **Roxbury Main Streets District** in Fall 2024, which is **87%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Three Squares

Main Streets Profile

March 2026



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Planning Department
RESEARCH DIVISION

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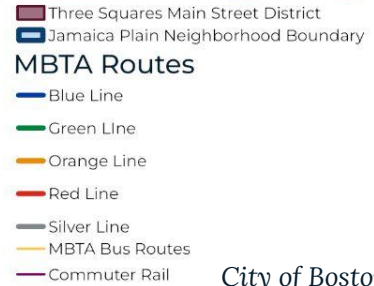
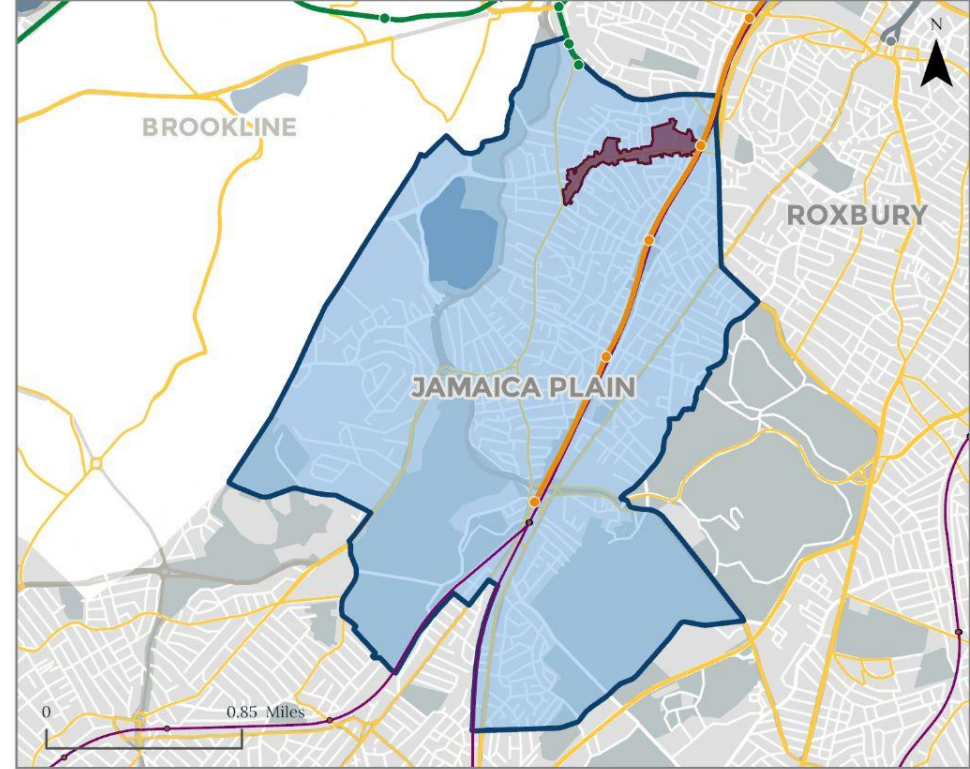
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Jamaica Plain is largely renter-based and made up of Hispanic and White residents, with a balanced mix of family and non-family households

- 22% Hispanic and 54% White
- 23% are aged 30-39
- 70% of 25+ year olds have bachelor's degree or higher
- 76% of households have vehicles
- 52% of households are non family-households
- 56% of housing is renter occupied



Source: City of Boston Planning Department Research Division Analysis.

Three Squares Main Streets features many mixed use and residential parcels, with some commercial and tax exempt parcels

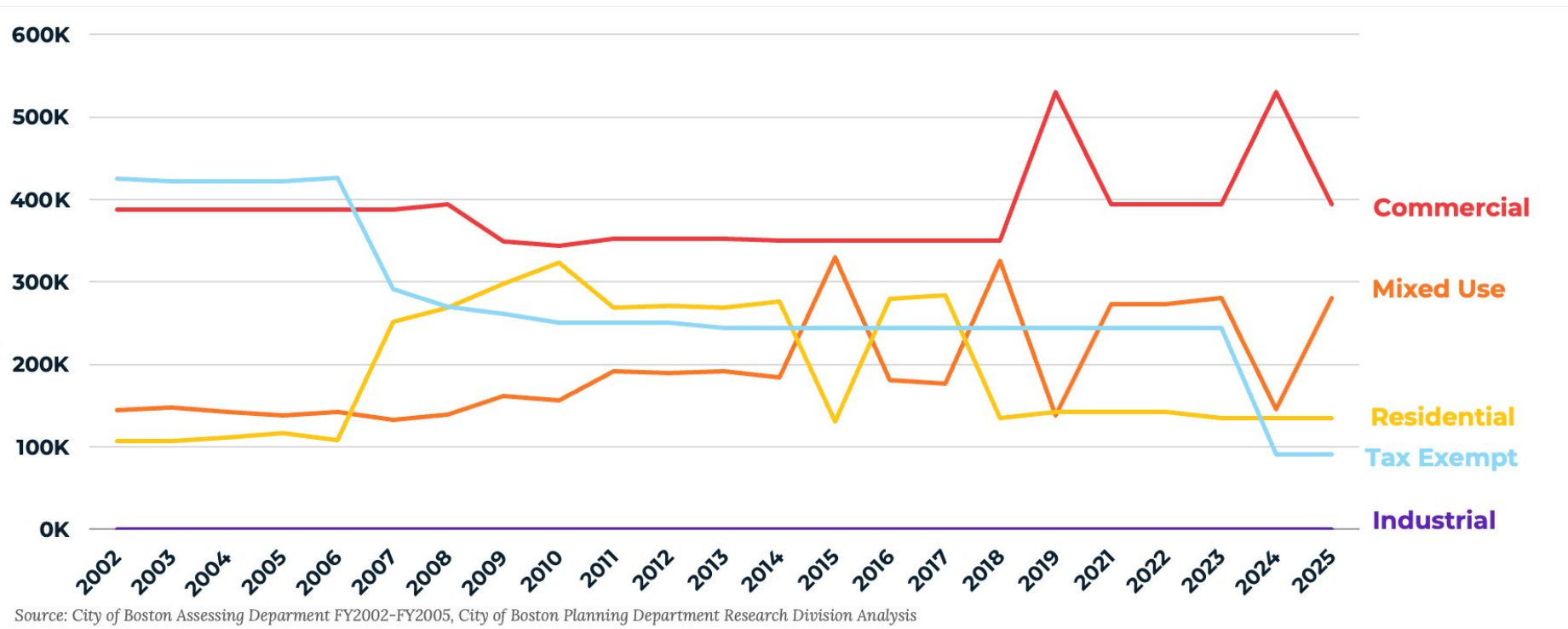
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	16	18.2%
Industrial	0	0.0%
Mixed Use	32	36.4%
Residential	32	36.4%
Tax Exempt	8	9.1%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Commercial, mixed use, and residential land uses have fluctuated, while tax exempt land has declined significantly

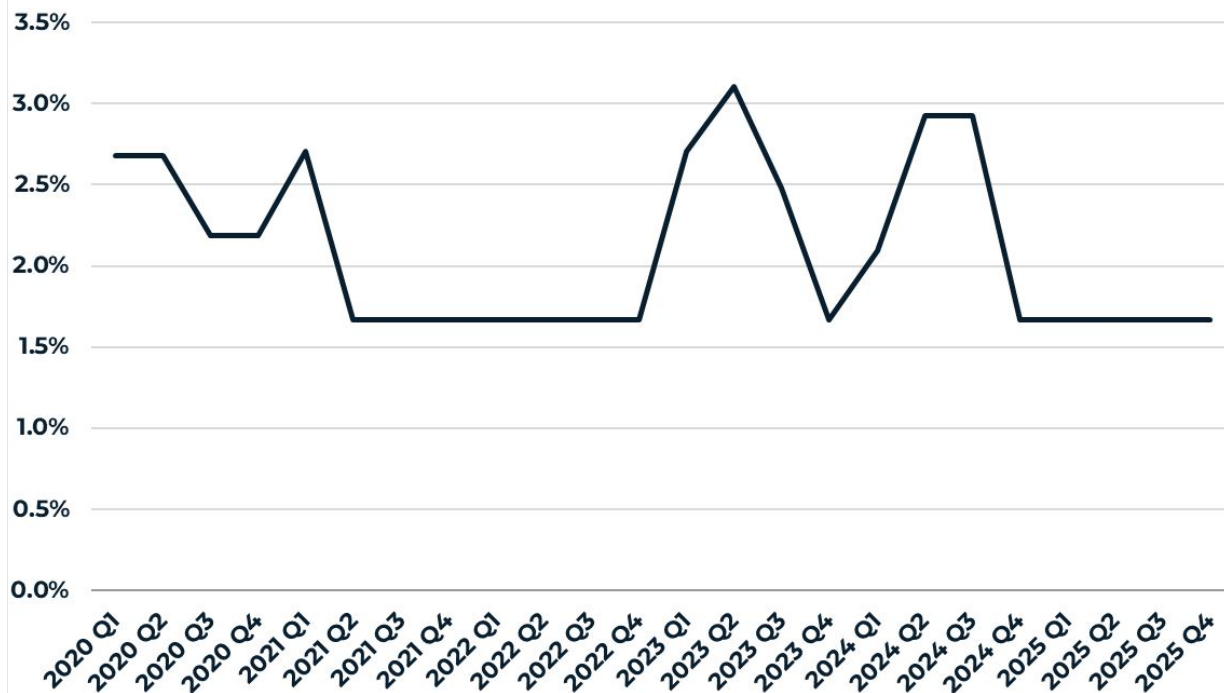
Square Feet of Parcel Land Area by Category in Three Squares Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail Vacancy has remained relatively steady for the last 5 years

Retail Vacancy Rates in Three Squares Main Streets District, 2020-2025



Retail vacancy is currently at **1.7%** and has remained in the **1.7-3.1%** range since 2020.

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Three Squares Main Streets is home to 146 businesses & institutions

Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Retail Trade
- Accommodation and Food Services

Major businesses include:

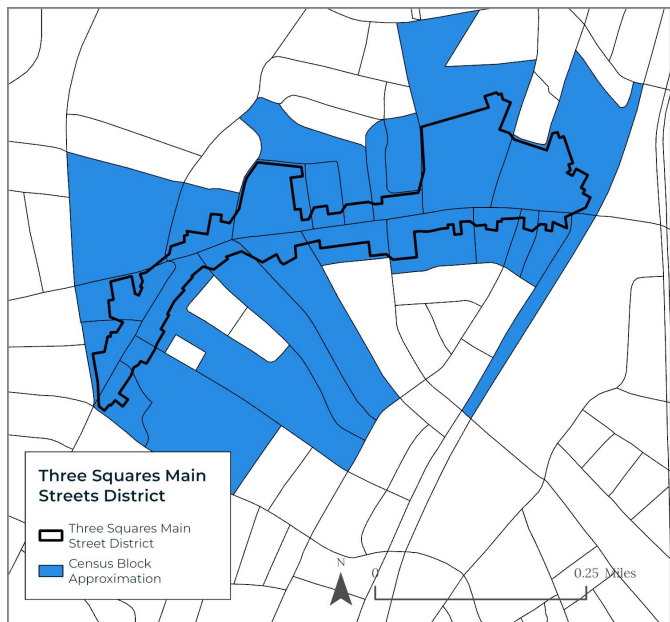
- Stop & Shop Supermarket
- Abcd Jamaica Plain Head Start
- Whole Foods

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	24.7%
Retail trade	19.9%
Accommodation and food services	19.2%
Health care and social assistance	8.2%
Professional, scientific, and technical services	4.1%
Real estate and rental and leasing	3.4%
Finance and insurance	3.4%
Information	2.7%
Educational services	2.7%
Administrative and support and waste management and remediation services	2.7%
Arts, entertainment, and recreation	2.7%
Transportation and warehousing	2.1%
Manufacturing	2.1%
Wholesale trade	1.4%
Construction	0.7%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~1,793 payroll jobs are within the Census block approximation of Three Squares Main Streets District

Three Squares Main Streets payroll employment is concentrated in Retail Trade, Other Services, and Professional, Scientific, and Technical Services

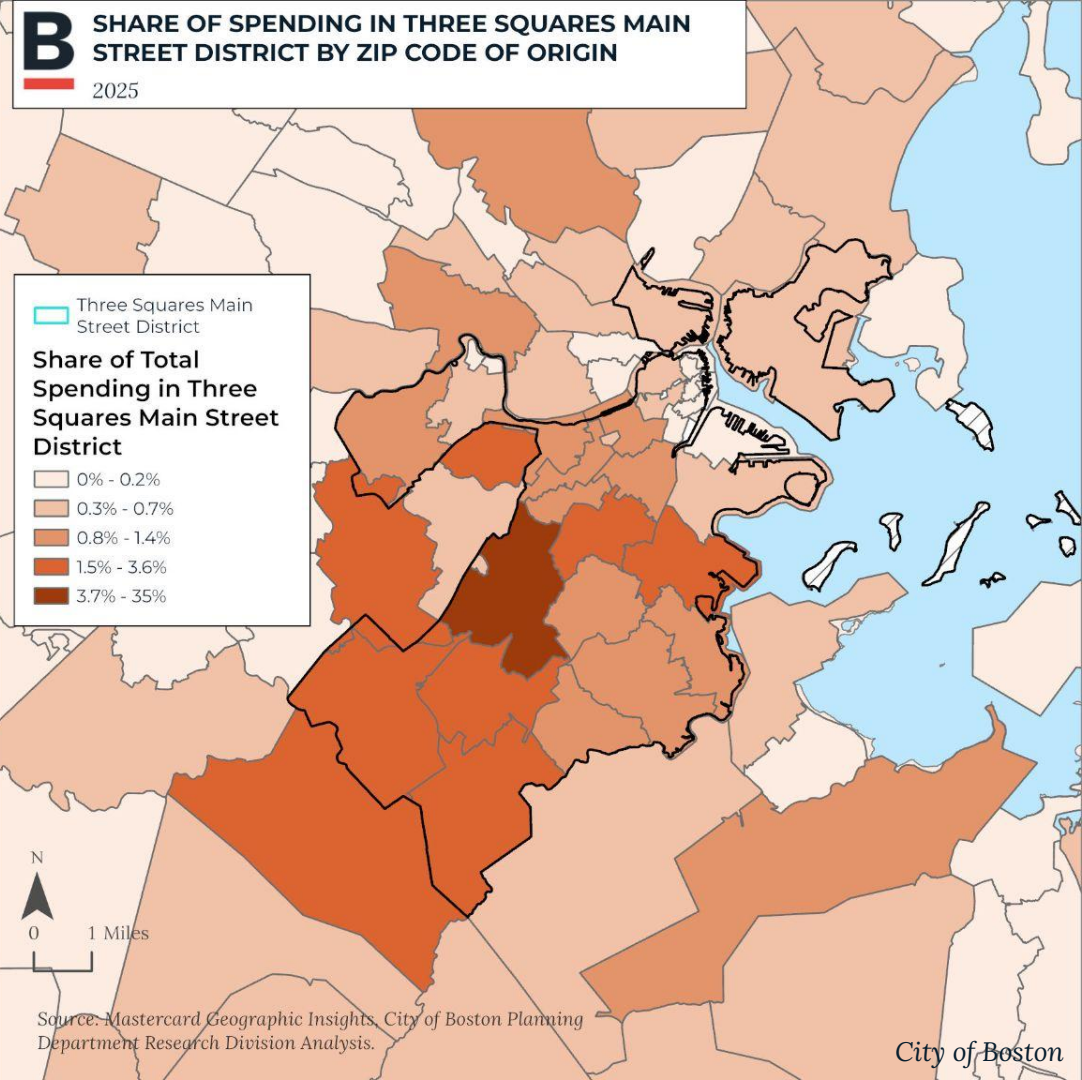


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Retail Trade	588	32.8%
Other Services (excluding Public Administration)	493	27.5%
Professional, Scientific, and Technical Services	226	12.6%
Health Care and Social Assistance	224	12.5%
Administration & Support, Waste Management and Remediation	99	5.5%
Accommodation and Food Services	90	5.0%
Information	26	1.5%
Finance and Insurance	17	0.9%
Management of Companies and Enterprises	9	0.5%
Real Estate and Rental and Leasing	8	0.4%
Construction	6	0.3%
Transportation and Warehousing	3	0.2%
Manufacturing	2	0.1%
Arts, Entertainment, and Recreation	2	0.1%

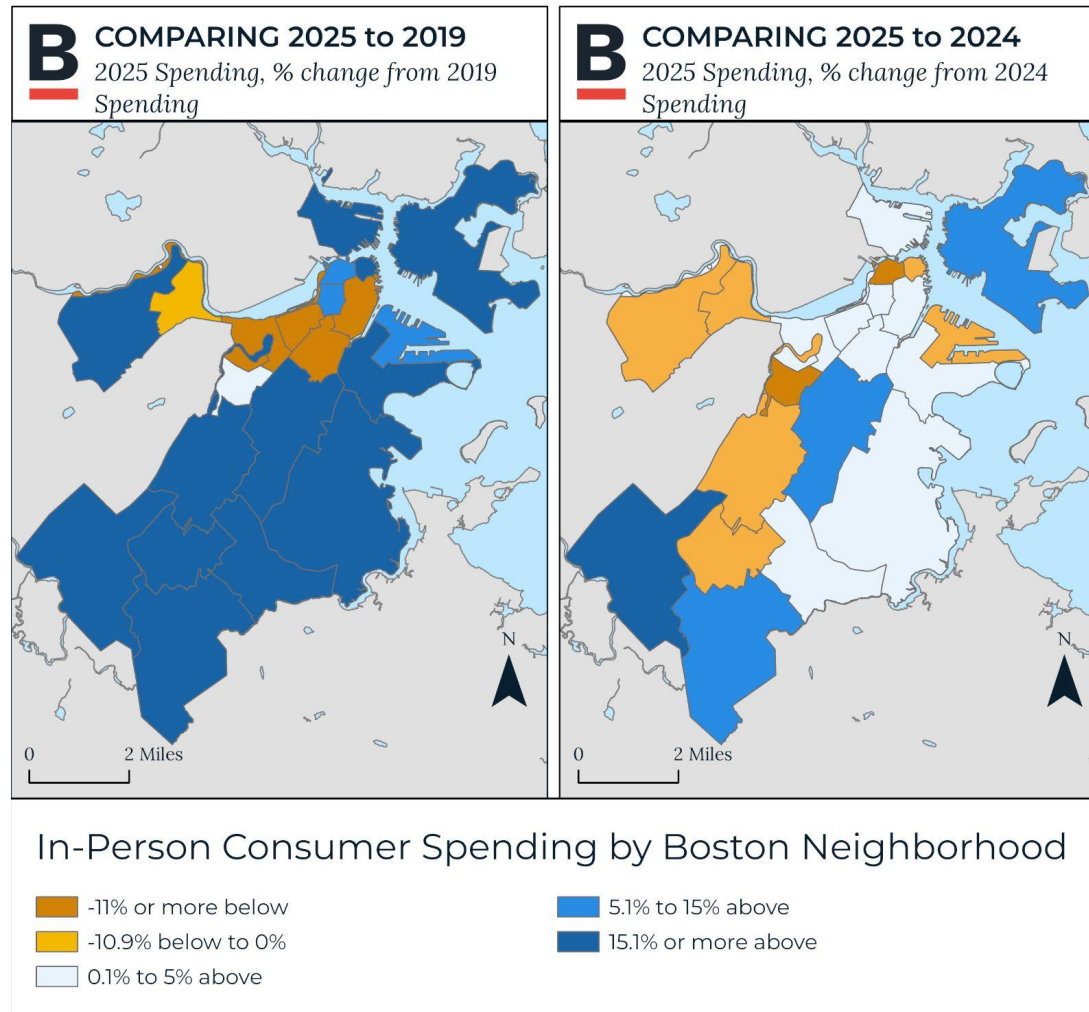
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

~35% of spending in the Three Squares Main Streets District originates in Jamaica Plain while ~37% comes from outside the city.

An additional ~15% comes from nearby Boston neighborhoods — Dorchester, Roxbury, Roslindale, and West Roxbury



In 2025, consumer spending in Jamaica Plain was 1.1% below 2024 levels and 42.5% above 2019 levels when adjusted for inflation.



Consumer spending in Three Squares Main Streets remained around 2019 levels until a sharp increase in May 2023

Total In-Person Consumer Spending in Three Squares Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



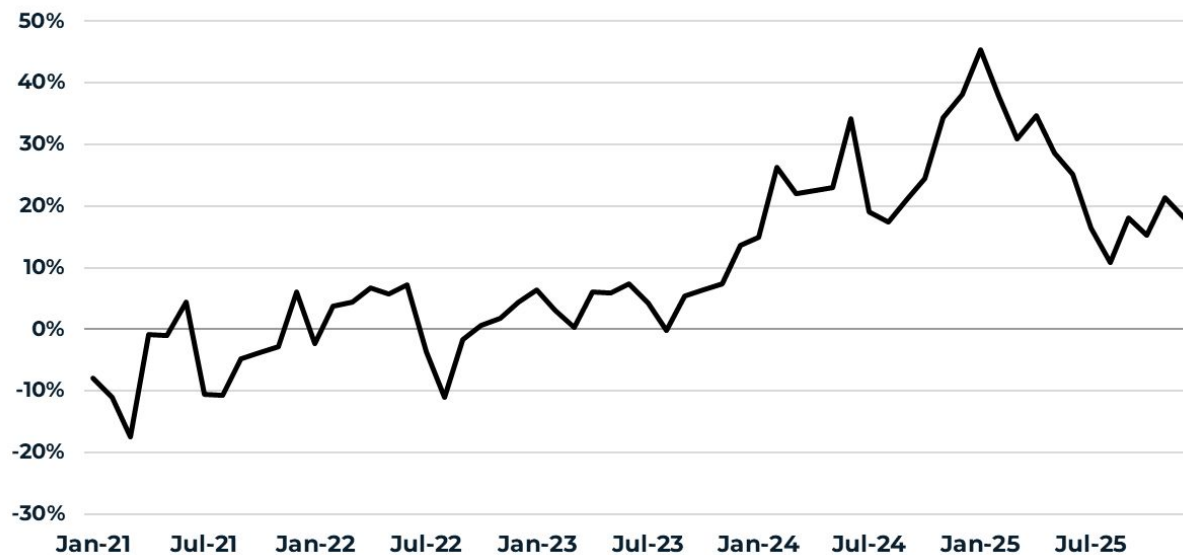
In-person consumer spending remained near pre-pandemic levels before surging in May 2023, fluctuating between 80% and 120% above pre-COVID benchmarks.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Three Squares Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained below 2019 levels through mid-2023, and began to slowly rise

Total In-Person Transaction Counts in Three Squares Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



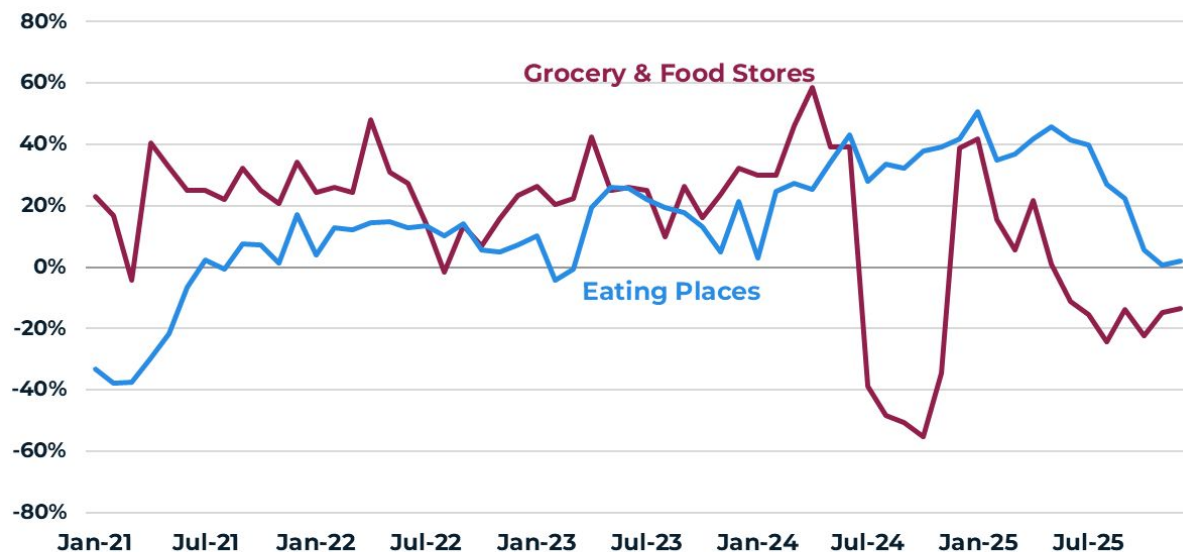
In January 2025, transaction counts in Three Squares Main Streets saw the highest recovery relative to January 2019.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Three Squares Main Streets District is approximated using 2010 block groups.

Restaurant spending has risen since mid-2021, while grocery spending has generally remained above 2019 levels

Consumer Spending in Three Squares Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending mostly stayed above 2019 levels except for July–November 2024, when it fell 40–60% below pre-pandemic levels.

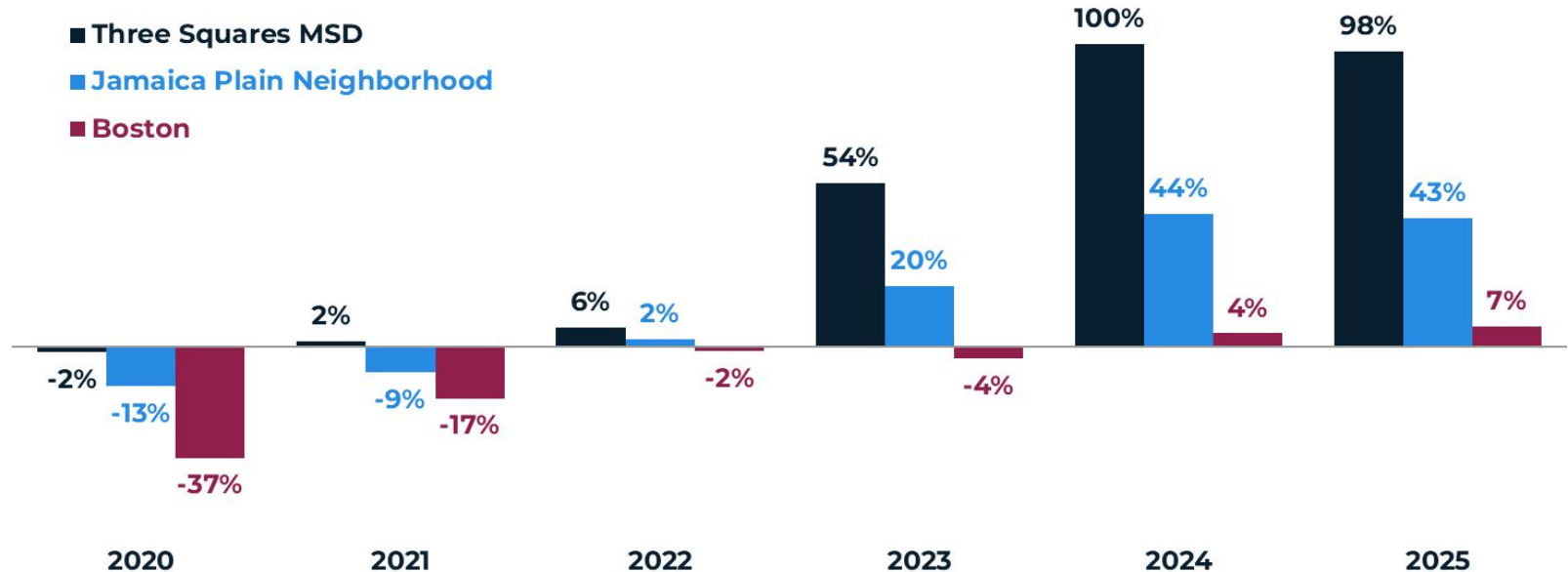
Restaurant spending rose steadily, reaching ~40% above 2019 by 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Three Squares Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Three Squares Main Streets saw in-person spending double 2019 levels by 2025.

Total In-Person Consumer Spending, Percentage Change from 2019

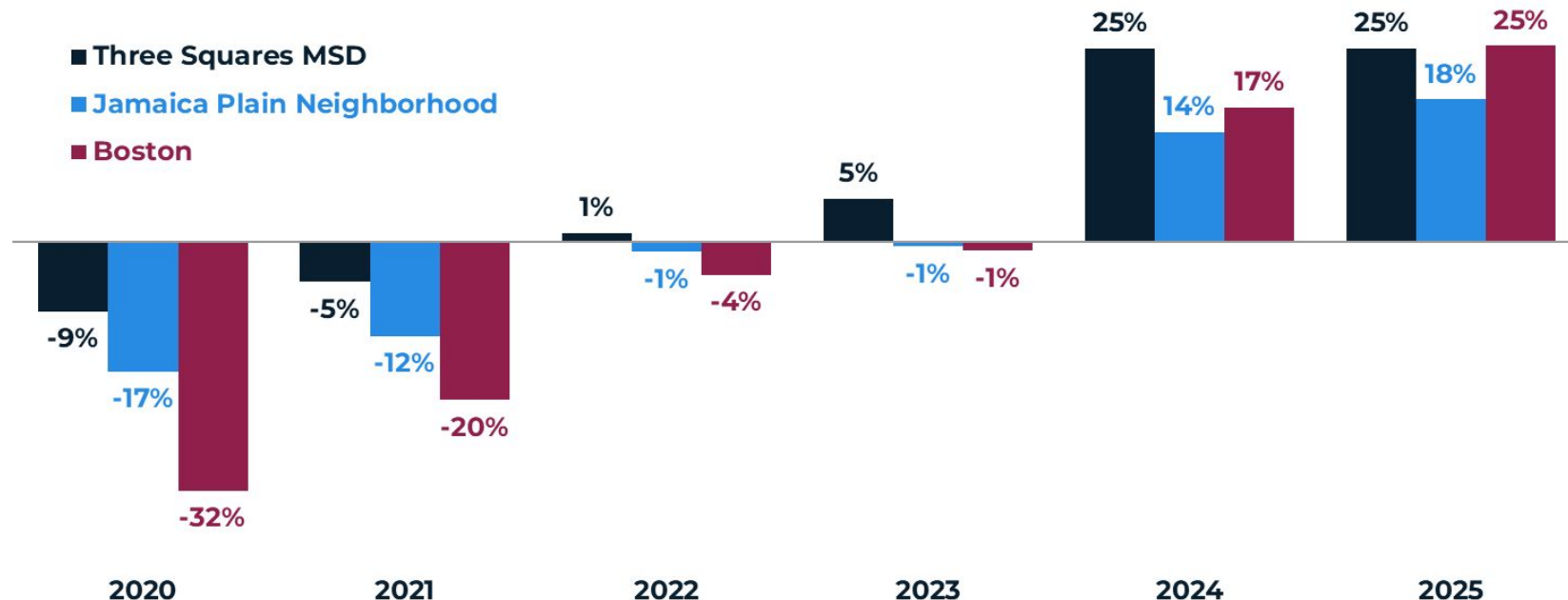


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Three Squares Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Three Squares Main Streets transaction counts reached 25% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

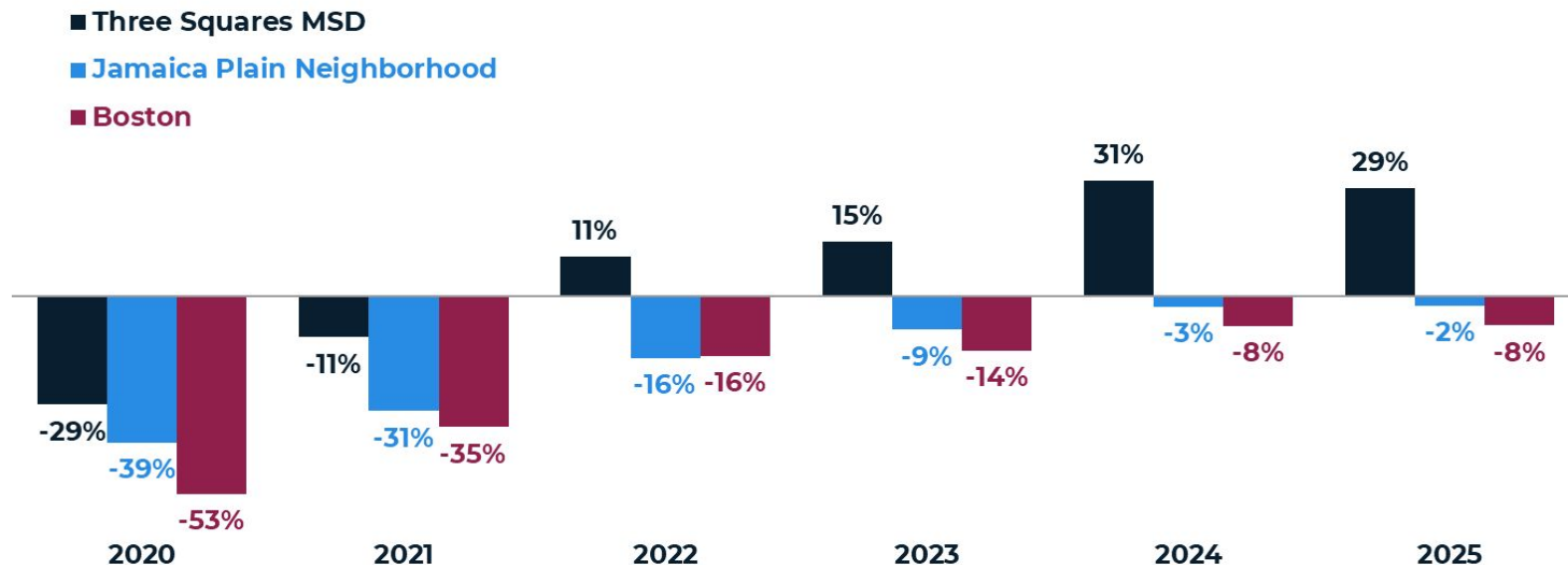


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Three Squares Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction.

Compared to the Jamaica Plain neighborhood and Boston, Three Squares Main Streets saw faster restaurant spending recovery, reaching 29% above 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

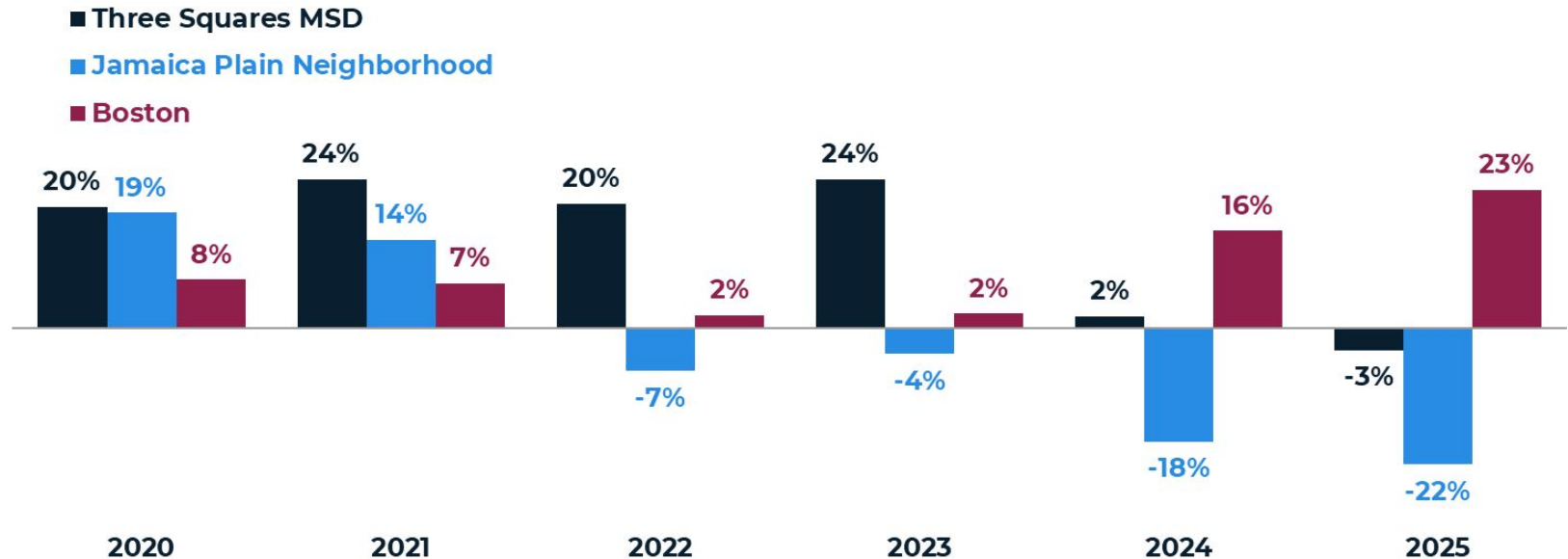


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Three Squares Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Three Squares Main Streets grocery spending fell, reaching 3% below 2019 levels in 2025.

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

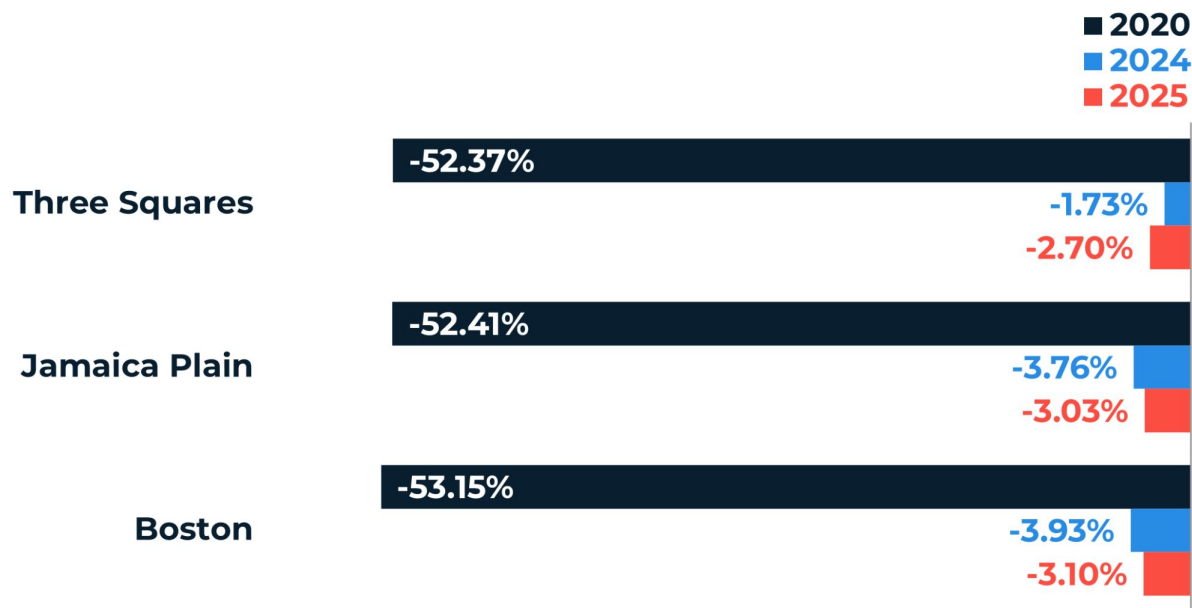


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Three Squares Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

While visits to Three Squares Main Street **in 2025** **nearly recovered** to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Three Squares Main Street, Jamaica Plain Neighborhood, and Boston Compared to Visits in 2019



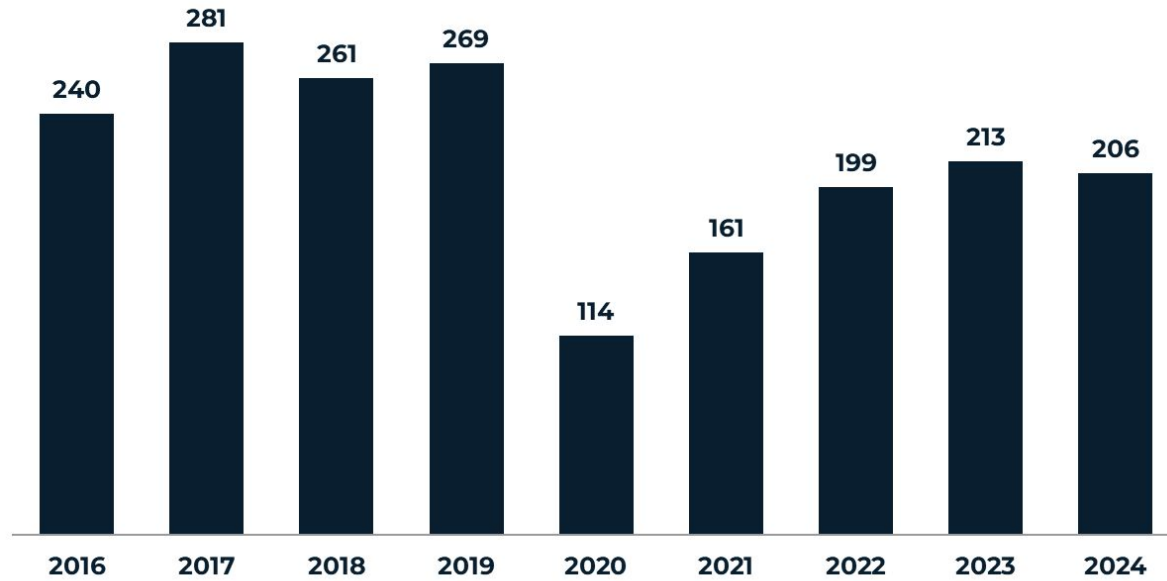
In 2020, visits to **Three Squares Main Street** were 52.37% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Three Square Main Street** recovered to just 2.70% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in Three Squares Main Streets has yet to fully recover to 2019 levels after dropping to 114 average weekday boardings in 2020

Average Weekday Boardings at bus stops in Three Squares Main Streets District during the Fall seasons



There were **206** average weekday boardings in the **Three Squares Main Streets District** in Fall 2024, which is **77%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Upham's Corner

Main Streets Profile

March 2026



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Planning Department
RESEARCH DIVISION

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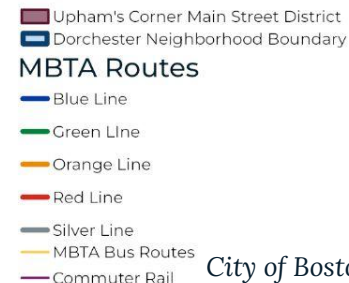
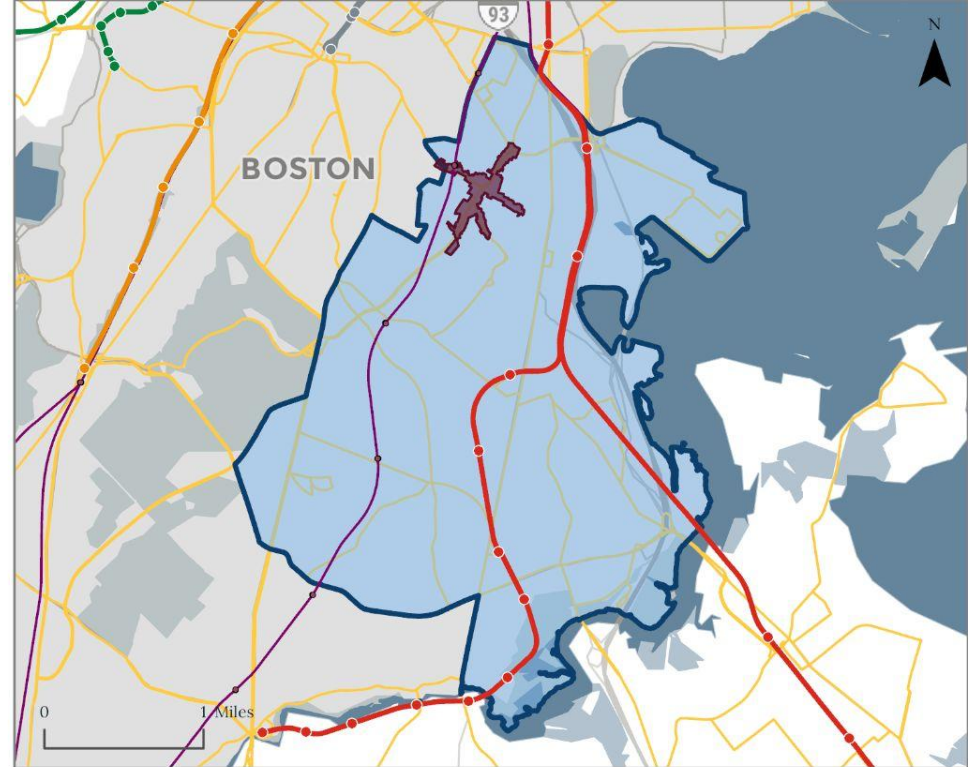
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Dorchester is a diverse, family-oriented neighborhood with predominantly renter-occupied housing

- 34% Black/African American
- 20% Hispanic
- 32% foreign born
- 17% are enrolled in grade school
- 61% are family households
- 62% housing are renter occupied
- 73% of households own a vehicle

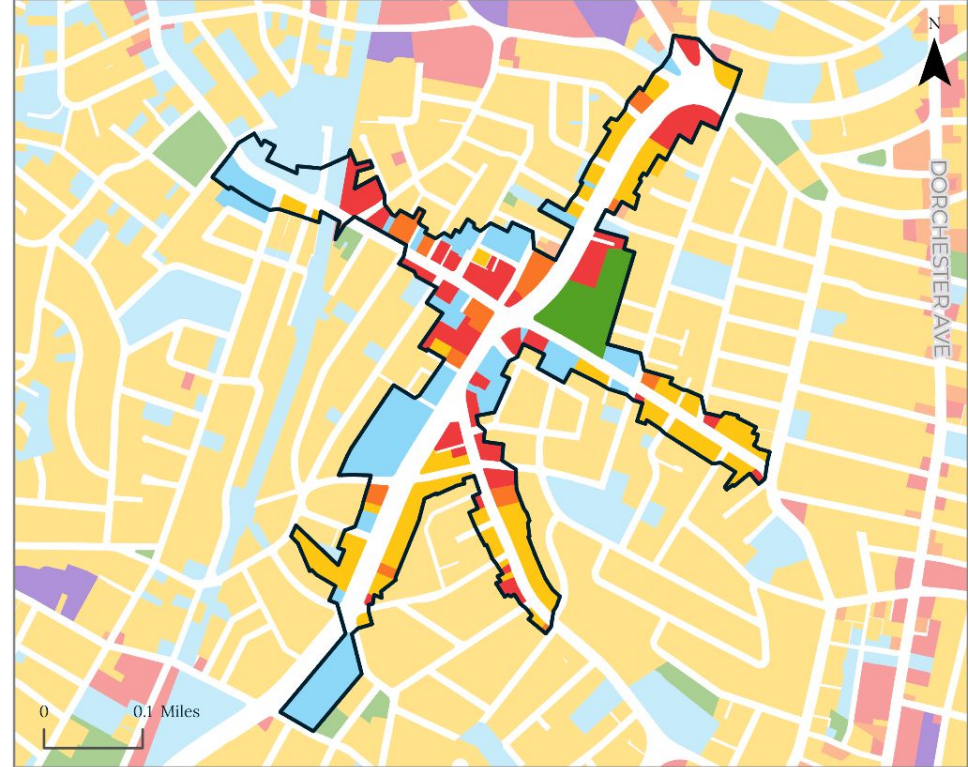


Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Upham's Corner Main Streets is made up of mostly residential parcels, with some commercial and tax exempt parcels, and a small portion is mixed use

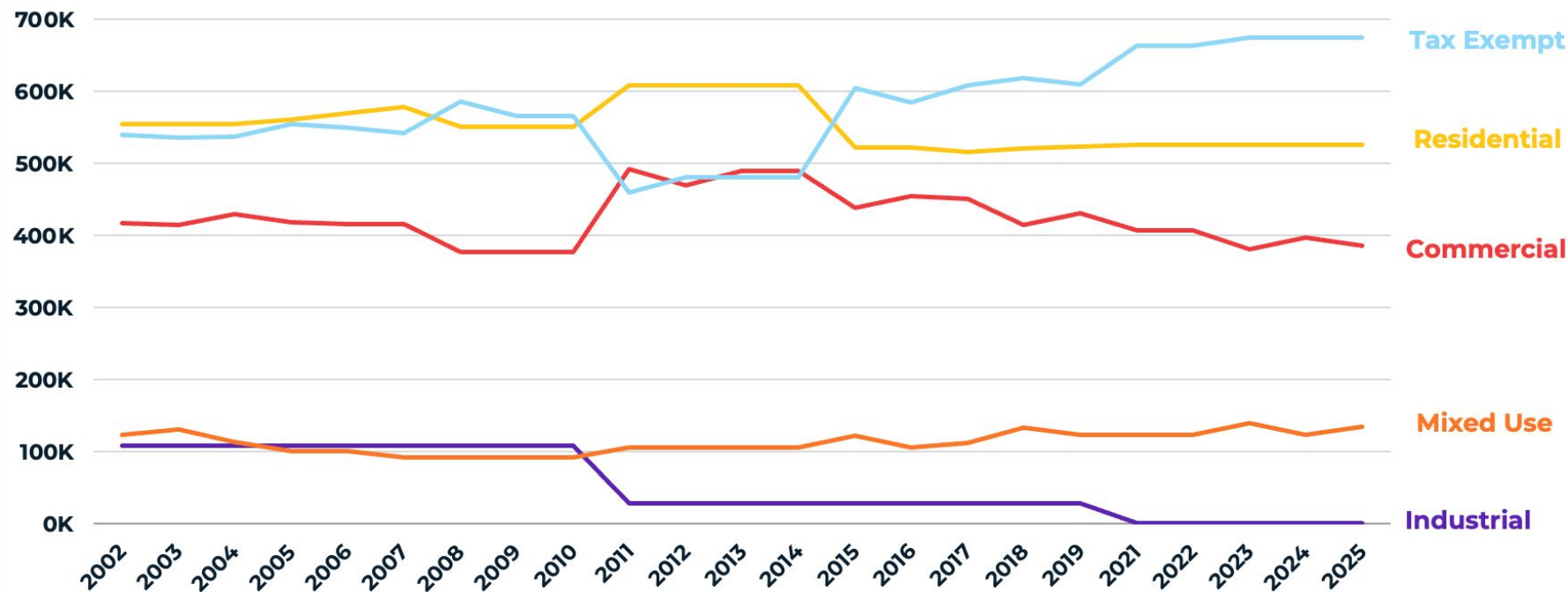
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	58	24.9%
Industrial	0	0.0%
Mixed Use	17	7.3%
Residential	127	54.5%
Tax Exempt	31	13.3%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Tax exempt land use in Upham's Corner has increased over time, while industrial has fallen to zero

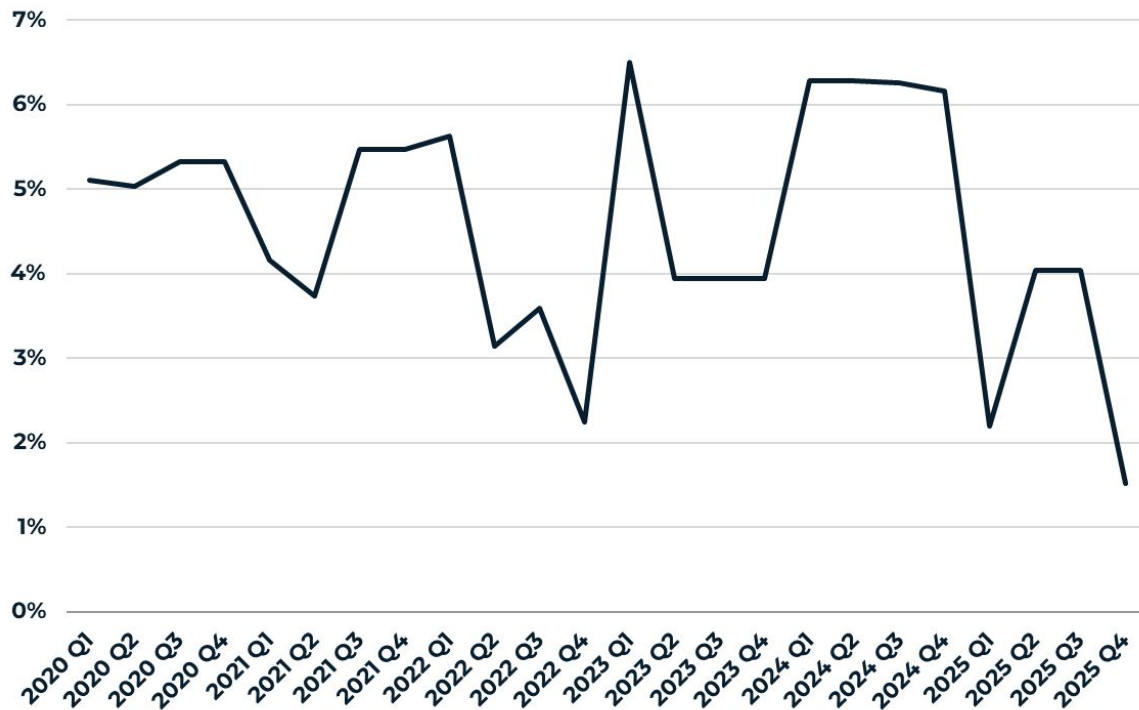
Square Feet of Parcel Land Area by Category in Upham's Corner Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has experienced fluctuations for the last 5 years

Retail Vacancy Rates in Upham's Corner Main Streets District, 2020-2025



Retail vacancy hit a 5-year peak of **6.5%** in 2023

It is currently at a 5-year low of **1.5%**

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Upham's Corner Main Streets is home to 167 businesses & institutions

Top business sectors include:

- Retail Trade
- “Other Services” such as personal care and repair/maintenance services
- Accommodation and Food Services

Major businesses include:

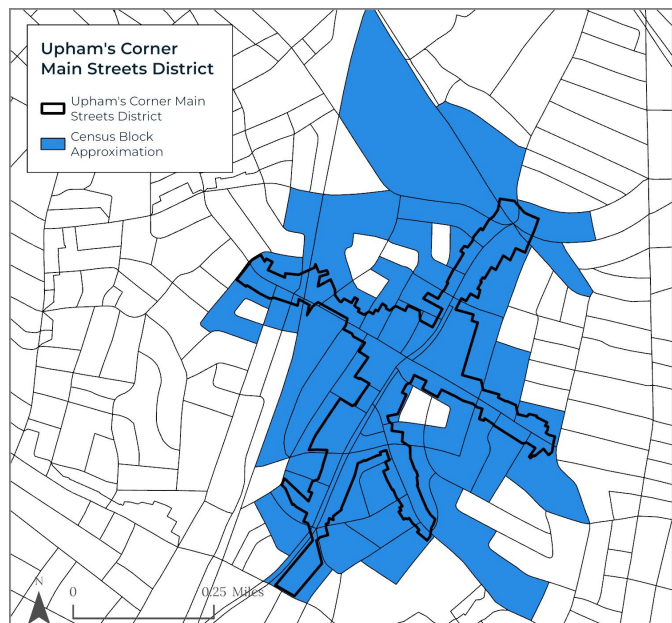
- Upham's Home Health Care
- Atco Supply Co Inc
- CVS Pharmacy

SECTOR	ESTABLISHMENT SHARE
Retail trade	22.8%
Other services (except public administration)	16.2%
Accommodation and food services	15.0%
Health care and social assistance	9.0%
Professional, scientific, and technical services	7.8%
Real estate and rental and leasing	7.2%
Finance and insurance	6.0%
Information	4.2%
Educational services	3.0%
Construction	3.0%
Administrative and support and waste management and remediation services	1.8%
Transportation and warehousing	1.8%
Arts, entertainment, and recreation	0.6%
Public administration	0.6%
Manufacturing	0.6%
Wholesale trade	0.6%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~2,045 payroll jobs are within the Census block approximation of Upham's Corner Main Streets District

Upham's Corner Main Streets payroll employment is concentrated in Health Care and Social Assistance, Utilities, and Retail Trade

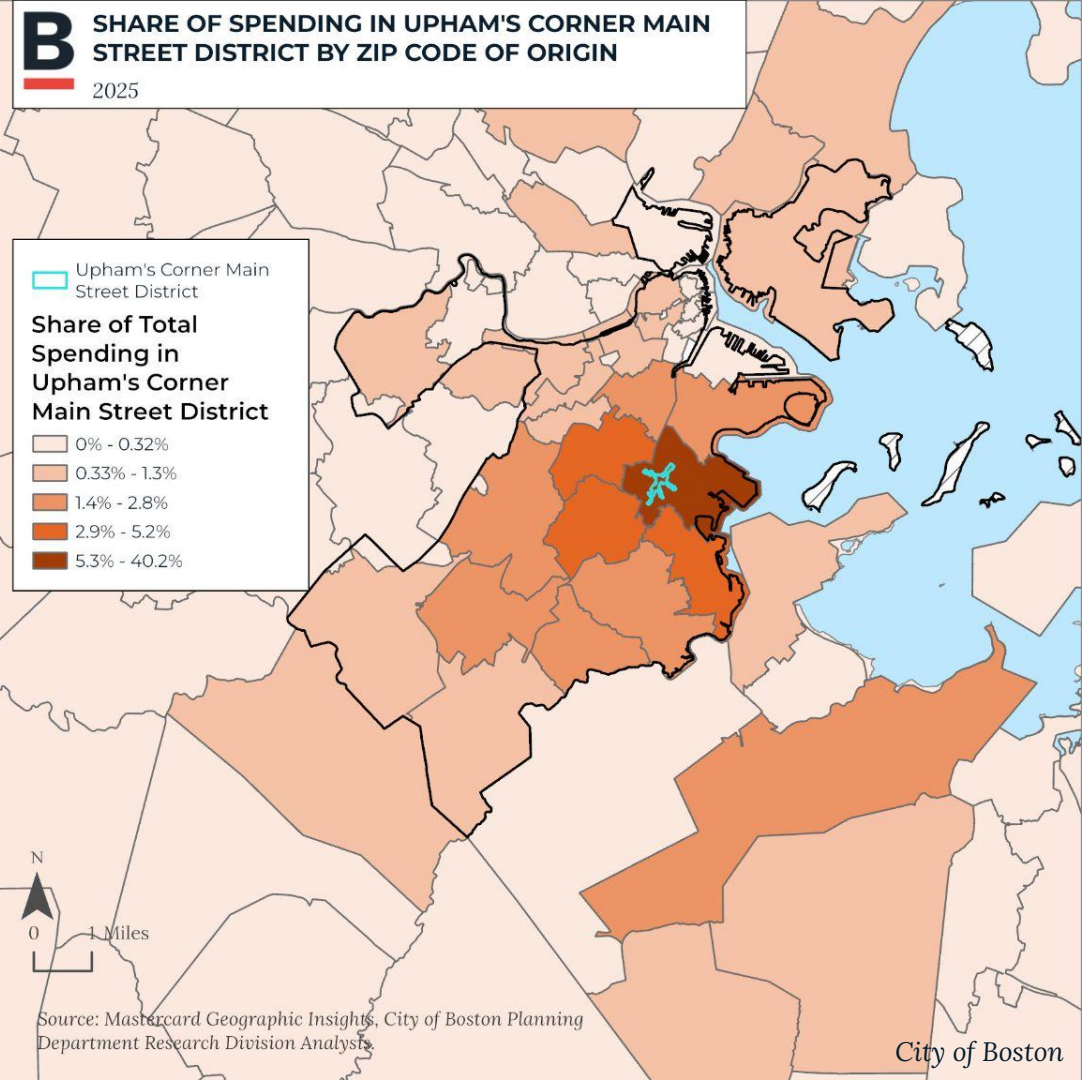


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	747	36.5%
Utilities	494	24.2%
Retail Trade	150	7.3%
Accommodation and Food Services	144	7.0%
Other Services (excluding Public Administration)	113	5.5%
Manufacturing	90	4.4%
Professional, Scientific, and Technical Services	71	3.5%
Educational Services	46	2.2%
Real Estate and Rental and Leasing	36	1.8%
Construction	35	1.7%
Information	32	1.6%
Transportation and Warehousing	28	1.4%
Administration & Support, Waste Management and Remediation	28	1.4%
Finance and Insurance	27	1.3%
Wholesale Trade	4	0.2%

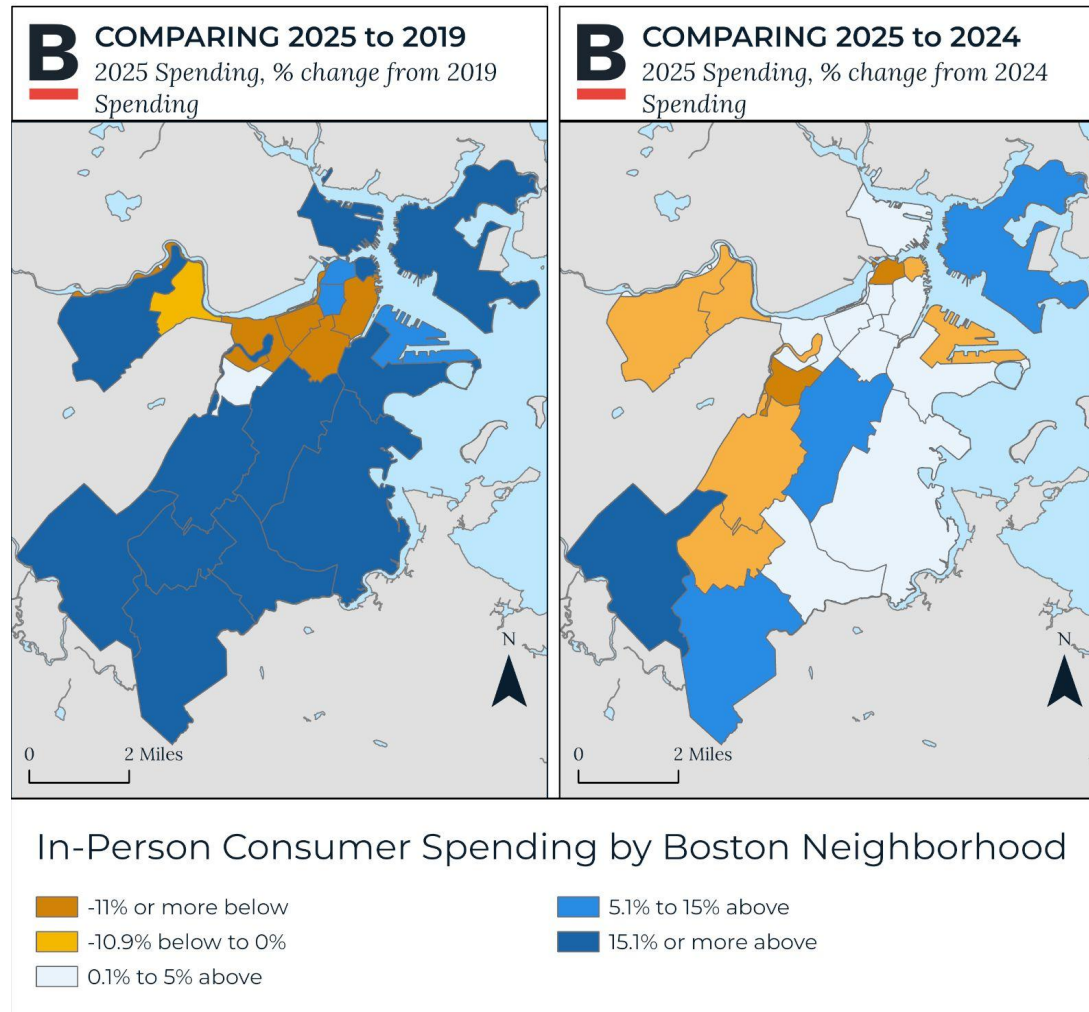
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

47.9% of spending in the Upham's Corner Main Streets District originates in Dorchester

Of the additional 26.9% spending from outside the city, around 3.6% is from Quincy.



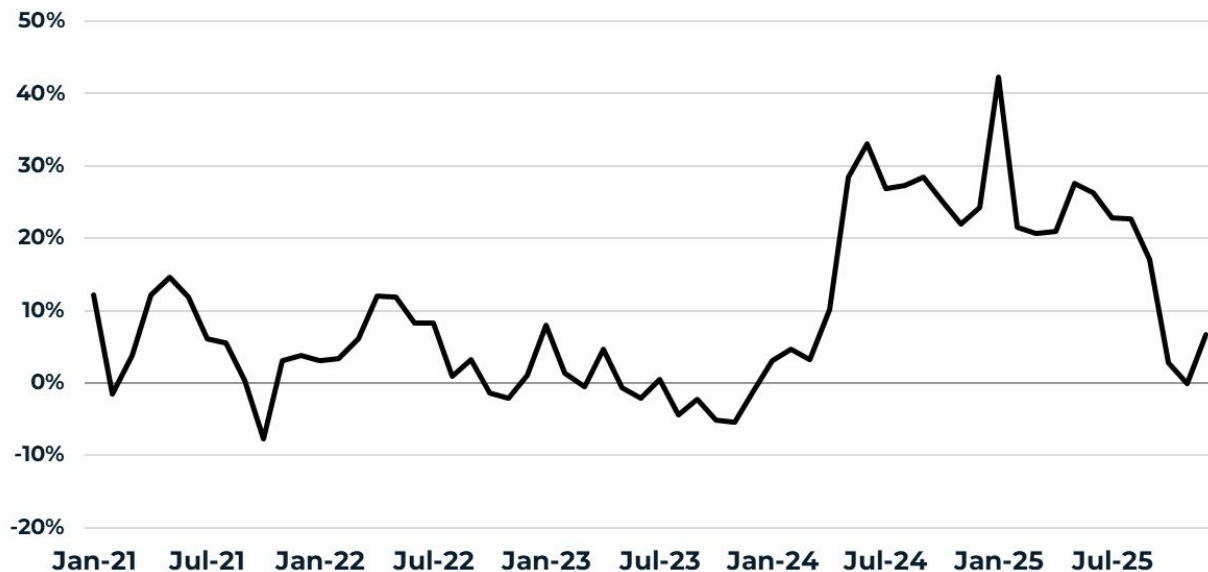
In 2025, consumer spending in Dorchester was 4.1% above 2024 levels and 18% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Upham's Corner Main Streets remained around 2019 levels until a sharp increase in May 2024

Total In-Person Consumer Spending in Upham's Corner Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-person consumer spending remained near pre-pandemic levels before surging in May 2024, fluctuating above pre-COVID benchmarks.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained around 2019 levels through January 2024 then surged quickly

Total In-Person Transaction Counts in Upham's Corner Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



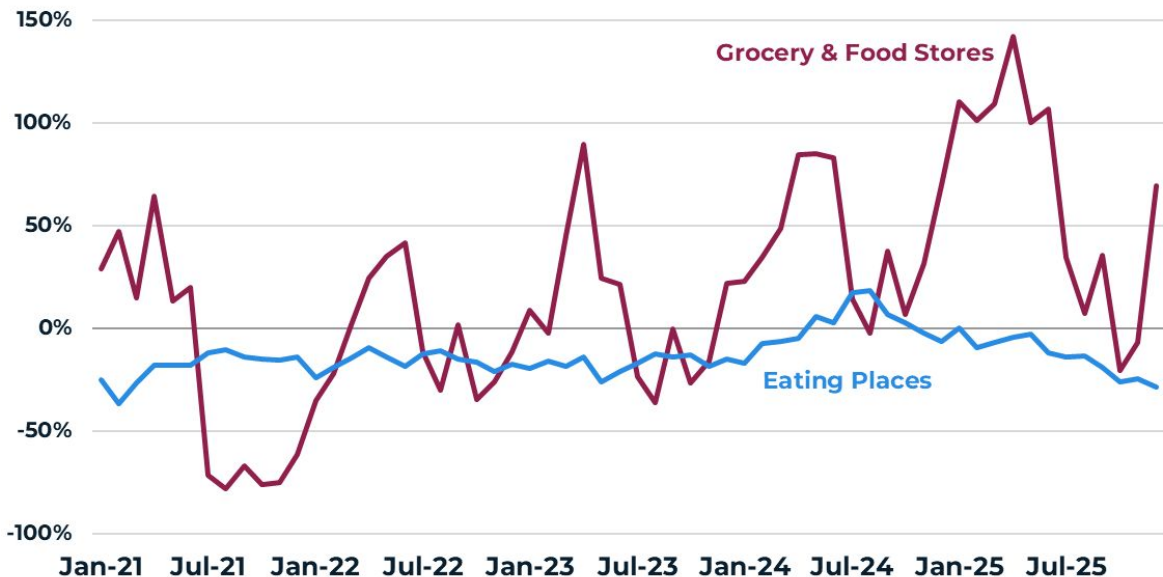
Transaction counts in Upham's Corner Main Streets surged since January 2024, reaching 70% above pre-pandemic levels by January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Upham's Corner Main Streets District is approximated using 2010 block groups.

Restaurant spending has mostly stayed below 2019 levels, while grocery spending fluctuated significantly

Consumer Spending in Upham's Corner Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending has fluctuated but shows a gradual increase. By 2025, grocery spending was >100% above the pre-pandemic benchmark.

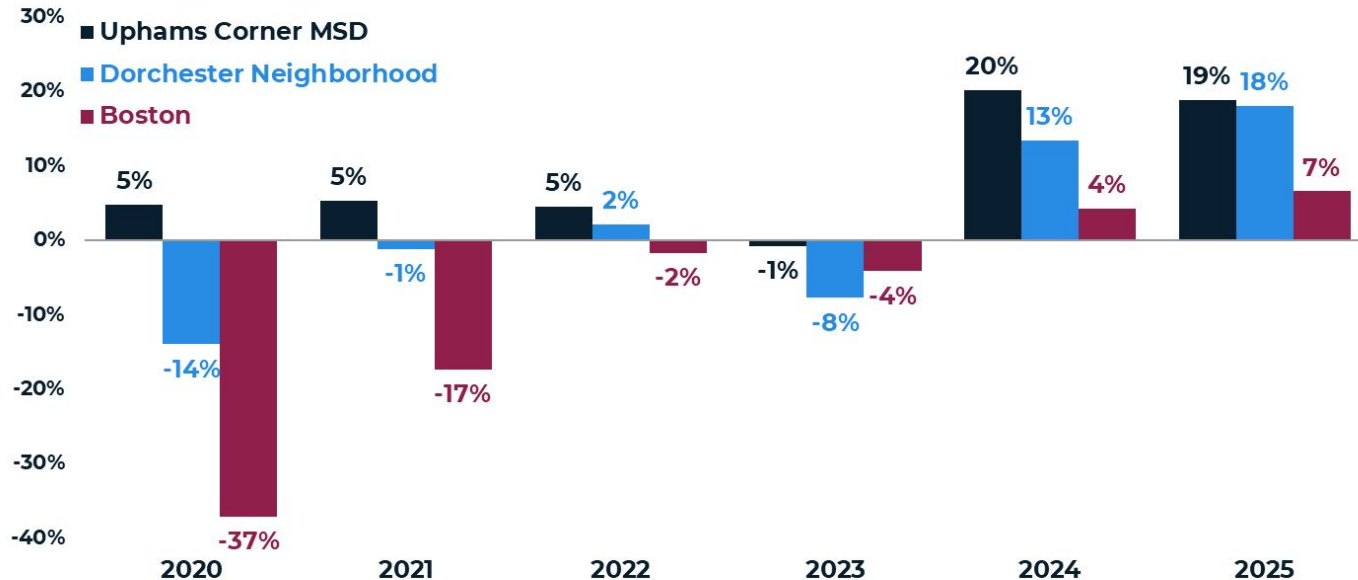
Restaurant spending has remained slightly below pre-COVID levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

In-person consumer spending at Upham's Corner Main Streets was 19% above 2019 levels in 2025.

Total In-Person Consumer Spending, Percentage Change from 2019

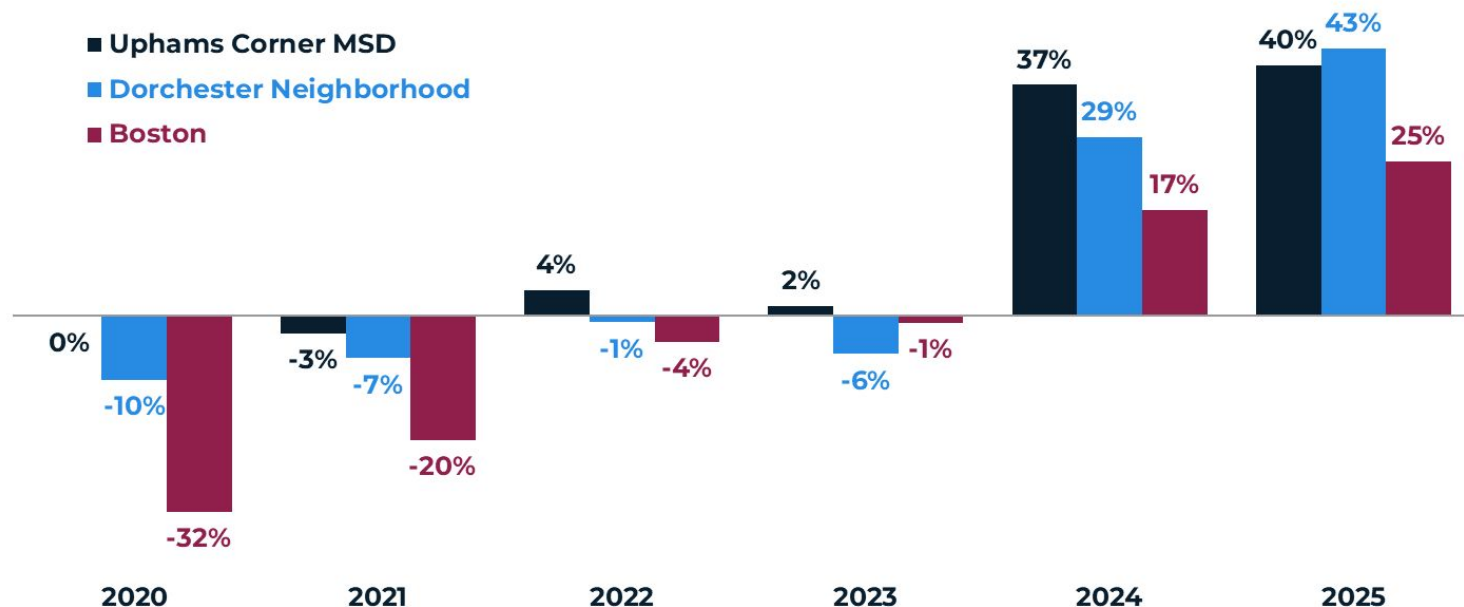


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Upham's Corner Main Streets transaction counts recovered faster than Boston, reaching 40% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

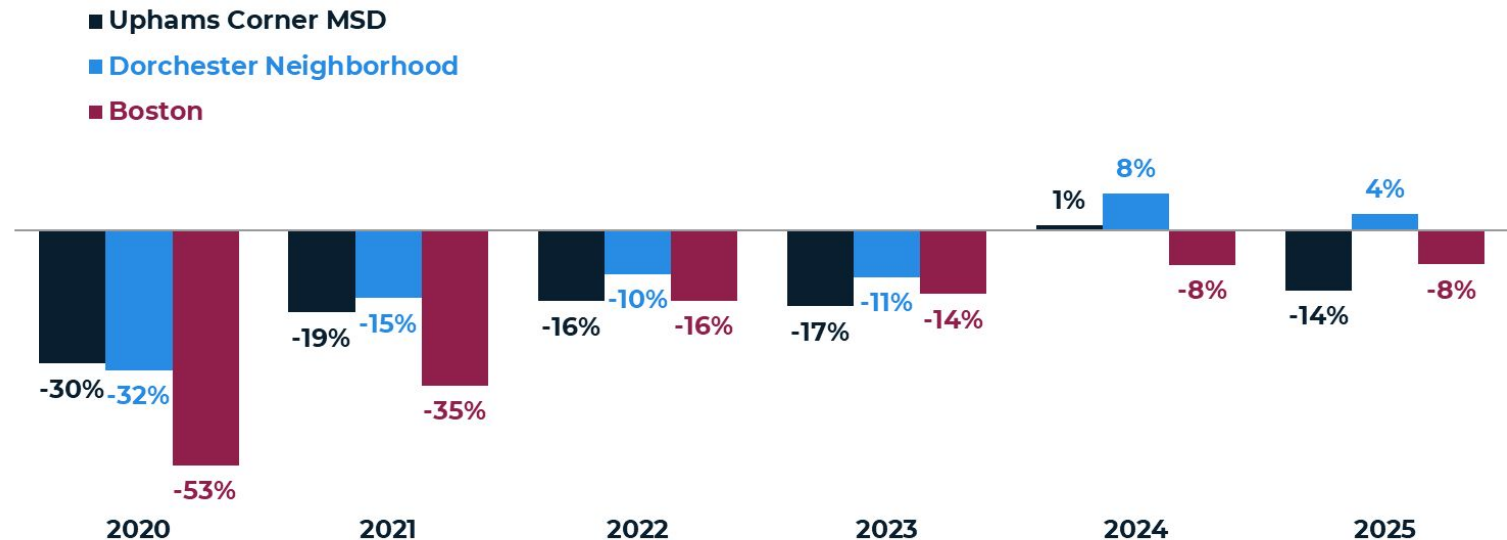


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction.

Upham's Corner Main Streets spending at restaurants was 14% below 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

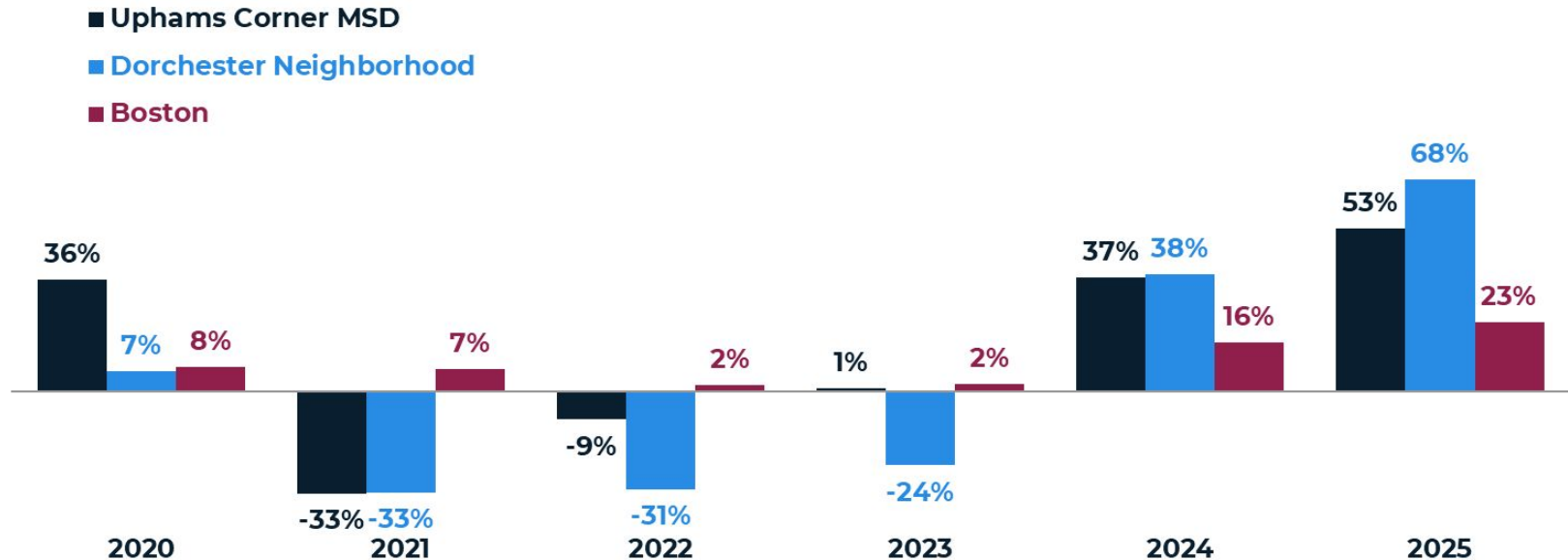


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Upham's Corner Main Street District saw faster grocery spending recovery than Boston, reaching 53% above 2019 levels by 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

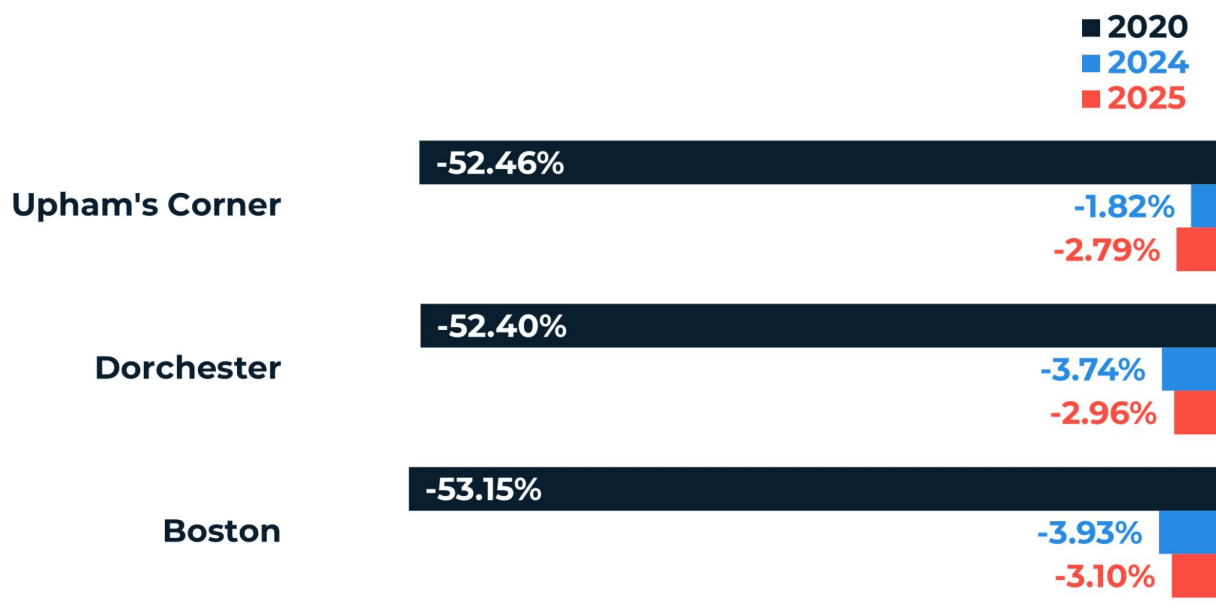


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

While visits to Upham's Corner Main Street **in 2025** **nearly recovered** to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Upham's Corner Main Street, Dorchester Neighborhood, and Boston Compared to Visits in 2019



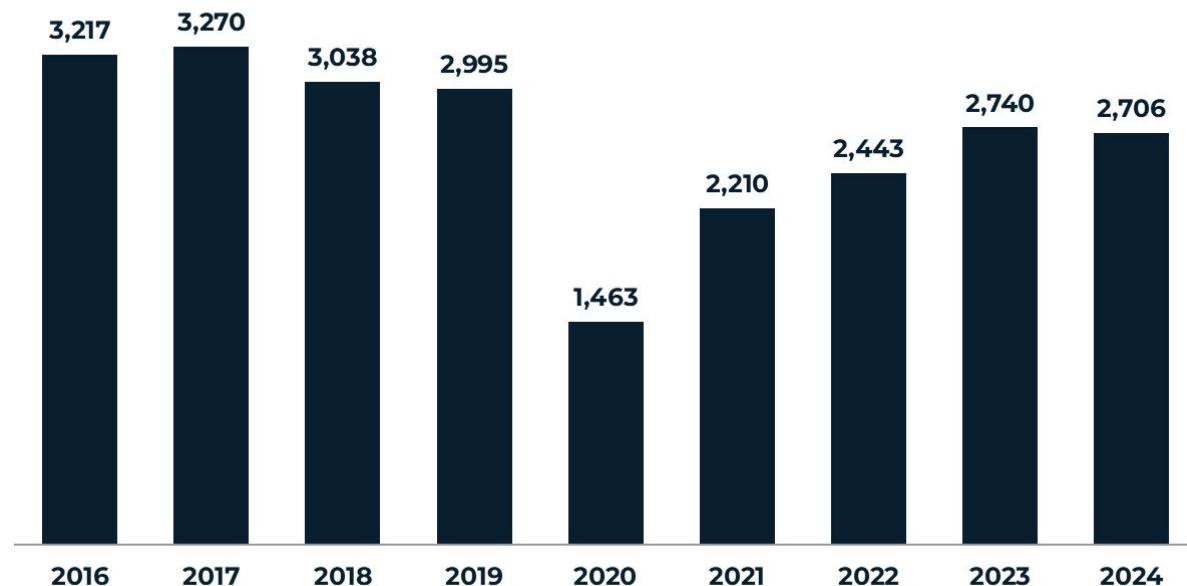
In 2020, visits to **Upham's Corner Main Street** were 52.46% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Upham's Corner Main Street** recovered to just 2.79% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in Upham's Corner Main Streets almost fully recovered after hitting its low in 2020

Average Weekday Boardings at bus stops in Upham's Corner Main Streets District during the Fall seasons



There were **2,706** average weekday boardings in the **Upham's Corner Main Streets District** in Fall 2024, which is **90%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

Washington Gateway

Main Streets Profile

March 2026



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Planning Department
RESEARCH DIVISION

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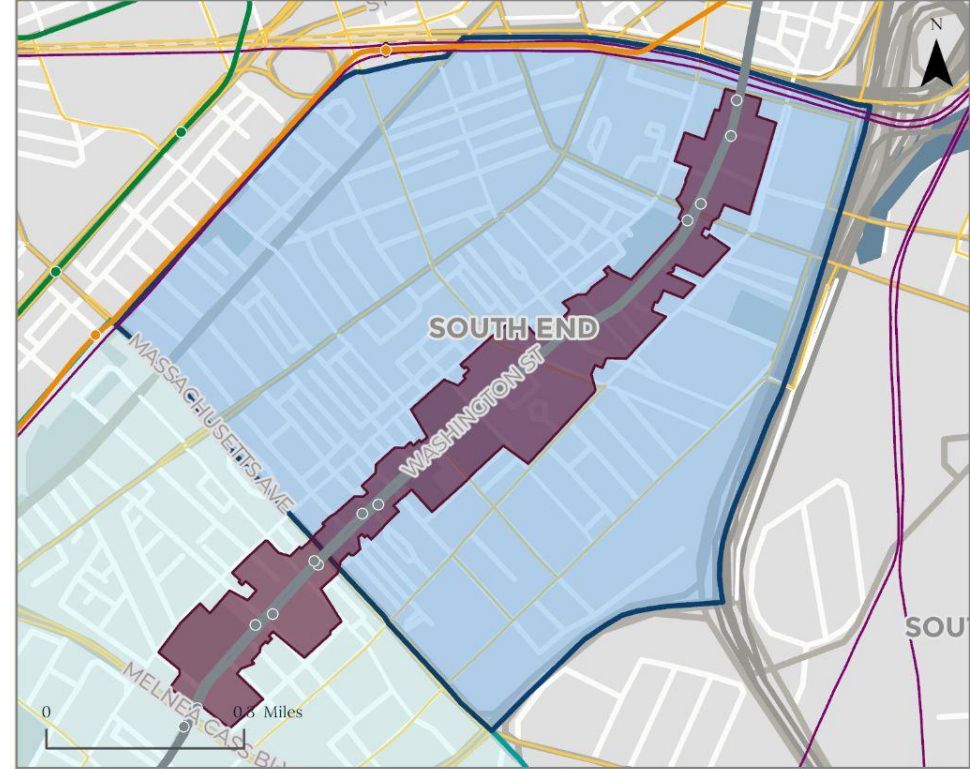
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

South End is predominantly young adult, characterized by non-family households and high renter occupancy

- 35% are aged 20-34
- 17% Asian and 56% White
- 32% Foreign Born
- 69% have bachelor's degree or higher
- 62% are non-family households
- 60% of housing are renter occupied
- 63% of households don't own a vehicle



- Washington Gateway Main Street District
- Neighborhood_South_End
- Neighborhood_Roxbury
- MBTA Routes**
- Blue Line
- Green Line
- Orange Line
- Red Line
- Silver Line
- MBTA Bus Routes
- Commuter Rail

Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Washington Gateway Main Streets features a balanced mix of land uses

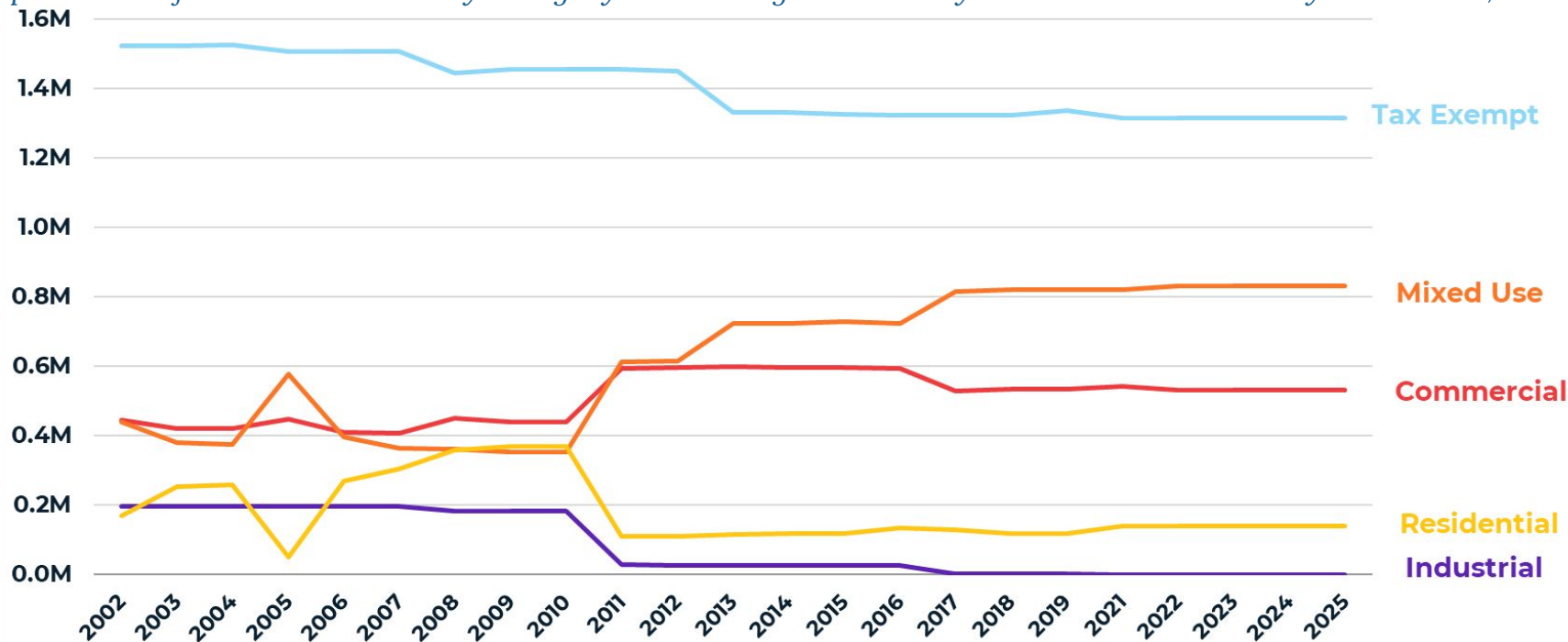
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	26	22.4%
Industrial	0	0.0%
Mixed Use	35	30.2%
Residential	24	20.7%
Tax Exempt	31	26.7%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Over time, mixed use and commercial land use have increased significantly, while industrial and tax exempt have declined

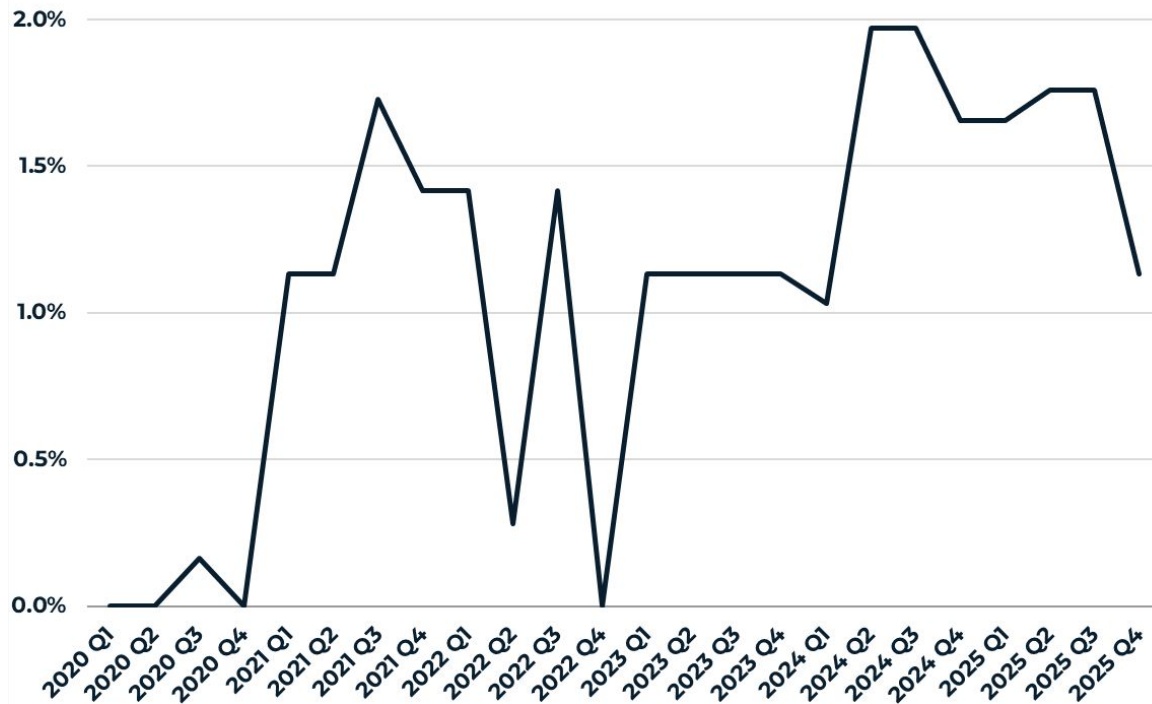
Square Feet of Parcel Land Area by Category in Washington Gateway Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Despite some fluctuations, retail vacancy has remained low since 2020

Retail Vacancy Rates in Washington Gateway Main Streets District, 2020-2025



Retail vacancy is currently higher than average for the last 5 years, but still remains below 2%

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Washington Gateway Main Streets is home to 272 businesses & institutions

Top business sectors include:

- Accommodation and Food Services
- “Other Services” such as personal care and repair/maintenance services
- Professional, Scientific, and Technical Services

SECTOR	ESTABLISHMENT SHARE
Accommodation and food services	15.4%
Other services (except public administration)	14.3%
Professional, scientific, and technical services	14.0%
Retail trade	14.0%
Real estate and rental and leasing	10.3%
Health care and social assistance	7.4%
Finance and insurance	5.9%
Public administration	2.9%
Manufacturing	2.9%
Educational services	2.9%
Administrative and support and waste management and remediation services	2.6%
Arts, entertainment, and recreation	2.6%
Construction	2.6%
Wholesale trade	1.1%
Information	1.1%

Major businesses include:

- American Crane and Hoist Corporation
- Mass Division of Banks
- The Elephant Walk

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~3,143 payroll jobs are within the Census block approximation of Washington Gateway Main Streets District

Washington Gateway Main Streets payroll employment is concentrated in Public Administration, Professional, Scientific, and Technical Services, and Accommodation and Food Services



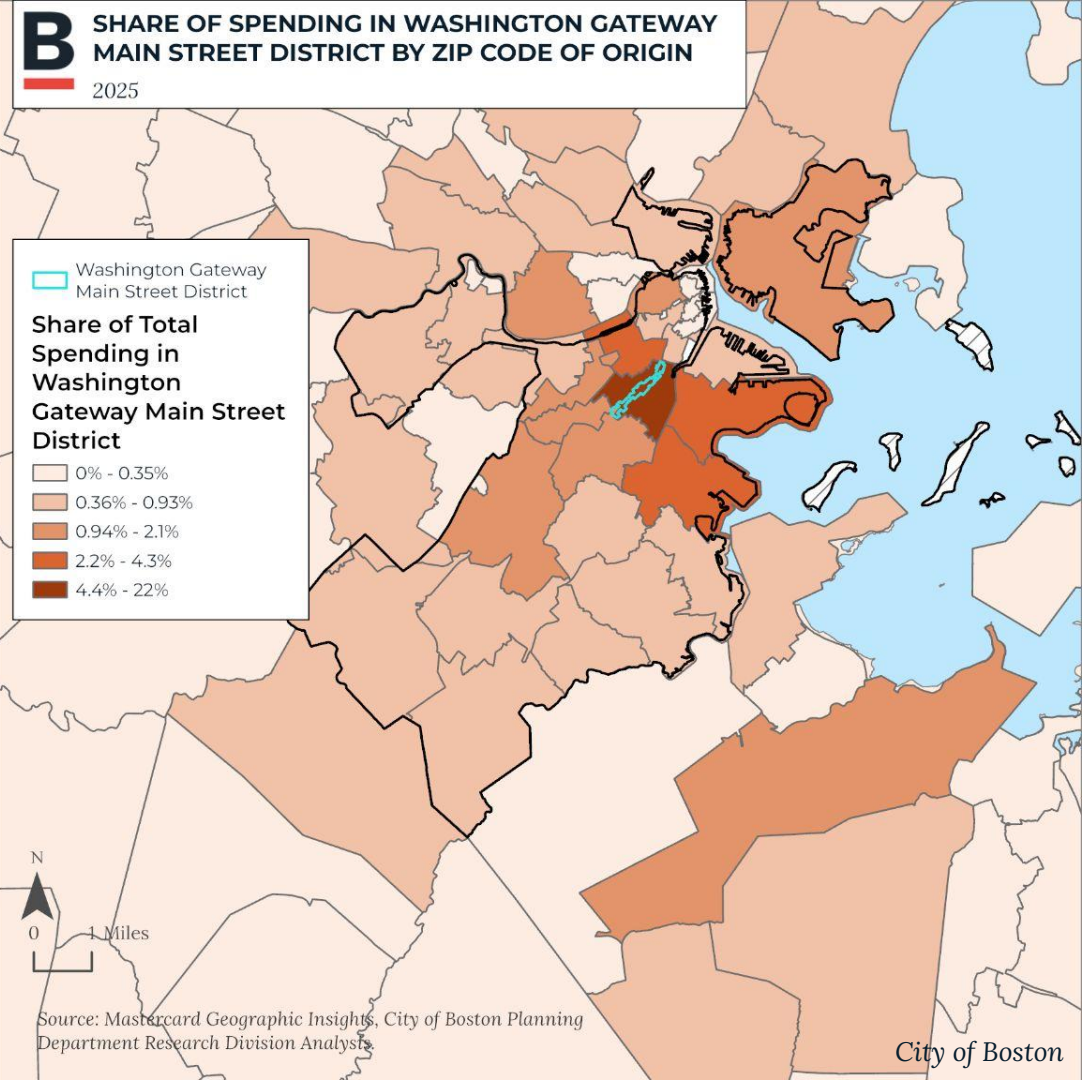
SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Public Administration	709	22.6%
Professional, Scientific, and Technical Services	654	20.8%
Accommodation and Food Services	531	16.9%
Health Care and Social Assistance	399	12.7%
Retail Trade	271	8.6%
Finance and Insurance	155	4.9%
Other Services (excluding Public Administration)	115	3.7%
Manufacturing	87	2.8%
Real Estate and Rental and Leasing	60	1.9%
Arts, Entertainment, and Recreation	53	1.7%
Construction	32	1.0%
Administration & Support, Waste Management and Remediation	28	0.9%
Educational Services	21	0.7%
Information	14	0.4%
Wholesale Trade	11	0.3%
Management of Companies and Enterprises	3	0.1%

Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

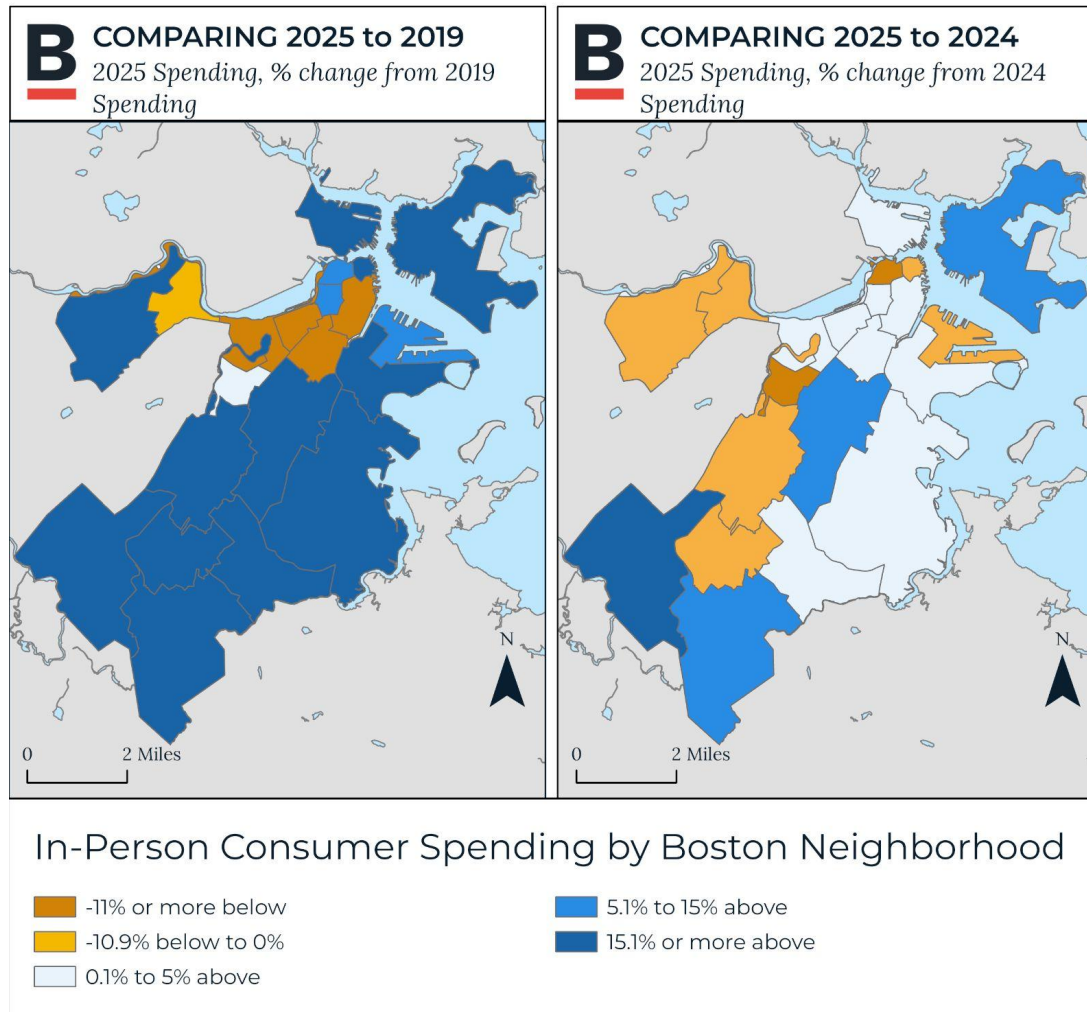
47.3% of spending in the Washington Gateway Main Streets District originates outside of Boston

Boston neighborhoods contribute the following shares of spending:

- **22% South End**
- **5.3% Back Bay**
- **4.7% Dorchester**
- **4.7% Chinatown**



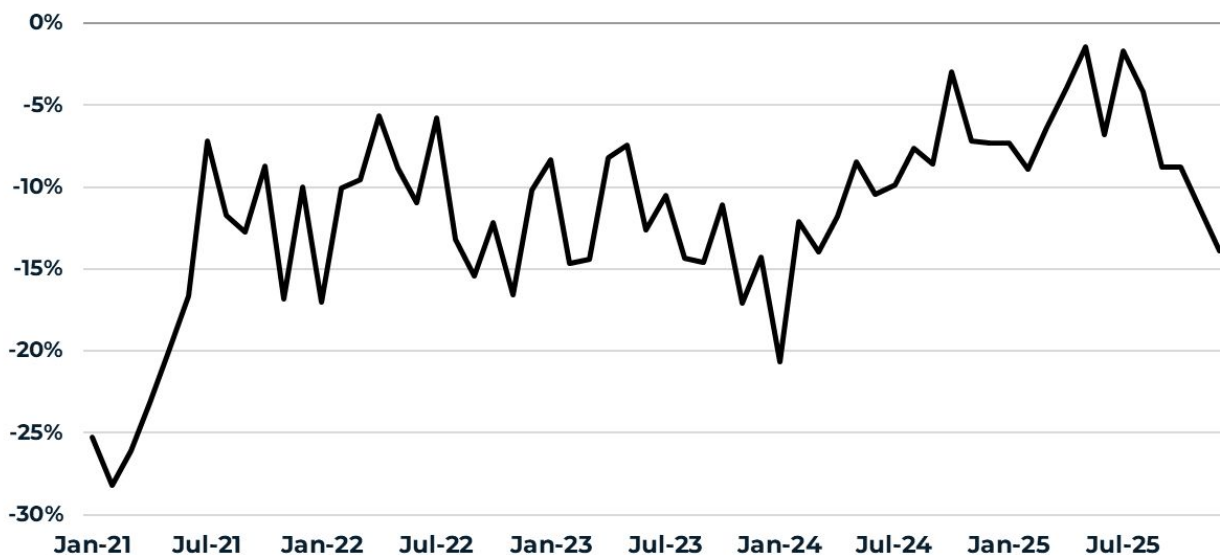
In 2025, consumer spending in South End was 2.6% above 2024 levels and 10.8% below 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Washington Gateway Main Streets remained below 2019 levels

Total In-Person Consumer Spending in Washington Gateway Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



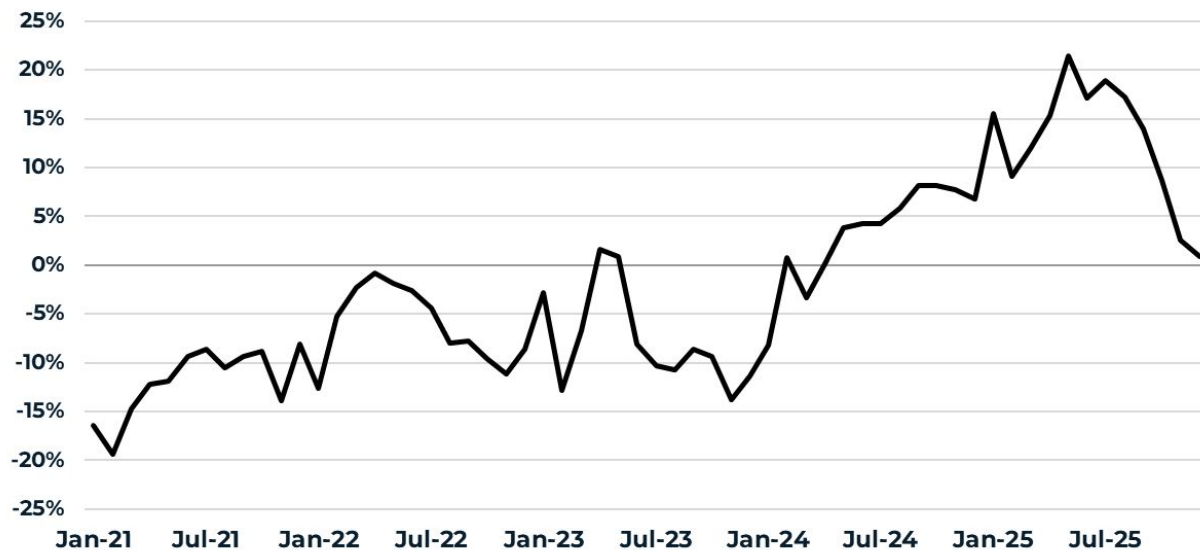
In-person consumer spending remained below pre-pandemic levels. It peaked in May 2025 at about 1.4% below the benchmark, before declining again in June.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Washington Gateway Main Streets District is approximated using 2010 block groups. Spending are adjusted for inflation.

Consumer spending transaction counts have experienced an upward trajectory, especially since January 2024

Total In-Person Transaction Counts in Washington Gateway Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



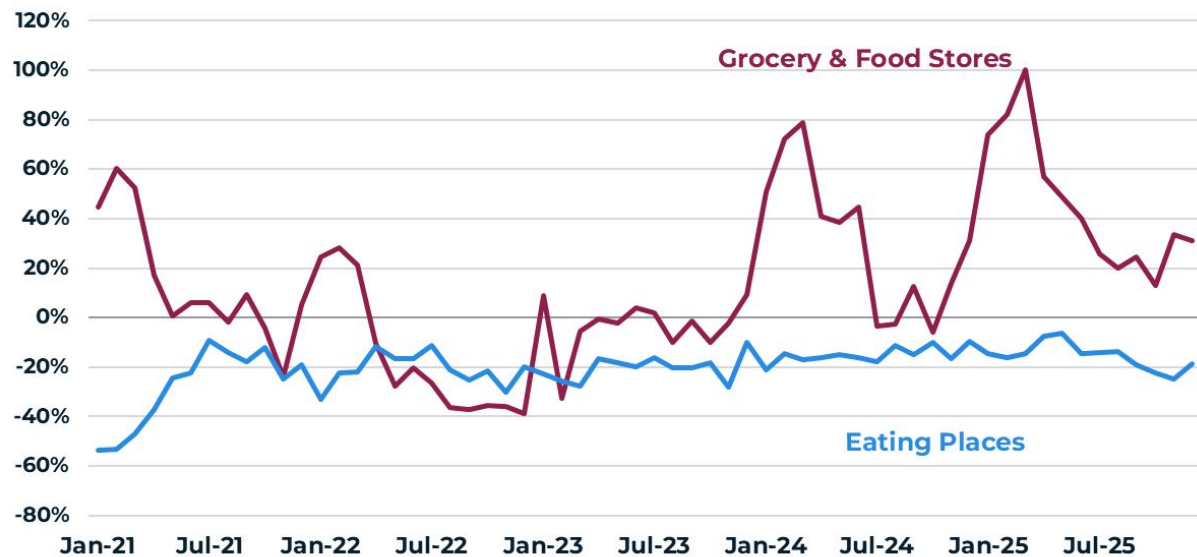
Transaction counts in Washington Gateway Main Streets surged since April 2024, reaching 21.4% above pre-pandemic levels by May 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Washington Gateway Main Streets District is approximated using 2010 block groups.

Restaurant spending has remained consistently below 2019 levels, while grocery spending has fluctuated, peaking in 2024 and 2025

Consumer Spending in Washington Gateway Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending hovered around 2019 levels until early 2024, when it exceeded pre-COVID levels, with sharp fluctuations.

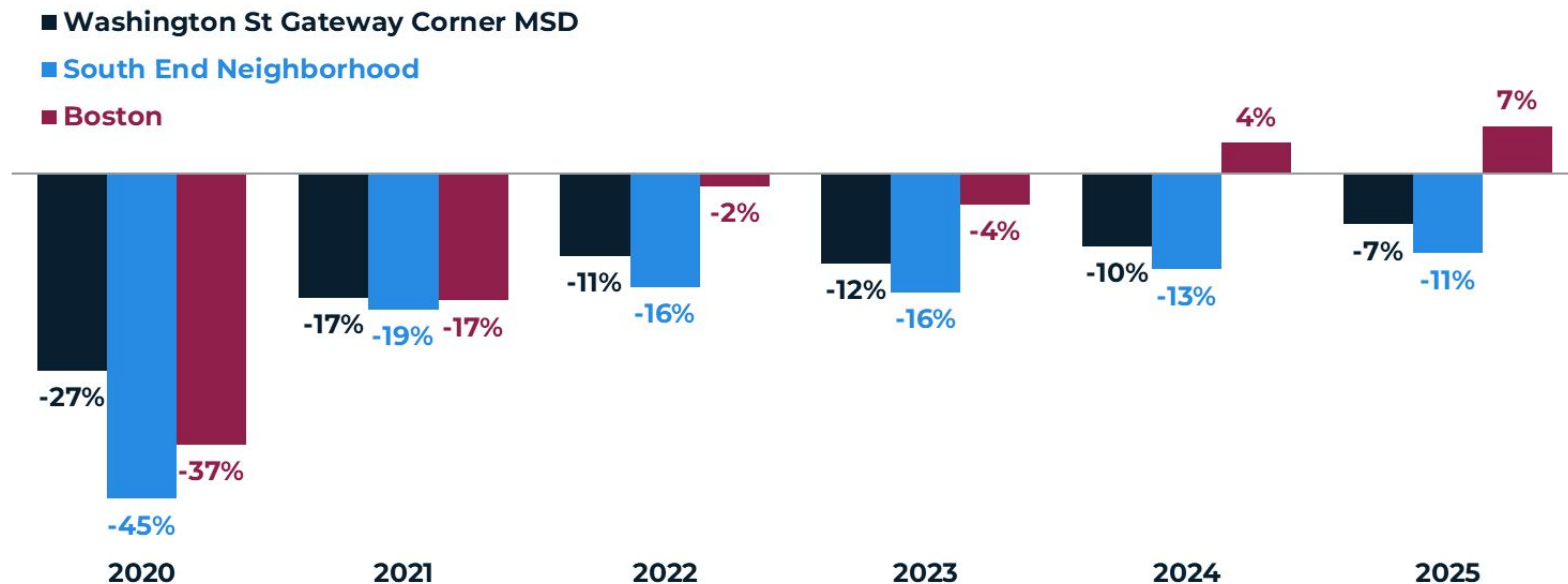
Restaurant spending remains below pre-COVID levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Washington Gateway Main Streets District is approximated using 2010 block groups. Spending are adjusted for inflation.

Washington Gateway Main Streets has shown a slower recovery in in-person consumer spending than Boston, but a faster recovery than the entire South End neighborhood

Total In-Person Consumer Spending, Percentage Change from 2019

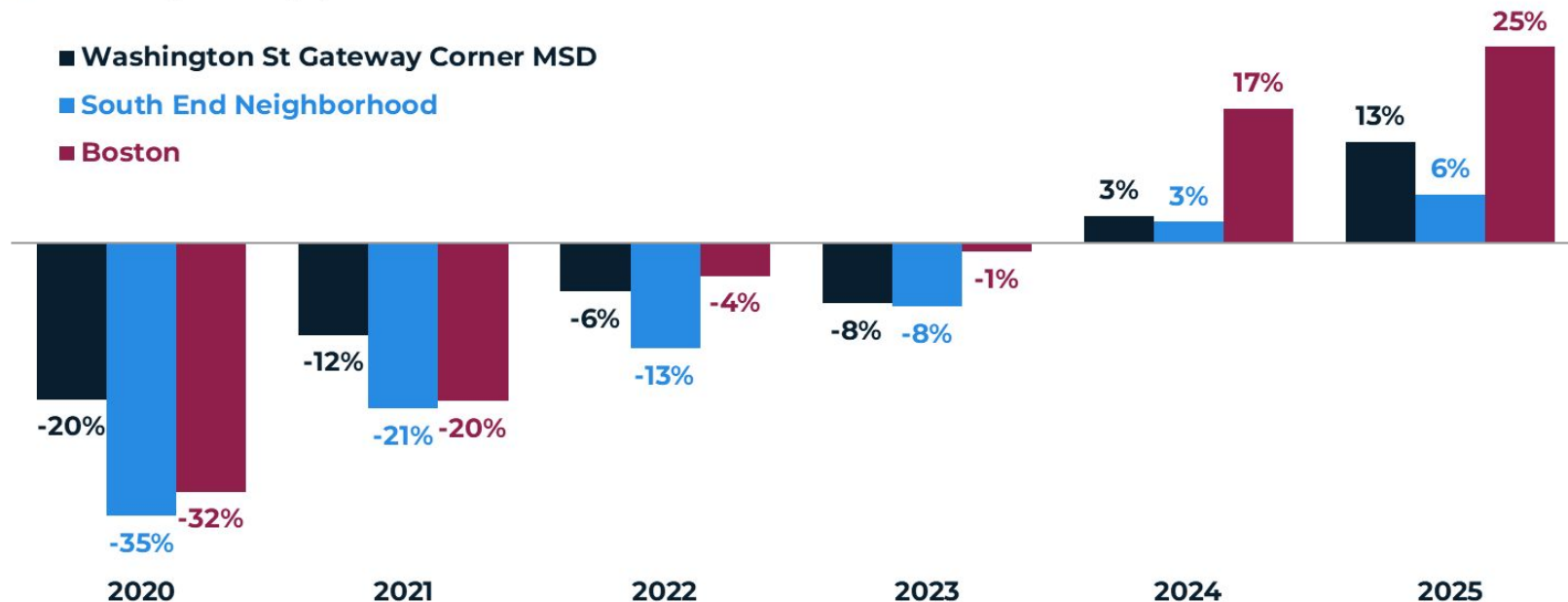


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Washington Gateway Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and is adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Washington Gateway Main Streets in-person spending transaction counts reached 13% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

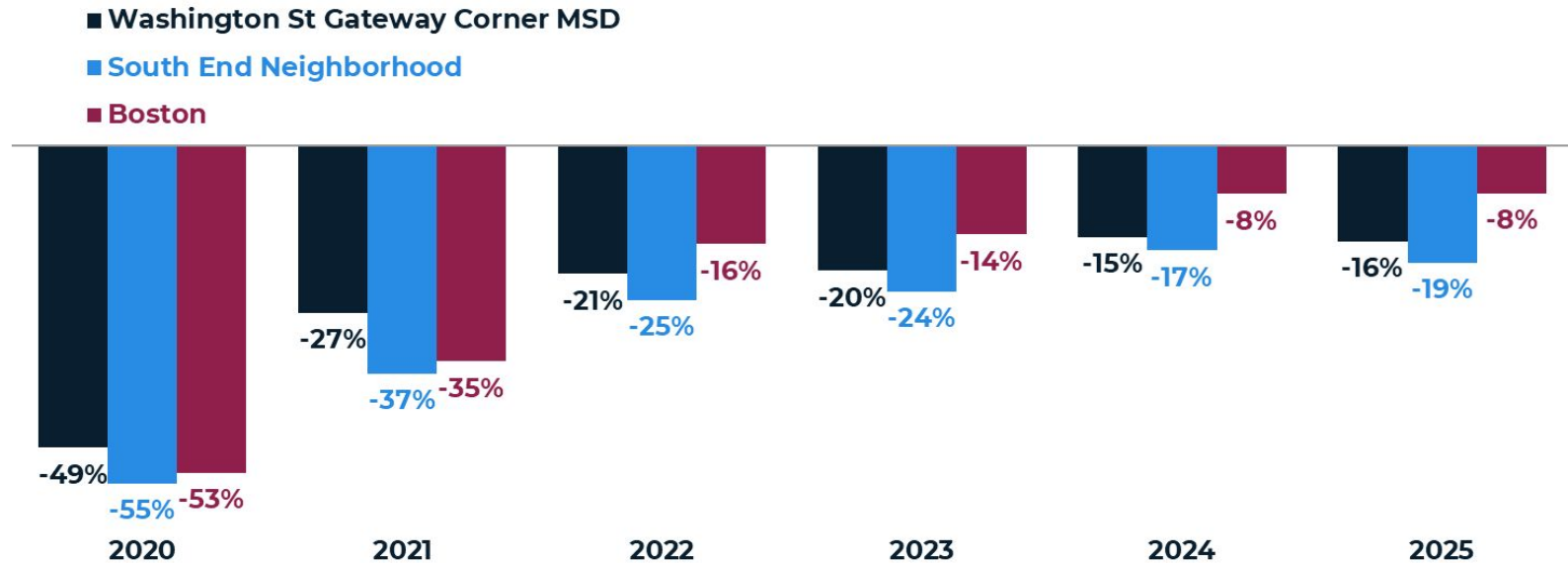


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Washington Gateway Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Spending at restaurants in Washington Gateway Main Streets is still 16% below 2019 levels

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

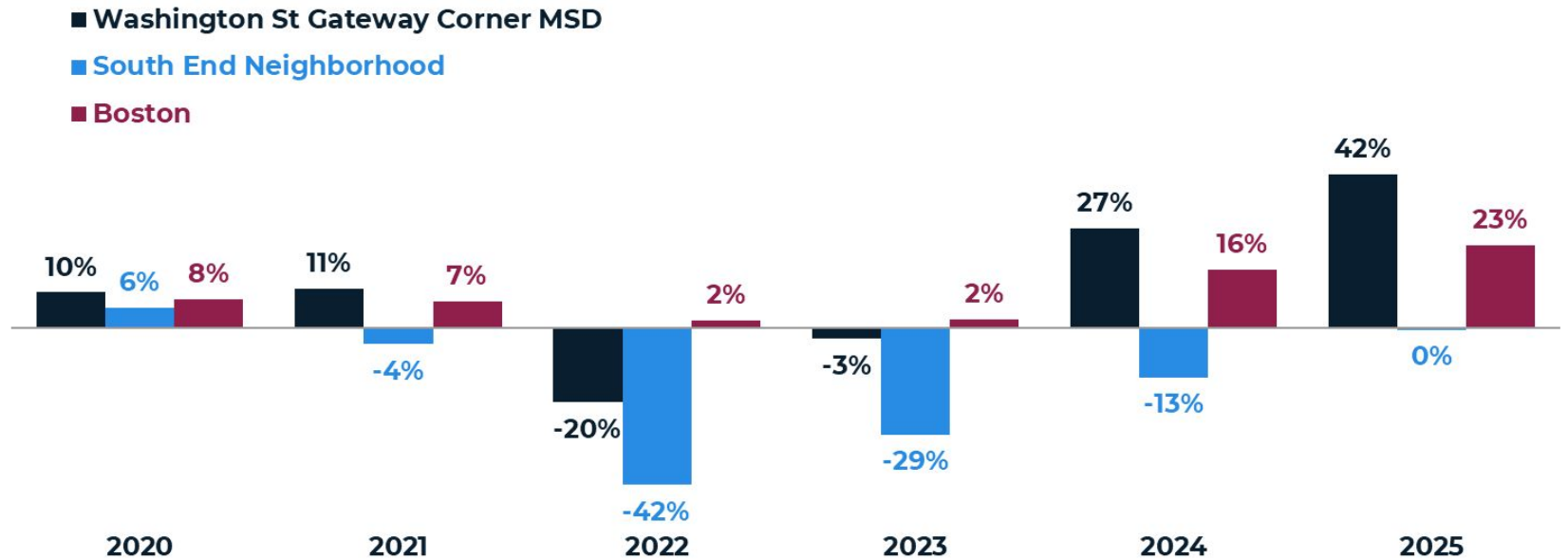


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Washington Gateway Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Washington Gateway Main Streets District grocery spending reached 42% above 2019 levels by 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

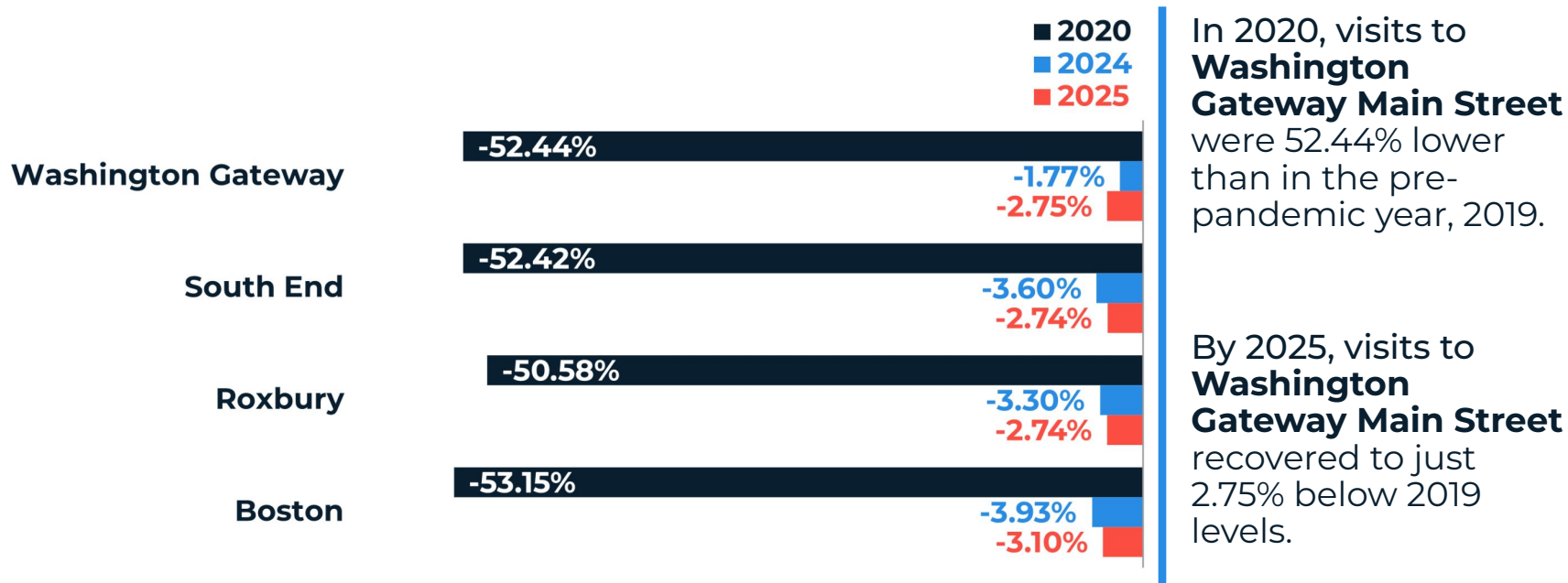


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Washington Gateway Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Washington Gateway in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

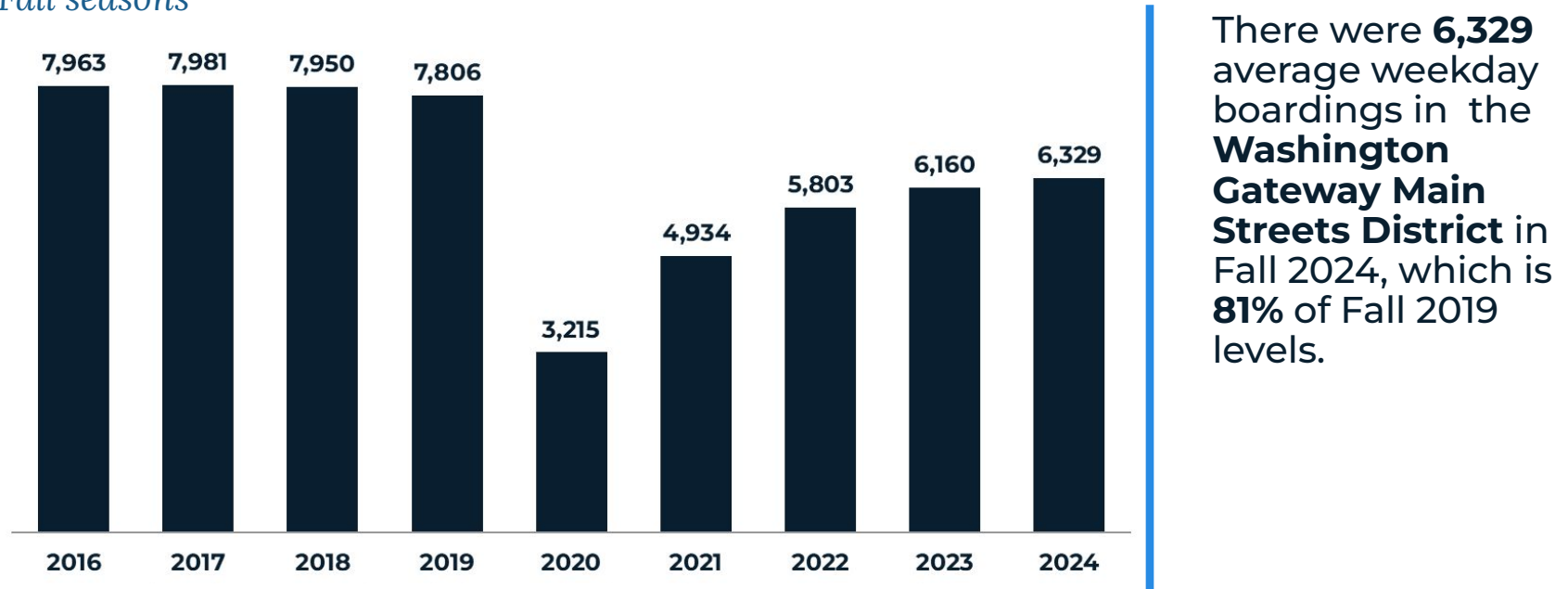
Annual Visits* to Washington Gateway Main Street, South End and Roxbury Neighborhoods, and Boston Compared to Visits in 2019



*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in Washington Gateway have rebounded slowly since 2020 but remain below 2019 levels

Average Weekday Boardings at bus stops in Washington Gateway Main Streets District during the Fall seasons



Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses

West Roxbury

Main Streets Profile

March 2026



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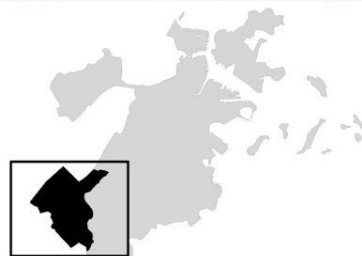
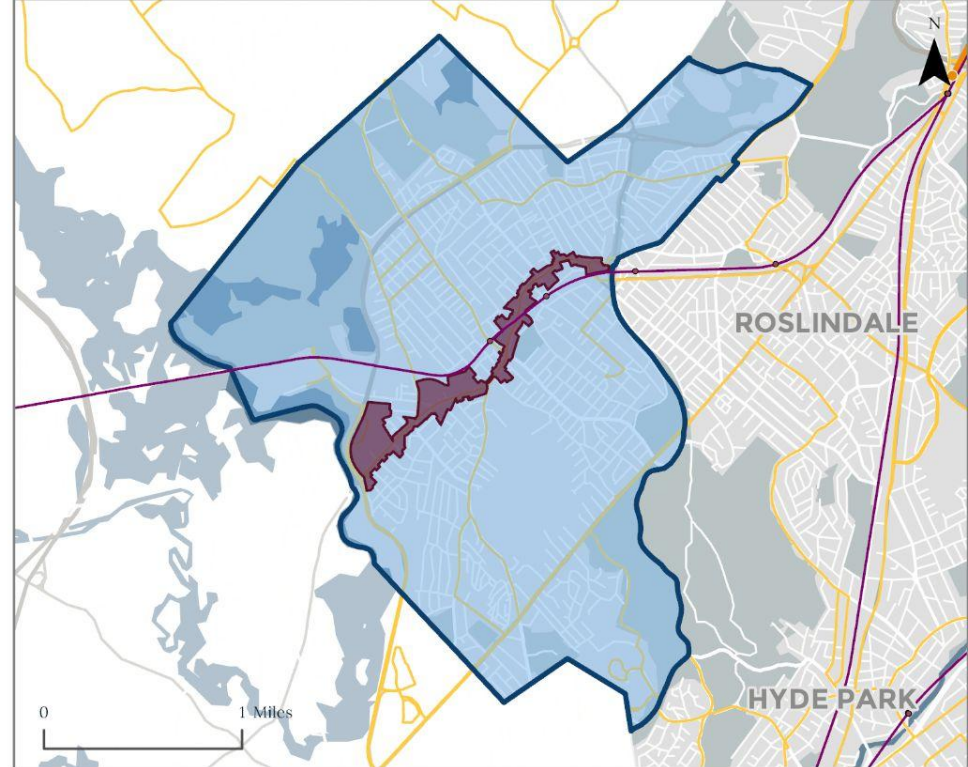
Intern

The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

West Roxbury is a predominantly residential neighborhood with a large number of households that own vehicles, are owner-occupied, or are family households

- 67% White
- 31% aged 60+
- 60% of 25+ year olds have bachelor's degree or higher
- 57% of households earn >\$100,000
- 89% of households have vehicles
- 63% of households are family-households
- 68% of housing are owner occupied

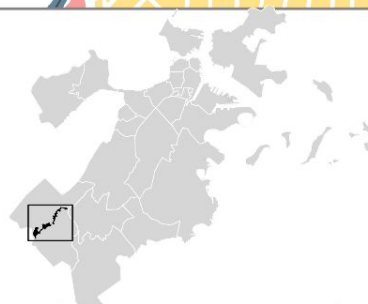
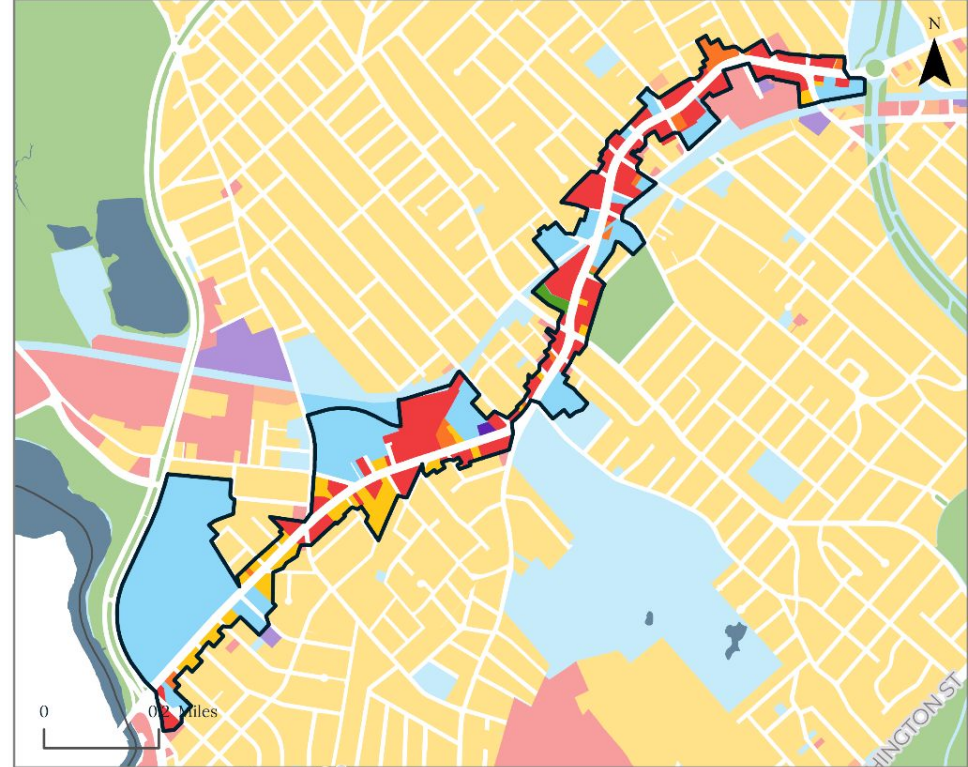


- West Roxbury Main Street District
- West Roxbury Neighborhood Boundary
- MBTA Routes
 - Blue Line
 - Green Line
 - Orange Line
 - Red Line
 - Silver Line
 - MBTA Bus Routes
 - Commuter Rail

Source: City of Boston Planning Department Research Division Analysis.

Nearly half of parcels in West Roxbury Main Streets are commercial, with residential, mixed use, and tax exempt parcels mixed throughout

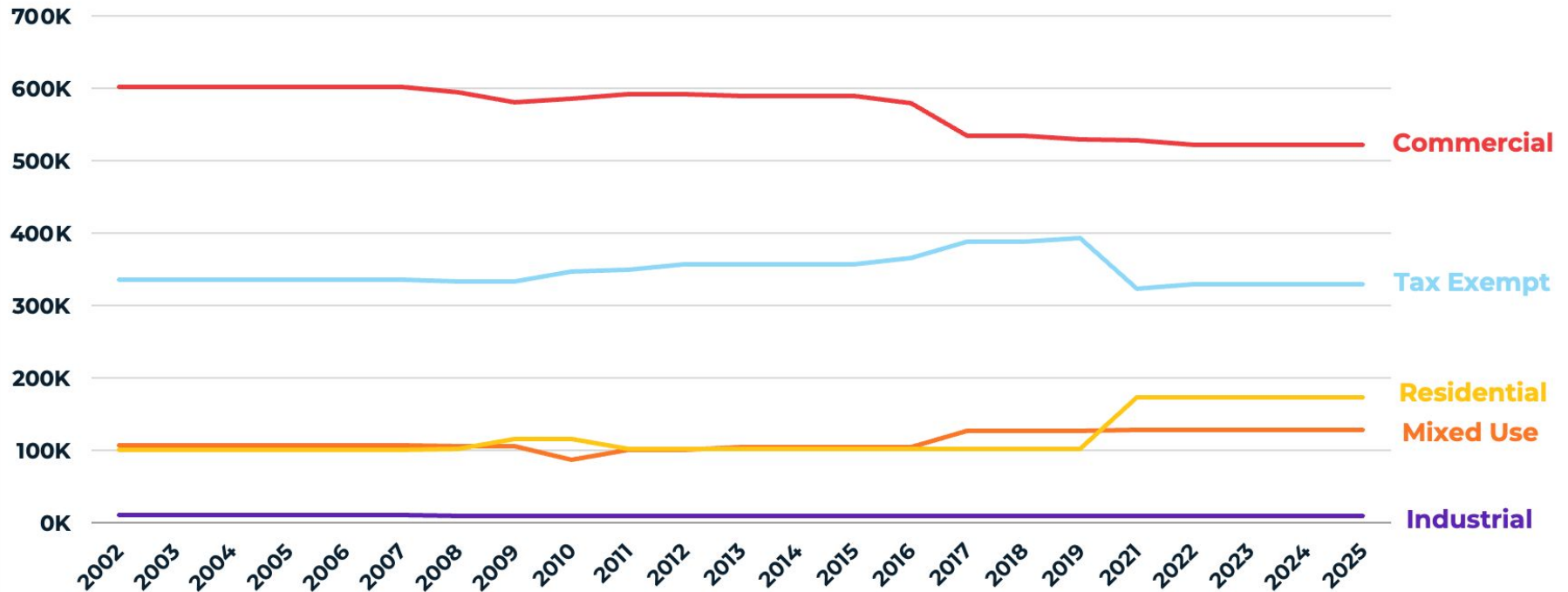
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	105	49.5%
Industrial	1	0.5%
Mixed Use	21	10.3%
Residential	52	25.5%
Tax Exempt	29	14.2%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Mixed use and residential land uses have slightly increased over time while commercial land use has fallen

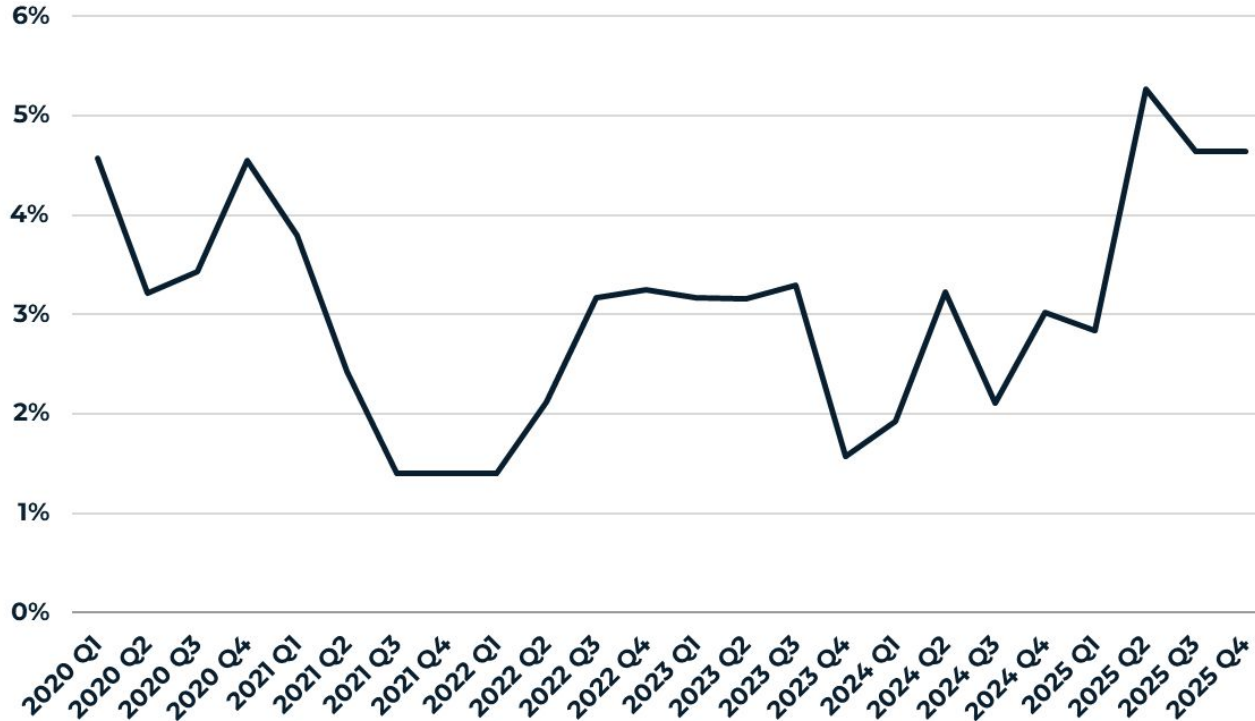
Square Feet of Parcel Land Area by Category in West Roxbury Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has seen ups and downs since 2020

Retail Vacancy Rates in West Roxbury Main Streets District, 2020-2025



Retail vacancy hit a five year peak of **5.4%** for Q2 2025.

The lowest it has been was **1.4%** in late 2021 through early 2022.

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

West Roxbury Main Streets is home to 303 businesses & institutions

Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Retail Trade
- Health Care and Social Assistance

Major businesses include:

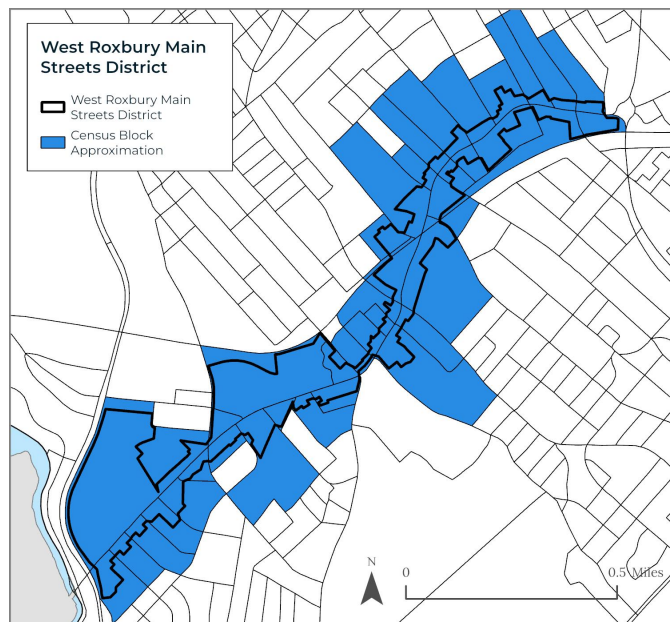
- West Roxbury VA Hospital
- Parkway Community YMCA
- James R. O’Connor Stadium

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	21.8%
Retail trade	13.5%
Health care and social assistance	13.2%
Accommodation and food services	12.5%
Professional, scientific, and technical services	12.5%
Finance and insurance	7.3%
Real estate and rental and leasing	5.6%
Educational services	3.6%
Construction	2.3%
Manufacturing	2.0%
Public administration	1.7%
Administrative and support and waste management and remediation services	1.0%
Information	1.0%
Arts, entertainment, and recreation	0.7%
Wholesale trade	0.7%
Transportation and warehousing	0.7%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~2,408 payroll jobs are within the Census block approximation of West Roxbury Main Streets District

West Roxbury Main Streets payroll employment is concentrated in Retail Trade, Accommodation and Food Services, and Other Services

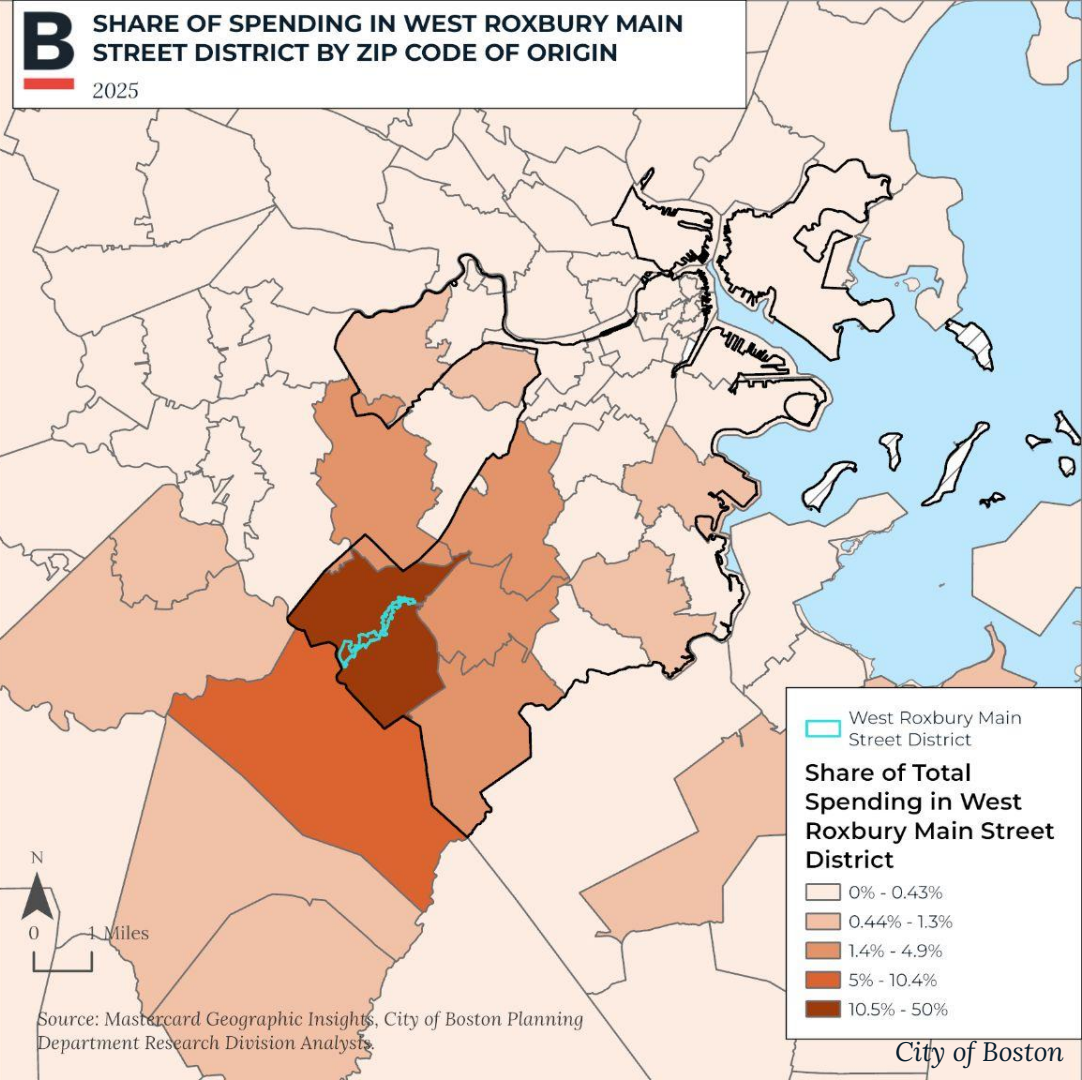


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Retail Trade	806	33.5%
Accommodation and Food Services	550	22.8%
Other Services (excluding Public Administration)	386	16.0%
Health Care and Social Assistance	237	9.8%
Professional, Scientific, and Technical Services	115	4.8%
Finance and Insurance	82	3.4%
Transportation and Warehousing	62	2.6%
Construction	46	1.9%
Administration & Support, Waste Management and Remediation	33	1.4%
Manufacturing	32	1.3%
Educational Services	27	1.1%
Wholesale Trade	13	0.5%
Real Estate and Rental and Leasing	12	0.5%
Information	5	0.2%
Utilities	2	0.1%

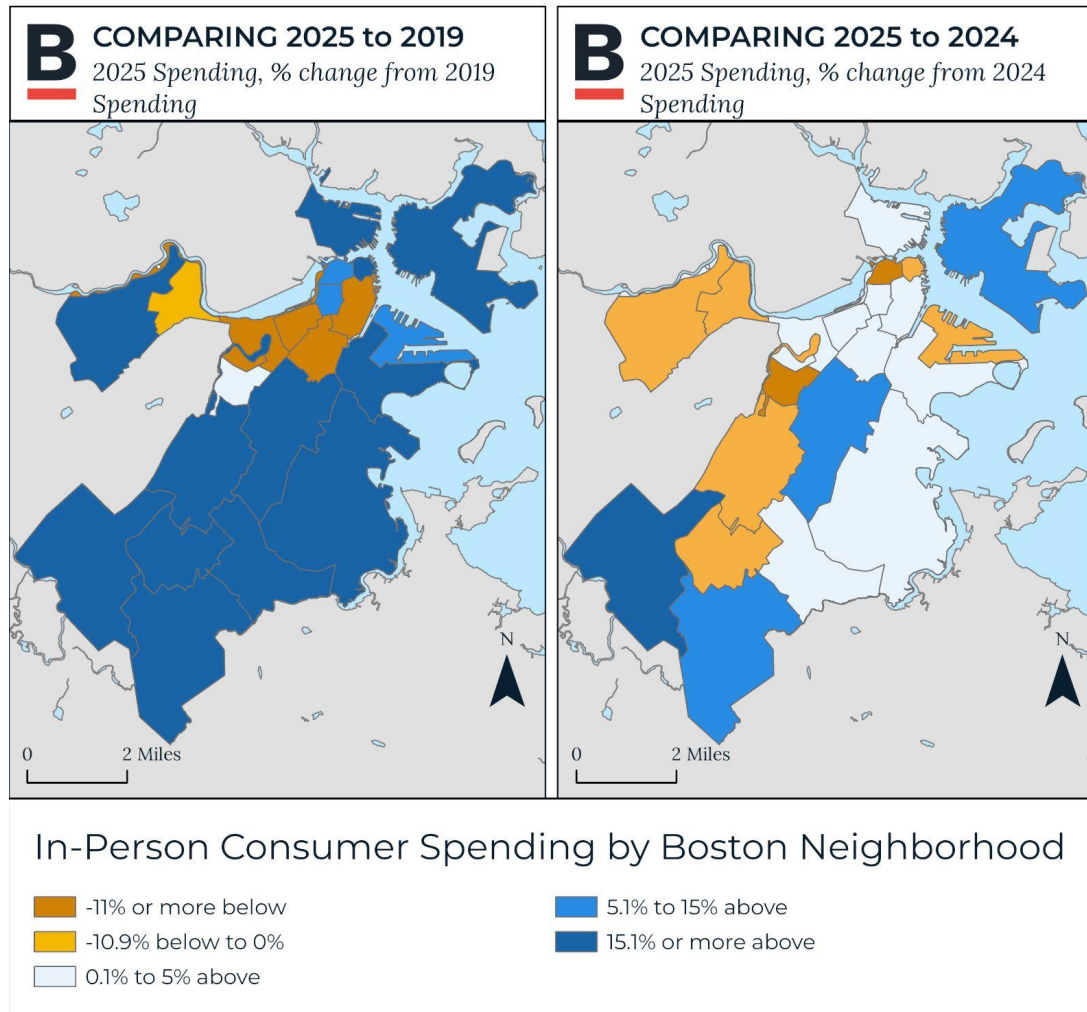
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

~50% of spending in the West Roxbury Main Streets District originates in West Roxbury

Around 11.8% come from surrounding Boston neighborhoods (Roslindale, Jamaica Plain, Hyde Park, and Dorchester)



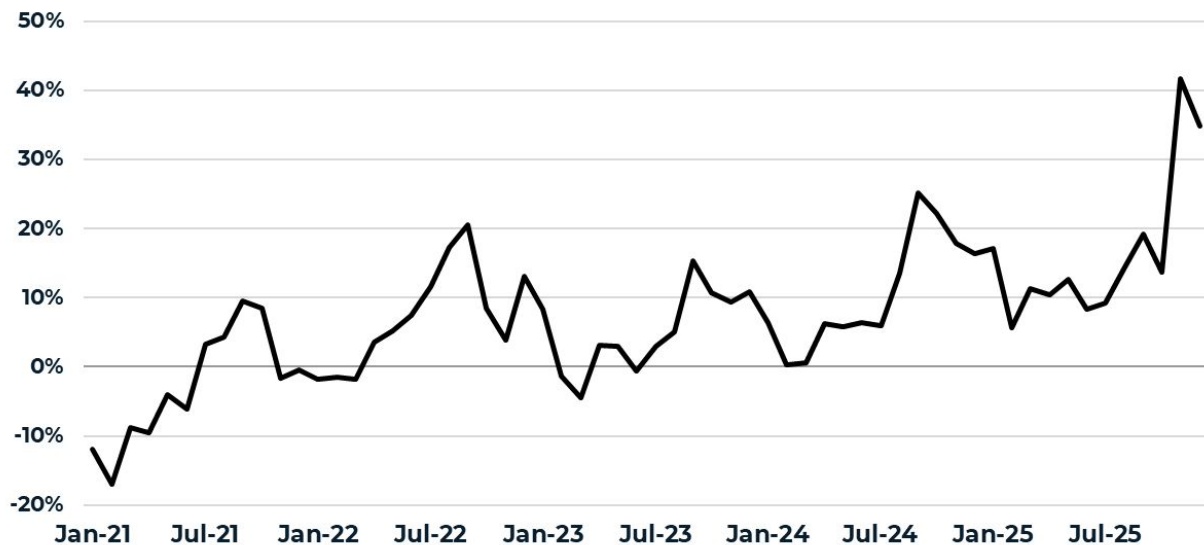
In 2025, consumer spending in West Roxbury was 16.1% above 2024 levels and 57.9% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in West Roxbury Main Streets increased since 2021, staying constantly over 2019 levels since July 2023

Total In-Person Consumer Spending in West Roxbury Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



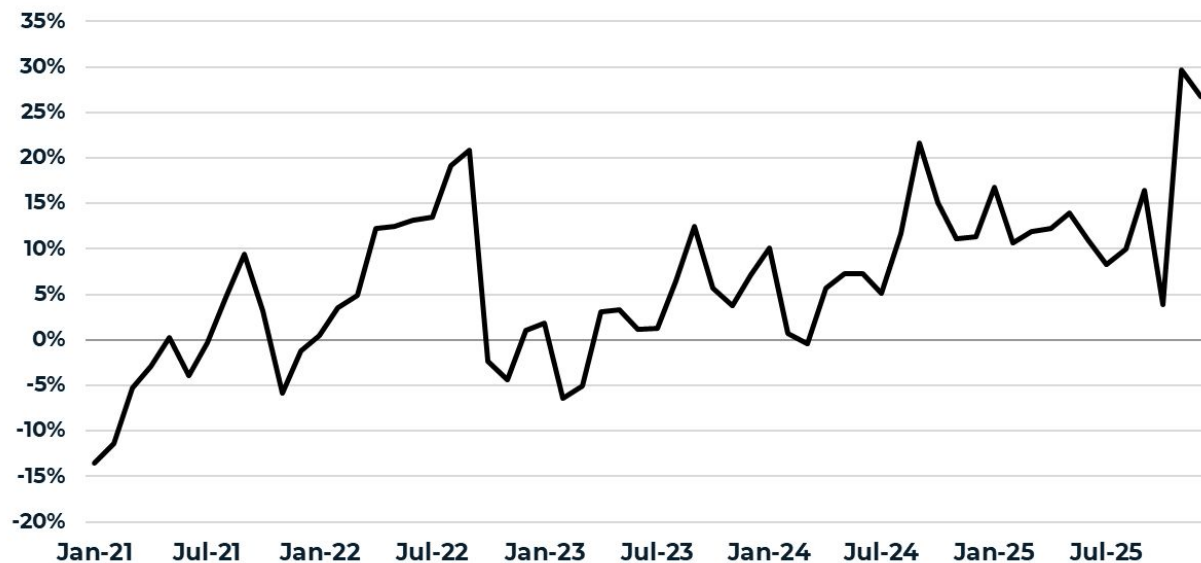
In-person consumer spending has generally trended upward since 2021. Despite some fluctuations, recent figures remain consistently higher than pre-pandemic benchmarks.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: West Roxbury Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts generally remained above 2019 levels throughout the period

Total In-Person Transaction Counts in West Roxbury Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



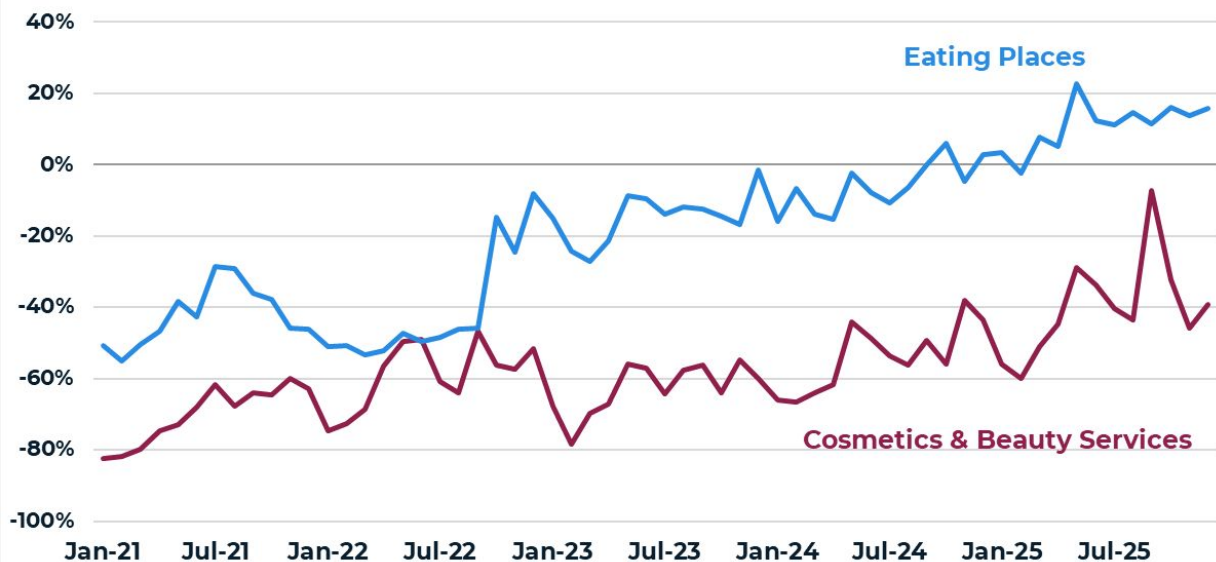
Transaction counts on West Roxbury Main Streets reached their highest peak above 2019 levels in late 2025. Although lows still occur, they have been trending upward over time.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: West Roxbury Main Streets District is approximated using 2010 block groups.

Restaurant spending has gradually increased, eventually surpassing 2019 levels, while cosmetic spending has consistently remained below pre-COVID benchmarks

*Consumer Spending in West Roxbury Main Streets District by Sector, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019*



Cosmetic spending has consistently remained below pre-COVID levels.

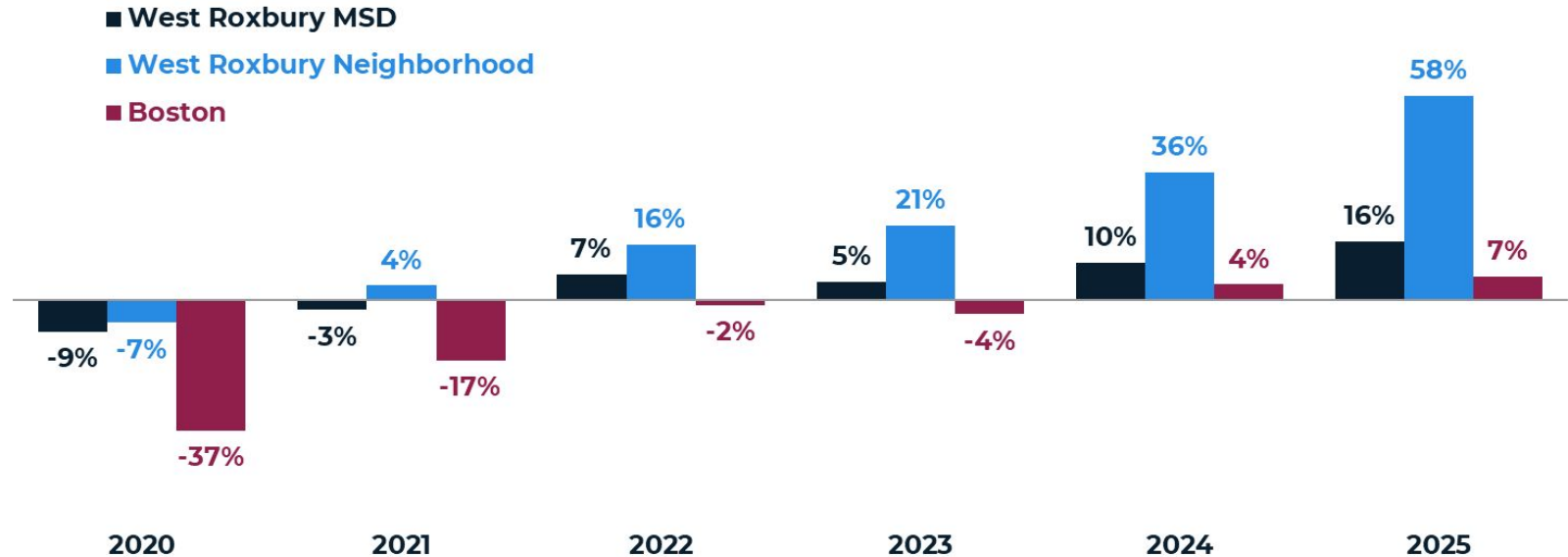
Restaurant spending has fluctuated since 2021 but surpassed pre-pandemic levels by July 2024, reaching 23% above 2019 levels by May 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: West Roxbury Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

West Roxbury Main Streets in-person consumer spending was 16% above 2019 levels in 2025.

Total In-Person Consumer Spending, Percentage Change from 2019

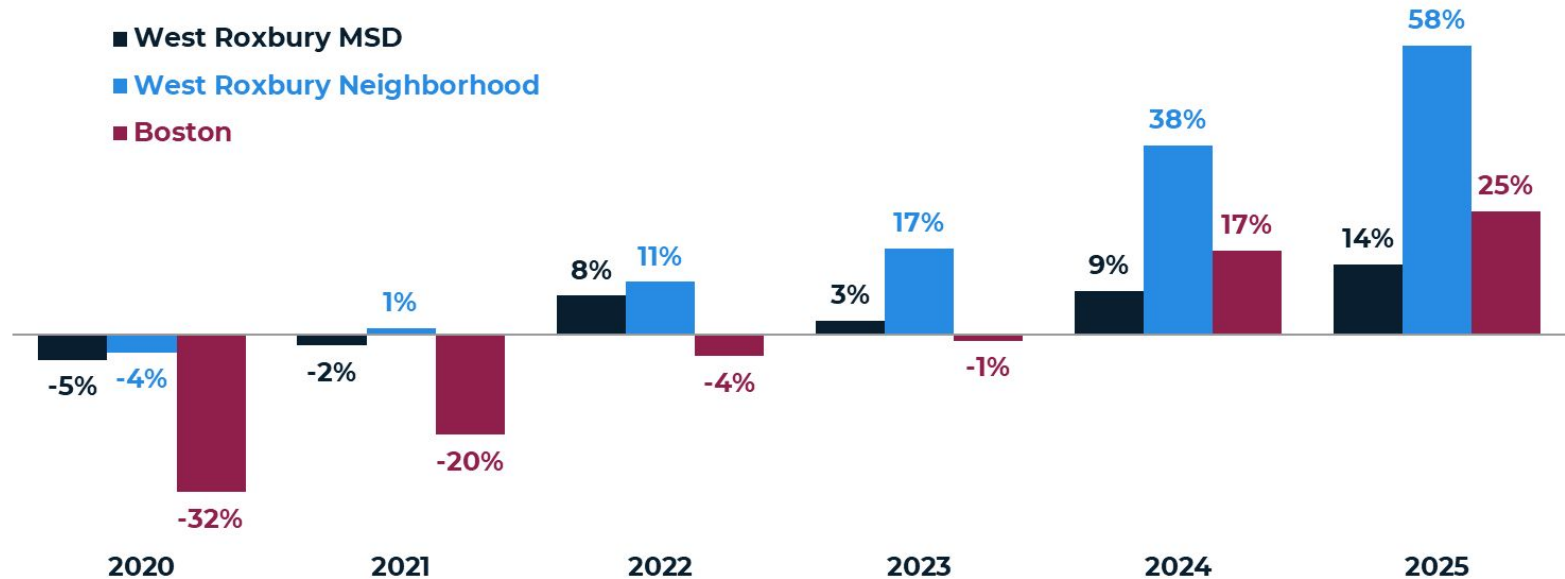


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: West Roxbury Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

West Roxbury Main Street transaction counts recovered more slowly than Boston, reaching only 14% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

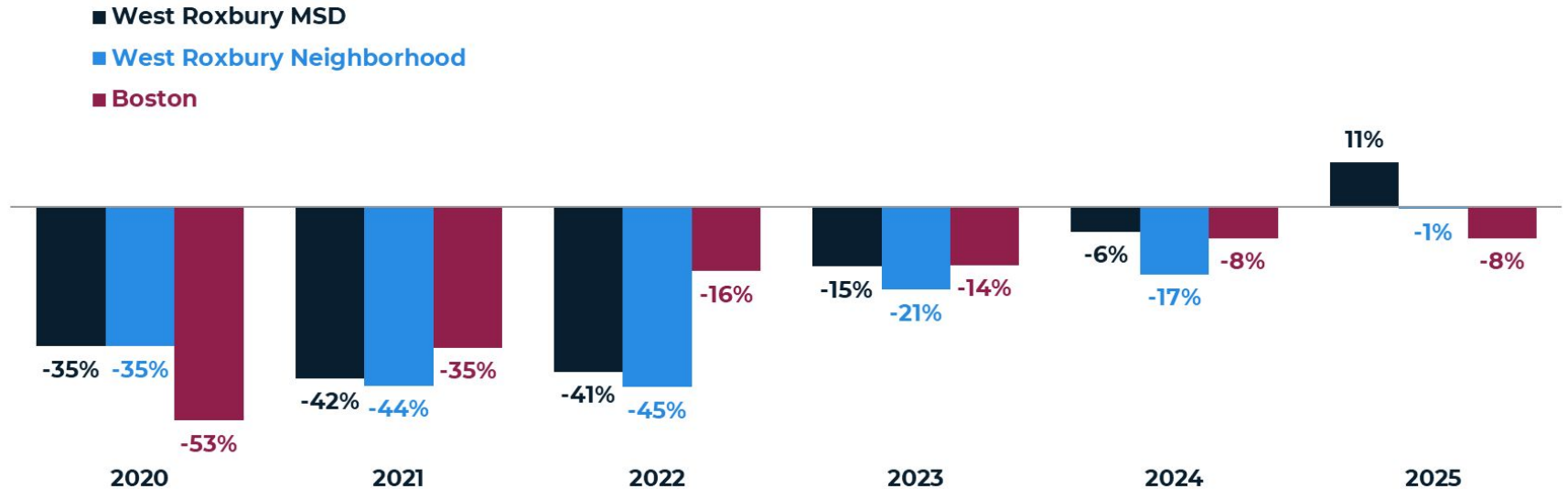


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: West Roxbury Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction.

West Roxbury Main Streets spending at restaurants rebounded in 2025, surpassing 2019 levels by 11%.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

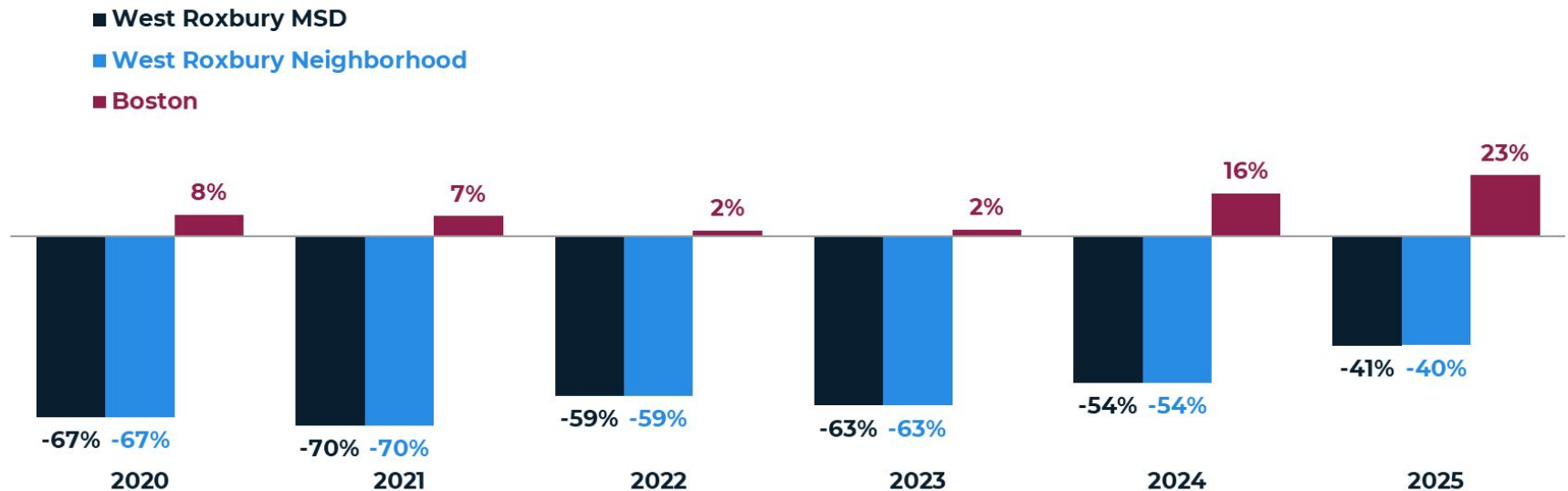


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: West Roxbury Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

West Roxbury Main Street District cosmetic and beauty service spending lagged, remaining 41% below 2019 levels in 2025.

Total Cosmetic & Beauty Service In-Person Consumer Spending, Percentage Change from 2019

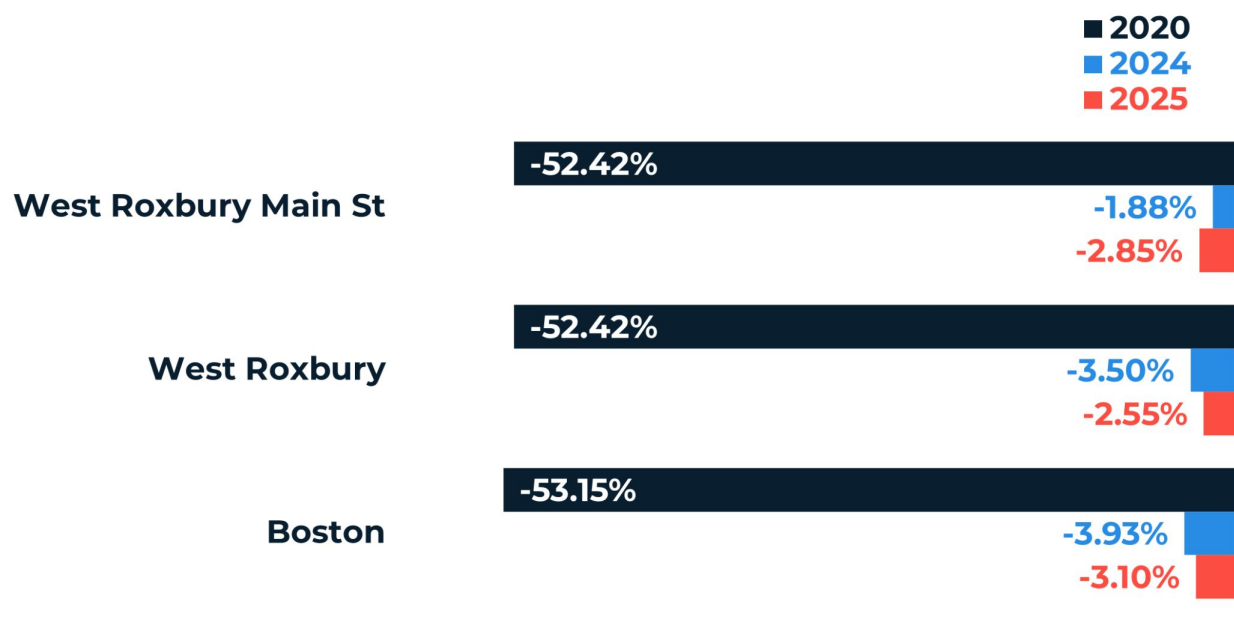


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: West Roxbury Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

While visits to West Roxbury Main Street **in 2025** **nearly recovered** to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to West Roxbury Main Street, West Roxbury Neighborhood, and Boston Compared to Visits in 2019



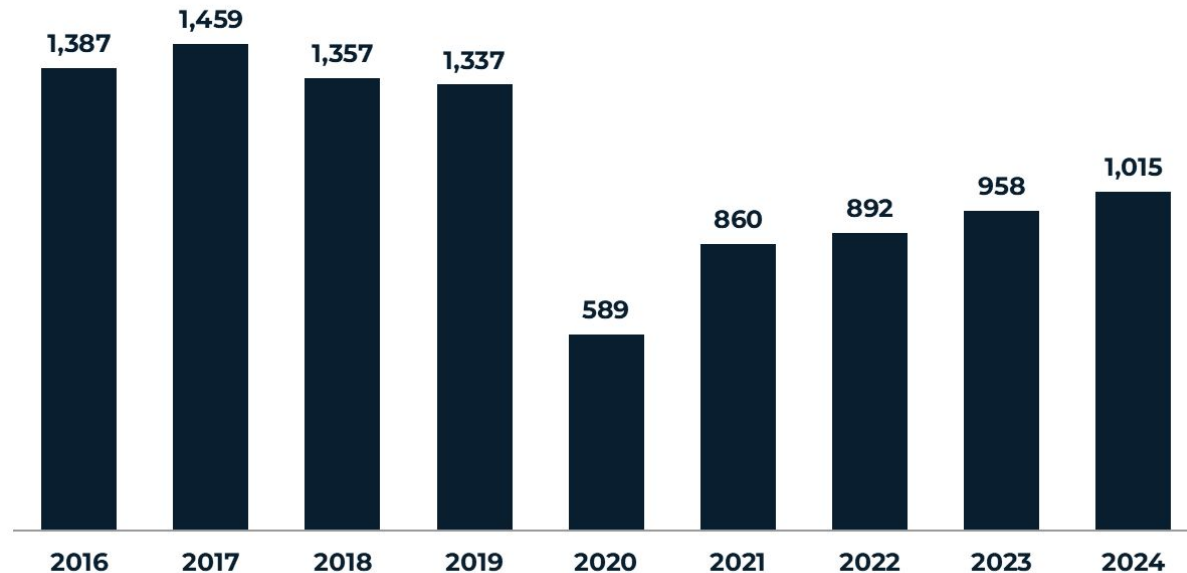
In 2020, visits to **West Roxbury Main Street** were 52.42% lower than in the pre-pandemic year, 2019.

By 2025, visits to **West Roxbury Main Street** recovered to just 2.85% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings in West Roxbury has rebounded slowly since their 2020 low but remains ~300 boardings below 2019 levels.

Average Weekday Boardings at bus stops in West Roxbury Main Streets District during the Fall seasons



There were **1,015** average weekday boardings in the **West Roxbury Main Streets District** in Fall 2024, which is **76%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses