



# GROCERY STORES IN BOSTON



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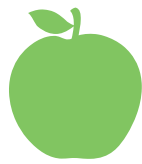
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**INTRODUCTION** | The urban landscape of supermarkets in Boston has drastically changed over the past few decades. Since 1990, Boston added over 700,000 square feet of new supermarkets to the city, while replacing an additional 500,000 square feet of old space. Today, Boston has a total of over 1.3 million square feet of supermarkets in the city. In addition, Boston is poised to welcome five new grocery stores to the Downtown area, Fenway, and Jamaica Plain. These stores are expected to add an additional 200,000 square feet to Boston's growing urban grocery landscape. Through the years, the city has recognized the importance of reliable food sources in residential neighborhoods, and remains committed to providing and sustaining the growth of supermarkets in response to residents' needs.

**1990 TO 1999: RESPONDING TO SUPERMARKET CLOSINGS** | In the early 1990s, four large supermarkets totaling more than 85,000 square feet in Dorchester, Mattapan and the South End closed their doors, leaving concerned residents uncertain about the food availability in their neighborhoods. At the time, businesses appeared to favor ventures in suburbs with higher median incomes and more affordable land over investing in the inner-city retail market.

Over this decade, after a concerted effort by the city, a number of supermarkets were constructed or renovated in Boston to respond to these closings. Brighton saw a new Shaw's open on Commonwealth Avenue, a new Super Stop and Shop on Everett Street, and a Whole Foods Market replaced the Bread and Circus on Washington Street. Another Super Stop and Shop of nearly 75,000 square feet opened at the popular South Bay Mall in Dorchester, and remains the mall's anchor store and the largest supermarket in the city today. A Foodie's Urban Market on Washington Street, and the Southeast Asian food market Super 88 on Herald Street, opened in the South End. Jamaica Plain welcomed another Stop and Shop on Centre Street, while the Village Market opened its doors in 1998 on Corinth Street in Roslindale. An additional five Shaw's stores opened across Boston during this time, replacing a variety of older establishments.

**2000 TO 2009: INVESTING IN FOOD AVAILABILITY** | Boston's supermarket industry continued to grow evidently as its economy remained strong at the turn of the millennium. Supermarket



square footage in the city saw a significant rise during this decade. In 2001, Trader Joe's opened a new store on Bolyston Street, serving residents and daytime tourists amidst the hustle and bustle of Back Bay; Roxbury welcomed a 43,000-square-foot Stop and Shop into the Grove Hall Mecca Mall after a successful initiative by residents and the City to revive the Blue Hill Avenue section. Also in 2001, another Stop and Shop replaced the Flanagan's on East Broadway in South Boston.

Super 88 expanded its footprint in 2002, establishing a third store on Bryson Avenue to serve the increasingly ethnically diverse population in Allston; Roche Brothers began operations in West Roxbury at their Centre Street location. Expanding the former site of Edward's Food Wholesale on Freeport Street, a large Super Stop and Shop also opened its doors the same year in Dorchester. In 2003, Shaw's opened three supermarkets across Boston: two new ones on River Street in Mattapan and Huntington Avenue on Back Bay respectively, and a replacement and expansion of a Star Market in Fenway. The three locations have a combined square footage of almost 130,000. In addition, yet another Stop and Shop opened on Tremont Street in Mission Hill, to the convenience of the large medical and residential communities in the neighborhood.

Other supermarkets that opened for business during this time include: a Whole Foods Market on Cambridge Street in the West End, and two America's Food Basket locations on Washington and Geneva Streets in Dorchester.

**2010 TO PRESENT: MAINTAINING CAPACITY AND MANAGING GROWTH IN SUPERMARKETS** | Although Stop and Shop closed its VFW Parkway location in West Roxbury during this time, it renovated, enlarged, and reopened a store on Truman Highway in Hyde Park, and yet another on American Legion Highway in Roslindale in 2010. Hyde Park also saw the opening of a new Price Rite on River Street, while South Boston welcomed a new Foodie's Urban Market on West Broadway. Recently in Jamaica Plain, a 14,000 square-foot Whole Foods Market replaced the Hi Lo Foods on Centre Street, and a 9,000 square-foot Harvest Co-op Markets began operations at Arboretum Place. Charlestown welcomed a Whole Foods Market store on Austin Street in the summer of 2013. The ethnic food market sectors had some new developments also: Kam Man Food replaced Super 88 in South Bay Mall, continuing to supply its Dorchester neighbors with highly-demanded Asian groceries; C-Mart consolidated its operations to its Herald Street location by closing its storefront on Washington Street in early 2013.

**LOOKING FORWARD** | As Boston's population continues to grow, the city is partnering with supermarkets in response to the ever-increasing demand for greater food availability. While 41 supermarkets are currently occupying over one million square feet of real estate, several new projects are underway to provide even more food options for Boston residents. New stores are planned for the North and South Ends, as well as Jamaica Plain. The city has recently announced its plans to bring a Wegmans Food Markets to Fenway and Roche Brothers to Downtown Crossing.

Throughout the past two decades, city officials, community members, and businesses have come together to collaborate in their efforts to better serve the city's food needs. As the demographics of the city become more diverse, these investments are needed to increase access to fresh and multiethnic produce across all neighborhoods.

### SUPERMARKETS UNDER CONSTRUCTION AND PLANNED

Neighborhood	Store	Address	Year	Total Building Ft <sup>2</sup> *	Type
Downtown	No Tenant	Bullfinch Triangle (Trinity Parcel)	2014+	50,000	new
South End	Whole Foods	Boston Herald Block	2014-2015	50,000	new
Jamaica Plain	TBD	Jackson Square	TBD	10,000-15,000	new
Downtown	Roche Brothers	1 Franklin	2015	30,000	new
Fenway	Wegman's	Landmark Center	TBD	TBD	new

### SUPERMARKETS IN BOSTON TODAY

Neighborhood	Store	Address	Year	Total Building Ft <sup>2</sup> *	Type
Allston	Shaw's	370 Western Avenue	1997	60,750	replacement
Allston	Super88	1 Bryson Avenue	2002	28,912	new
Allston	Shaw's	1065 Commonwealth Ave.	1994	63,512	new
Allston	Super Stop & Shop	60 Everett Street	1992	67,275	new
Back Bay	Shaw's	53 Huntington Avenue	2003	57,235	new
Back Bay	Trader Joe's	899 Boylston Street	2001	7,118	new
Brighton	Whole Foods Market	15 Washington Street	1992	18,818	replacement
Charlestown	Whole Foods	51 Austin Street	2013	20,000	new
Dorchester	America's Food Basket	500 Geneva Avenue	2006	21,000	replacement
Dorchester	America's Food Basket	576 Washington Street	2006	14,381	new
Dorchester	Shaw's	45 Morrissey Boulevard	1997	55,219	new
Dorchester	Super Stop & Shop	545 Freeport Street	2002	63,900	replacement
Dorchester	Kam Man Food	101 All State Rd./South Bay Mall	2012	36,600	replacement
Dorchester	Super Stop & Shop	1100 Mass. Ave./South Bay Mall	1993	74,391	new
East Boston	Shaw's	246 Border Street	1997	49,565	replacement
Fenway	Whole Foods Market	15 Westland Avenue	1995	20,000	replacement
Fenway	Shaw's	33 Kilmarnock Street	2003	28,918	replacement
Hyde Park	America's Food Basket	942 Hyde Park Avenue	1997	17,869	replacement
Hyde Park	Shaw's	1377 Hyde Park Avenue	1995	42,927	replacement
Hyde Park	Stop & Shop	1025 Truman Highway	2010	29,342	replacement
Hyde Park	Price Rite	870 River Street	2010	36,431	new
Jamaica Plain	Harvest Co-op Markets	3815 Washington Street	2012	9,000	new
Jamaica Plain	Whole Foods	413 Centre Street	2012	13,920	replacement
Jamaica Plain	Stop & Shop	301 Centre Street	1995	40,510	new
Mattapan	Mars Farmers Market	926 Cummins Highway	pre-1990	12,062	pre-1990
Mattapan	Shaw's	4 River Street	2003	43,008	new
Mission Hill	Stop & Shop	1620 Tremont Street	2003	39,957	new
Roslindale	Save A Lot	670-690 American Legion Hwy.	pre-1990	25,570	pre-1990
Roslindale	The Village Market	30 Corinth Street	1998	11,100	new
Roslindale	Stop & Shop	950 American Legion Hwy.	2010	32,197	replacement
Roxbury	Save A Lot	330 Martin Luther King Blvd.	pre-1990	20,341	pre-1990
Roxbury	Stop & Shop	460 Blue Hill Avenue	2001	43,000	new
Roxbury	Tropical Foods	2101 Washington Street	pre-1990	13,831	pre-1990
South Boston	Foodie's Urban Market	230 West Broadway	2013	8,500	new
South Boston	Stop & Shop	713 East Broadway	2001	20,992	replacement
South End	Foodie's Urban Market	1421 Washington Street	1998	8,162	new
South End/Chinatown	Ming's Supermarket	1102 Washington Street	pre-1990	13,311	pre-1990
South End/Chinatown	C-Mart	50 Herald Street	1993	19,225	new
West End	Whole Foods Market	181 Cambridge Street	2005	38,735	replacement
West Roxbury	Roche Brothers	1800 Centre Street	2002	45,314	new
West Roxbury	Shaw's	75 Spring Street	1995	54,928	replacement
<b>GRAND TOTAL</b>				<b>1,327,826</b>	

\*Note: Our list is limited to full-range grocers in stores with 7,000 square feet or more. Square footage is from the 2011 City of Boston Assessing Department detailed property files except for stores under construction or planned. Source: 2011 City of Boston Assessing Department, 2012 InfoUSA, store websites, Boston Redevelopment Authority Research Division.



# SUPERMARKETS

