

21st Century Commercial Development in Arlington

- So far this century, there have been 14 non-mixed use commercial developments in Arlington, or approximately one every two years.
- The total assessed value of these properties is \$64,273,300. This is 0.4% of the \$16,059,893,101 of assessed property value that Arlington had for FY2026.
- This slide deck lists all 14 commercial developments, along with some vital statistics about each property.

Notes on derived measures

- FAR (floor area ratio). The ratio of building area to lot size. Higher ratios indicate larger buildings, and these produce more tax revenue.
- Land/Value ratio. The percentage of a property's value that comes from the land. In general, a land/value ratio of more than 0.5 means that the building is worth less than the land it sits on, and is a good candidate for a higher and better use.
- Dollars/acre. The value of a property divided by lot size in acres. For comparison, an average \$1.1M home on a 6000 sq ft lot is \$7,986,000/acre. A new \$2.5M home on a 6000 sq ft lot is \$18,150,000/acre.

1 Mass Ave

Address	1 Mass Ave
Year Built	2002
Use	Hotel
Lot size (sq ft)	51,993
Building Area (sq ft)	77,249
Stories	3
FAR	1.49
Land Value	\$2,703,700
Building Value	\$17,397,800
Assessed Value	\$20,132,300
Land/Value Ratio	0.13
Dollars/acre	\$16,866,943



874 Mass Ave

Address	874 Mass Ave
Year Built	2004
Use	Bank
Lot size (sq ft)	21,440
Building Area (sq ft)	7,456
Stories	2
FAR	0.35
Land Value	\$1,459,900
Building Value	\$1,847,600
Assessed Value	\$3,332,000
Land/Value Ratio	0.44
Dollars/acre	\$6,769,679



61-69 Forest St

Address	61-69 Forest St
Year Built	2004
Use	Warehouse Condo (5)
Lot size (sq ft)	16,178
Building Area (sq ft)	7,275
Stories	1
FAR	0.45
Land Value	N/A
Building Value	N/A
Assessed Value	\$2,674,700
Land/Value Ratio	N/A
Dollars/acre	\$7,201,751



980 Mass Ave

Address	980 Mass Ave
Year Built	2005
Use	Bank
Lot size (sq ft)	10,903
Building Area (sq ft)	3,347
Stories	1
FAR	0.31
Land Value	\$1,076,400
Building Value	\$1,548,100
Assessed Value	\$2,867,500
Land/Value Ratio	0.38
Dollars/acre	\$11,456,324



105 Broadway

Address	105 Broadway
Year Built	2006
Use	Bank
Lot size (sq ft)	16,500
Building Area (sq ft)	4,212
Stories	2
FAR	0.26
Land Value	\$1,977,900
Building Value	\$1,797,600
Assessed Value	\$3,775,500
Land/Value Ratio	0.52
Dollars/acre	\$9,967,320



Note: covers two parcels, one categorized as “Bank” and the other categorized as “Parking Lot”

87 Mystic St

Address	87 Mystic St
Year Built	2006
Use	Ambulance Co.
Lot size (sq ft)	40,284
Building Area (sq ft)	18,000
Stories	3
FAR	0.45
Land Value	\$2,145,800
Building Value	\$2,239,500
Assessed Value	\$4,409,300
Land/Value Ratio	0.49
Dollars/acre	\$4,767,876



0-Lot Grove St

Address	0 Lot Grove St
Year Built	2007
Use	Utility bldg
Lot size (sq ft)	7,231
Building Area (sq ft)	200
Stories	1
FAR	0.03
Land Value	\$661,700
Building Value	\$9,300
Assessed Value	\$671,000
Land/Value Ratio	0.99
Dollars/acre	\$4,042,146



1406 Mass Ave

Address	1406 Mass Ave
Year Built	2009
Use	Retail
Lot size (sq ft)	17,851
Building Area (sq ft)	9,001
Stories	1
FAR	0.50
Land Value	\$1,329,400
Building Value	\$2,310,600
Assessed Value	\$3,649,900
Land/Value Ratio	0.36
Dollars/acre	\$8,906,484



833 Mass Ave

Address	833 Mass Ave
Year Built	2010
Use	Retail
Lot size (sq ft)	79,715
Building Area (sq ft)	13,040
Stories	1.5
FAR	0.16
Land Value	\$4,622,100
Building Value	\$3,267,400
Assessed Value	\$8,069,500
Land/Value Ratio	0.57
Dollars/acre	\$4,409,552



1201-1203 Mass Ave

Address	1201-1203 Mass Ave
Year Built	2012
Use	Bank
Lot size (sq ft)	8,485
Building Area (sq ft)	4,240
Stories	1
FAR	0.50
Land Value	\$988,400
Building Value	\$1,082,300
Assessed Value	\$2,097,300
Land/Value Ratio	0.47
Dollars/Acre	\$10,767,046



93 Broadway

Address	93 Broadway
Year Built	2017
Use	Day care
Lot size (sq ft)	17,272
Building Area (sq ft)	14,956
Stories	2
FAR	
Land Value	\$1,373,600
Building Value	\$3,176,000
Assessed Value	\$5,089,600
Land/Value Ratio	0.27
Dollars/acre	\$12,835,976



2 Garden St

Address	2 Garden St
Year Built	2019
Use	Office
Lot size (sq ft)	11,230
Building Area (sq ft)	5,581
Stories	2
FAR	0.50
Land Value	\$381,900
Building Value	\$1,204,100
Assessed Value	\$1,586,000
Land/Value Ratio	0.24
Dollars/acre	\$6,151,929



1416 Mass Ave

Address	1416 Mass Ave
Year Built	2022
Use	Bank
Lot size (sq ft)	19,746
Building Area (sq ft)	2,279
Stories	2
FAR	0.12
Land Value	\$1,398,200
Building Value	\$1,175,100
Assessed Value	\$2,588,200
Land/Value Ratio	0.54
Dollars/acre	\$5,709,612



34 Dudley St

Address	34 Dudley St
Year Built	2025
Use	Self-storage
Lot size (sq ft)	33,432
Building Area (sq ft)	92,601
Stories	5
FAR	2.77
Land Value	\$1,896,400
Building Value	\$3,312,500
Assessed Value	\$5,216,800
Land/Value Ratio	0.36
Dollars/Acre	\$6,797,195

