

# Just the Facts

Demographics & Commercial Development Information

**Cambridge, Massachusetts**



**City of Cambridge**  
Community Development Department  
344 Broadway, City Hall Annex  
Cambridge, MA 02139  
[cambridgema.gov/business](http://cambridgema.gov/business)

# WELCOME TO CAMBRIDGE!

Whether you are living, working, or visiting, our unique city has something for everyone: award-winning restaurants, world-class academic institutions, vibrant neighborhoods, rich cultural diversity, and a commitment to preserving our past while evolving toward the future.

Cambridge's reputation as a hub of innovation is renowned, bolstered by the city's location, diversity, and vast resources. It is a great place for business.

The City is committed to the success of our business community. If you are thinking about starting, expanding, or improving your business in Cambridge, city government can help your business thrive. We make access to our streamlined permitting process, city officials, and business programs as easy as possible.

We hope that you find this informative guide a useful resource for doing business in Cambridge.

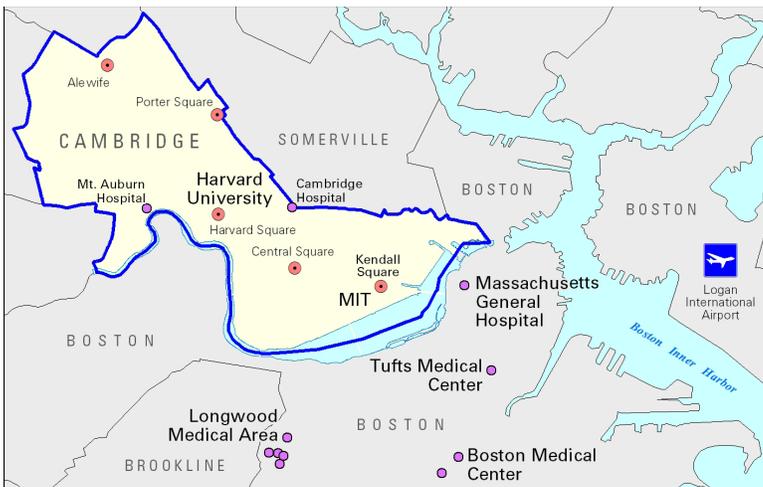


Louis A. DePasquale, City Manager



# LOCATION & ACCESSIBILITY

Cambridge is located **less than a mile away from Boston**, surrounded by the towns of Arlington, Belmont, and Watertown as well as the city of Somerville. At **6.26 square miles**, Cambridge has an intimate, personable feel and **excellent transportation access** to the 60 other communities within its 20-mile radius.



**By Foot or Bike:** Cambridge has an **extensive network of pedestrian walkways and bikeways**, including the Minuteman Bike Trail which connects to Somerville, Bedford, Arlington, and Lexington, MA. Additionally, over 55 Bluebikes stations call Cambridge home, providing bikeshare access to over 13,000 members.

**By Public Transit:** The **Red Line and the Green Line** pass through Cambridge at six subway stations and one commuter rail station, and the Massachusetts Bay Transit Authority operates **29 bus routes** through Cambridge. Additionally, the EZ Ride Shuttle runs five days a week to connect Cambridgeport, Kendall Square, East Cambridge and Boston's North Station.

**By Car:** It's easy to jump on to **Interstates I-90 and I-93** from Cambridge. The city is also directly served by **four regional highways:** routes 2, 3, 16, and 28.

**By Air:** **Logan International Airport is only five miles away** in Boston, and easily accessible by public transportation, car, shuttle, and taxi services. Logan offers services from 56 air carriers, 50 of which are non-stop carriers. Cambridge is also served by T.F. Green Airport in Providence, RI (50 miles away), Worcester Regional Airport (45 miles away), and Manchester-Boston Regional Airport in Manchester, NH (50 miles away).

# MILEAGE TO MAJOR CITIES

| City, State      | Miles | Kilometers |
|------------------|-------|------------|
| Albany, NY       | 175   | 282        |
| Baltimore, MD    | 357   | 575        |
| Buffalo, NY      | 395   | 636        |
| Concord, NH      | 75    | 121        |
| Hartford, CT     | 115   | 185        |
| Montreal, Quebec | 325   | 523        |
| New York, NY     | 235   | 378        |
| Philadelphia, PA | 265   | 426        |
| Providence, RI   | 50    | 80         |
| Washington, DC   | 391   | 629        |



## Communities located in a 20 miles radius of Cambridge



# DEMOGRAPHICS



## POPULATION

|                        |                |
|------------------------|----------------|
| Cambridge residents:   | 113,630 (2017) |
| 3-Mile Radius:         | 888,566 (2015) |
| College/Grad Students: | 34,931 (2017)  |
| Cambridge households:  | 44,032 (2010)  |

## AGE (2017)

|   |       |
|---|-------|
| Median age:                                   | 30.5  |
| Majority of residents are between the ages of | 20-44 |



## MEDIAN HOUSEHOLD INCOME (2017)

|                |          |
|----------------|----------|
| Cambridge:     | \$89,145 |
| Massachusetts: | \$74,167 |
| United States: | \$57,652 |

## DIVERSITY (2017)

|          |     |
|----------|-----|
| White    | 67% |
| Black    | 11% |
| Asian    | 16% |
| Hispanic | 9%  |



# 76%

of Cambridge residents 25 years or older have a Bachelor degree or higher (2017).

# QUALITY OF LIFE

## HOUSING

Cambridge is a city of 13 residential neighborhoods filled with rich and diverse communities.

Housing Units: 54,713 (2018)  
Owner-Occupied Housing: 36% (2017)

## MEDIAN HOUSING SALE PRICE (2017)

Single-Family: \$1.37 million  
Multi-Family: \$1.38 million  
Condominium: \$730,000

## TYPICAL RENTAL PRICE (2019)

One Bedroom: \$2,343  
Two Bedroom: \$2,713  
Three Bedroom: \$2,876

## EDUCATION

Cambridge has 12 public elementary schools, four public middle schools, and one public high school.

Thirteen private schools, 2 charter schools, and numerous pre-schools and special education institutions are located in Cambridge.

Cambridge has a main library and six branches, as well as eighty-two parks, playgrounds, golf courses, and reservations.



# WORKFORCE



There are 130,322 people in Cambridge's workforce (2018). Cambridge is home to over 300 life science and technology companies, including **Baxter, Biogen, Broad Institute, Draper Laboratories, Facebook, Google, Microsoft, Pfizer, Sanofi Aventis, and Takeda Pharmaceuticals**. A full list is available at: [cambridgema.gov/business](http://cambridgema.gov/business).

## TOP EMPLOYERS (2018)

| Company                               | Employees | Type               |
|---------------------------------------|-----------|--------------------|
| Harvard University                    | 12,595    | Higher Education   |
| Massachusetts Institute of Technology | 9,194     | Higher Education   |
| City of Cambridge                     | 3,173     | Government         |
| Biogen                                | 2,400     | Biotechnology      |
| Novartis                              | 2,337     | Biotechnology      |
| Sanofi Aventis                        | 2,000     | Biotechnology      |
| Takeda Pharmaceuticals                | 1,856     | Biotechnology      |
| Cambridge Health Alliance             | 1,795     | Healthcare         |
| Cambridge Innovation Center           | 1,771     | Start Up Incubator |
| Mt. Auburn Hospital                   | 1,762     | Healthcare         |



# COMMERCIAL DISTRICTS

## CENTRAL SQUARE

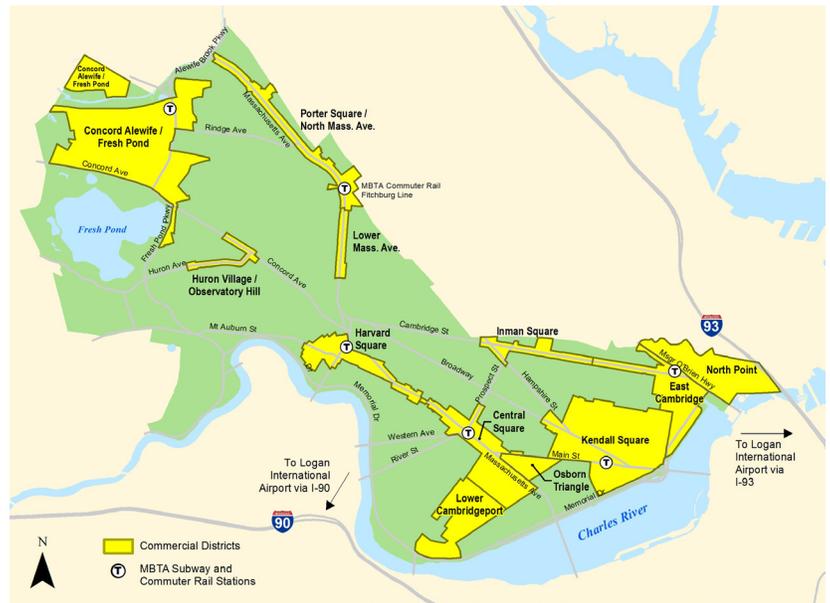
Traditionally Cambridge's downtown, Central Square is the seat of city government and serves as an important transportation node with subway and regional bus links. The Square's vibrant atmosphere includes ethnic restaurants, interesting shops, variety of businesses, and a diverse nightlife.

## EAST CAMBRIDGE

East Cambridge features a longstanding neighborhood retail corridor along Cambridge Street, flanked by Inman Square on the west and Lechmere Square on the east, with a variety of restaurants and specialty shops. Beyond Lechmere Square, the East Cambridge riverfront features hotels, apartment buildings and condominiums, high-tech businesses, the CambridgeSide Galleria regional shopping mall, and the Museum of Science.

## KENDALL SQUARE

In the last three decades, Kendall Square has been transformed from a former industrial district to one of the world's leading centers for biotech research and innovation. The Square has seen the accompanying growth of hotels, restaurants, and shops that serve the area's cluster of life science and technology firms, the MIT community, and surrounding neighborhoods. Several major developments



occupy part of the Kendall Square area, including Cambridge Center, Cambridge Research Park, Technology Square, and One Kendall Square. Alexandria Real Estate is in the process of adding another series of major lab and office buildings on the northern side of the district, along Binney Street. Kendall has come into its own as a residential destination as well, with the recent completion of over 900 rental housing units.

## HARVARD SQUARE

Home to Harvard University, this Square is an international destination, mixing history and learning with contemporary arts and entertainment. A unique blend of restaurants, shops and cultural offerings draws residents, students, professionals and visitors. With 900,000 square feet of retail space, Harvard Square functions as a regional shopping center in a dynamic urban environment.

## NORTH POINT

North Point is comprised of an older industrial area and railroad yard located north of Monsignor O'Brien Highway. Its close proximity to downtown Boston and public transit have brought increased attention in recent years, with the construction of over 900 units of housing, a new hotel, and the North American headquarters for EF. At the heart of the district is Cambridge Crossing, a 4.4 million square-foot mixed-use project. The project, when completed, will create an entirely new neighborhood in the city and will encompass 2.2 million square feet of commercial/R&D and retail space and 2,400 to 2,700 housing units.

## PORTER SQUARE/UPPER MASS AVE

With links to the subway and commuter rail, Porter Square is a local and regional shopping destination with a mix of large and small retail shops. Along Mass. Ave., an assortment of distinctive independent stores serves adjacent residential neighborhoods. The presence of Lesley University in Porter Square brings the liveliness of student life to the area.



## LOWER CAMBRIDGEPORT

This district includes University Park—a 27-acre mixed use development of 2.3 million square feet of office, commercial, hotel, and residential space—and the new Sidney Research Campus, which hosts smaller life sciences tenants.

## INMAN SQUARE

Inman Square is a lively district with a mix of housing and ground floor retail uses that gives it a strong neighborhood feel combined with shopping and dining activity. Businesses here are primarily owner-operated and include a variety of restaurants, cafes, nightspots and specialty stores.

## FRESH POND/ALEWIFE AND HURON VILLAGE

Served by regional roadways and public transit, this area serves businesses, light manufacturing, housing, and retail uses. Fresh Pond is also a major shopping center serving West Cambridge residents, workers, and commuters. Nearby, Huron Village has a cluster of neighborhood restaurants and specialty shops that serve the surrounding community.



# REGULATORY & TAX INFORMATION

## PERMITTING & LICENSING

Find permitting and licensing contact information at [cambridgema.gov/license](http://cambridgema.gov/license)

## TAXES

Fiscal Year 2019 Tax Rates (per \$1,000 assessed value):

|                               |         |
|-------------------------------|---------|
| <b>Residential:</b>           | \$5.94  |
| <b>Commercial/Industrial:</b> | \$13.71 |
| <b>Personal Property:</b>     | \$13.71 |

Cambridge's residential and commercial tax rates continue to be the lowest among surrounding communities and one of the lowest of any city in the state:

| City                                     | Cambridge | Boston  | Somerville | Waltham | Lexington |
|--|-----------|---------|------------|---------|-----------|
| Population (2018)                        | 113,630   | 685,630 | 81,360     | 62,442  | 33,727    |
| Commercial/Industrial Property Tax Rate* | \$13.71   | \$25.00 | \$17.33    | \$26.45 | \$27.69   |
| Residential Property Tax Rate*           | \$5.94    | \$10.54 | \$10.76    | \$12.66 | \$14.12   |

Cambridge has a Municipal Credit Rating of AAA from 3 major credit rating agencies.



\*Per \$1,000 assessed value. Residential rates do not include residential exemption for owner-occupied homes, an exemption which has not been adopted by all communities listed. All tax rates are for FY 2019 only.

# RESOURCES

## Site Search Assistance

The City manages a list of available commercial properties and makes this information available free of charge. Assistance is available to new and existing businesses seeking office, retail, industrial or R&D space in Cambridge.

## Small Business Data Dashboard

The Small Business Data Dashboard helps businesses access business climate data including major business costs, customer base demographics, development indicators and more.

## Development Log

The City tracks large-scale residential and commercial development projects currently in the permitting or construction phases. The log contains the name and location of each project, the developer, type of use, square footage, and development progress from building review through completion.

For more information on doing business in Cambridge go to: [cambridgema.gov/business](http://cambridgema.gov/business)

## CAMBRIDGE CITY COUNCIL

Marc C. McGovern, Mayor  
Jan Devereux, Vice Mayor  
Dennis J. Carlone

Craig A. Kelley  
Alanna Mallon  
Sumbul Siddiqui

E. Denise Simmons  
Timothy J. Toomey, Jr.  
Quinton Y. Zondervan

## CITY OF CAMBRIDGE

Louis A. DePasquale, City Manager  
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