



170 - 186 MAIN STREET

170 - 186 Main Street, Nashua, NH 03060

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THE COHEN GROUP

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PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present the exceptional investment opportunity located at 170-186 Main Street in the heart of downtown Nashua, New Hampshire. These two contiguous buildings, known as the Chase Building and the Professional Building, were once home to the State Cinema and the Sears & Roebuck Company respectively. Today, this prominent mixed-use asset offers a compelling blend of residential, office, and retail tenancy, providing the kind of diversified income stream that promotes long-term stability and resilience across market cycles.

The property’s retail suites line its Main Street frontage, benefiting from the strong foot traffic and consumer demand that define this premier downtown corridor. Office tenants occupying the upper floors further contribute to the property’s stable income profile, while the residential component adds a complementary layer of occupancy that insulates the asset against the ebbs and flows of commercial occupancy.

One of the property’s noteworthy attributes is its dedicated off-street parking located directly behind the building — a highly coveted amenity for a Main Street asset in this market. More than two dozen reserved parking spaces serve the residents at night and the retail tenants during business hours.

Positioned in the heart of Nashua’s vibrant downtown district, the property enjoys exceptional visibility, strong pedestrian activity, and proximity to the city’s robust base of dining, retail, and professional services. With its prime location, diversified tenancy, and rare parking advantage, the property represents an outstanding opportunity to acquire a stable, income-producing asset in one of Southern New Hampshire’s most dynamic urban markets.

PROPERTY HIGHLIGHTS

- Prime downtown location with excellent visibility and consistent foot traffic
- Affluent community with AHHI >\$127,000 within five miles of the property
- Well diversified tenant mix delivers exceptional stability
- Strong vehicular traffic counts with >15,000 VPD passing the property
- Consistently appreciating cash flow through regular rent increases
- Well maintained building with no meaningful deferred maintenance
- Amenities uncommon in downtown Nashua like elevator access, onsite laundry and private parking enhance the property’s appeal to residential tenants
- Steps from the Nashua Center for the Arts, a new state-of-the-art entertainment venue that seats up to 1,000 patrons

PROPERTY OVERVIEW

Property Name	170 - 186 Main Street
Property Address	170 - 186 Main Street, Nashua, NH 03060
Gross Leaseable Area	37,504 SF
Year Built	Chase Building: 1908 Professional Building: 1939
Price	\$7,945,000
Cap Rate	7.43%
Net Operating Income	\$590,258
Total Building Occupancy	98.78%



PROPERTY PHOTOS



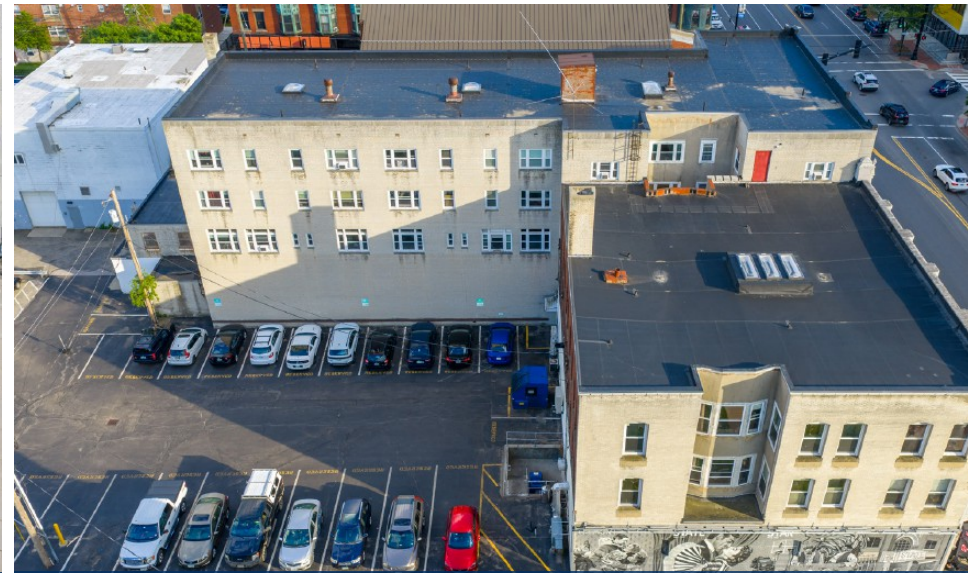
The property is located in the heart of downtown Nashua



Tostao's recent expansion signals their commitment to the site



This mural pays homage to the building's past as a movie theater, which was opened in 1927 and operated as a theater into the 1980s



The building features reserved parking for residents, a rarity in downtown Nashua

PROPERTY PHOTOS



All of the apartments are studios and feature lots of natural light



A few apartments offer eat-in kitchens



Each kitchen includes an oven and a refrigerator



Some bathrooms feature clawfoot tubs, while others like this one include an integrated shower and tub

PROPERTY PHOTOS



Some offices include multiple rooms, like this one



A view down the stairs to the front door from the second floor landing, which contains the restored projector originally used when the building was a movie theater



Skylights in the third floor landing flood the building's common areas with natural light



The basement includes a dedicated workshop

RETAIL & OFFICE RENT ROLL

Tenant Name	Type	Suite	Square Feet	% Building Share	Lease Term	Rent Per Sq. Ft	Total Rent Per Year	Total Rent Per Month
Tostao's Tapas-Bar, LLC*	Retail	170/172	1,615	4.31%	2/1/18 to 2/28/31	\$29.72	\$48,000	\$4,000
Retro Rollo's Collectibles	Retail	176	715	1.91%	1/31/25 to 2/28/28	\$33.57	\$24,000	\$2,000
Quaze Perfeita USA	Retail	178	1,256	3.35%	9/1/26 to 3/31/31	\$19.11	\$24,000	\$2,000
Vibe Yoga**	Retail	182	900	2.40%	1/6/20 to 10/31/28	\$26.67	\$24,000	\$2,000
Pompanoosuc Mills	Retail	186	13,000	34.66%	7/27/98 to 7/31/29	\$11.54	\$150,000	\$12,500
Jamila Maria Carvalho & Danilo Bonifacio	Office	174-1	205	0.55%	10/7/24 to TAW	\$23.41	\$4,800	\$400
Jennifer Levesque (Jennie's Bookkeeping)	Office	174-2	365	0.97%	7/21/17 to TAW	\$13.97	\$5,100	\$425
Carol Pietravalle (Seamstress)	Office	174-3/4	290	0.77%	5/1/06 to TAW	\$14.48	\$4,200	\$350
Carol Pietravalle (Seamstress)	Office	174-5/6	310	0.83%	5/1/06 to TAW	\$13.55	\$4,200	\$350
Sally Grigas	Office	174-7/8	520	1.39%	8/1/97 to TAW	\$13.85	\$7,200	\$600
Vacant	Office	174-9	284	0.76%	N/A	\$16.90	\$4,800	\$400
Hong Zhou	Office	174-10	304	0.81%	4/17/26 to 4/30/27	\$15.79	\$4,800	\$400
CNC Parts Pro	Office	174-11	190	0.51%	10/1/25 to 9/30/26	\$17.37	\$3,300	\$275
M&M Skylights	Office	174-12	275	0.73%	8/29/23 to TAW	\$16.36	\$4,500	\$375
Crystal Luxe Photography	Office	174-13	310	0.83%	11/29/22 to TAW	\$15.48	\$4,800	\$400
The Economic Utility Group	Office	174-14	415	1.11%	10/6/22 to TAW	\$14.46	\$6,000	\$500
eXp Realty	Office	174-15	169	0.45%	11/29/22 to TAW	\$15.98	\$2,700	\$225
ARK Infusion and Wellness	Office	174-16	494	1.32%	5/1/25 to TAW	\$15.79	\$7,800	\$650
Imagitec LLC	Office	174-17	231	0.62%	5/18/22 to TAW	\$15.58	\$3,600	\$300
Radiant Health Therapies	Office	174-18	386	1.03%	4/1/26 to 4/30/27	\$15.54	\$6,000	\$500
Management Office	Office	184-206	174	0.46%	N/A	\$17.24	\$3,000	\$250
Lauren's Beauty Garden	Office	184-207	365	0.97%	3/12/24 to TAW	\$13.97	\$5,100	\$425
Abdel Torkou	Office	184-208	186	0.50%	9/2/25 to 8/31/26	\$17.74	\$3,300	\$275

RETAIL & OFFICE RENT ROLL - CONT.

Tenant Name	Type	Suite	Square Feet	% Building Share	Lease Term	Rent Per Sq. Ft	Total Rent Per Year	Total Rent Per Month
ESL	Office	184-209	234	0.62%	6/4/24 to TAW	\$16.67	\$3,900	\$325
Muscle Tune Up	Office	184-210	322	0.86%	3/3/18 to TAW	\$13.04	\$4,200	\$350
Sharyn O'Neill	Office	184-211	322	0.86%	10/24/23 to TAW	\$13.98	\$4,500	\$375
Louise Dichard	Office	184-212/213	446	1.19%	8/1/07 to TAW	\$10.76	\$4,800	\$400
The Bronze Shoppe	Office	184-214/215	387	1.03%	1/31/23 to 2/28/27	\$13.95	\$5,400	\$450
Robert Fritsch	Office	184-216	287	0.77%	6/1/10 to 2/28/27	\$13.59	\$3,900	\$325
Creature KPW	Office	184-217	280	0.75%	5/30/24 to TAW	\$16.07	\$4,500	\$375
Kelly & Associates Injury Lawyers	Office	184-218	211	0.56%	8/1/23 to TAW	\$18.48	\$3,900	\$325
SILA Transportation	Office	184-219	164	0.44%	4/1/26 to 3/31/27	\$18.29	\$3,000	\$250
HELLO Help	Office	184-220	313	0.83%	7/1/25 to 6/30/26	\$14.38	\$4,500	\$375
Fairway Independent Mortgage Corporation	Office	184-221	292	0.78%	11/1/22 to 12/31/26	\$14.38	\$4,200	\$350
U.S. Rep. Margaret Goodlander	Office	184-222	939	2.50%	1/3/25 to 1/2/27	\$15.34	\$14,400	\$1,200
American Alliance Security Agency	Office	184-223	428	1.14%	11/3/25 to 11/30/26	\$14.02	\$6,000	\$500
Total		36	27,584				\$422,400	\$35,200

Notes: *Tostao's Tapas-Bar, LLC. to pay approximately \$8,400/ year in electricity starting 3/27. Seller is to credit the buyer the delta at closing. They have a five-year option at \$4,400 per month at the end of the current lease term.

**Vibe Yoga is to pay \$2,000 in rent starting 11/26. Seller is to credit buyer the delta at closing.

RESIDENTIAL RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT / MONTH	CURRENT RENT / SF/ MONTH
184-301	Studio	410	\$1,500	\$3.66
184-302	Studio	340	\$1,450	\$4.26
184-303	Studio	340	\$1,450	\$4.26
184-304	Studio	540	\$1,550	\$2.87
184-305	Studio	340	\$1,450	\$4.26
184-306	Studio	340	\$1,450	\$4.26
184-307	Studio	340	\$1,450	\$4.26
184-308	Studio	340	\$1,450	\$4.26
184-309	Studio	340	\$1,450	\$4.26
184-310	Studio	340	\$1,400	\$4.12
184-311	Studio	340	\$1,450	\$4.26
184-312	Studio	340	\$1,450	\$4.26
184-313	Studio	340	\$1,450	\$4.26
184-314	Studio	270	\$1,400	\$5.19
184-401	Studio	410	\$1,500	\$3.66
184-402	Studio	340	\$1,450	\$4.26
184-403	Studio	340	\$1,400	\$4.12
184-404	Studio	540	\$1,550	\$2.87
184-405	Studio	340	\$1,450	\$4.26
184-406	Studio	340	\$1,450	\$4.26
184-407	Studio	340	\$1,450	\$4.26
184-408	Studio	340	\$1,450	\$4.26
184-409	Studio	340	\$1,450	\$4.26
184-410	Studio	340	\$1,400	\$4.12
184-411	Studio	340	\$1,450	\$4.26
184-412	Studio	340	\$1,450	\$4.26
184-413	Studio	340	\$1,450	\$4.26
184-414	Studio	270	\$1,400	\$5.19
Total		9,920	\$40,650	\$4.10

OPERATING STATEMENT

INCOME	CURRENT		PER UNIT	PER SF
Multifamily				
Gross Potential Rent	\$487,800		\$17,421	\$49.17
Laundry	\$2,907		\$104	\$0.29
Vacancy	(\$14,634)	3%		
Effective Gross Income	\$476,073		\$16,828	\$47.50
Retail				
Gross Scheduled Rent	\$270,000			\$15.44
Expense Reimbursements	\$8,400			\$0.48
General Vacancy	(\$8,100)	3%		
Effective Gross Income	\$270,300			\$15.46
Office				
Gross Scheduled Rent	\$152,400			\$9.24
General Vacancy	(\$4,572)	3%		
Effective Gross Income	\$147,828			\$9.24
Combined EGI	\$894,201			\$22.13
EXPENSES	CURRENT	% OF CEGI	PER UNIT	PER SF
Real Estate Taxes	\$71,076	8.0%	\$1,110.56	\$1.90
Insurance	\$17,555	2.0%	\$274.30	\$0.47
Utilities - Electric	\$31,061	3.5%	\$485.33	\$0.83
Utilities - Water	\$10,814	1.2%	\$168.97	\$0.29
Utilities - Gas	\$33,778	3.8%	\$527.78	\$0.90
Utilities - Sewer	\$15,049	1.7%	\$235.14	\$0.40
Cleaning	\$14,594	1.7%	\$228.03	\$0.39
Repairs & Maintenance	\$35,372	4.0%	\$552.69	\$0.94
Fire/Sprinkler	\$2,594	0.3%	\$40.53	\$0.07
Elevator	\$2,308	0.3%	\$36.07	\$0.06
Trash	\$4,328	0.5%	\$67.63	\$0.12
Plowing	\$7,490	0.8%	\$117.03	\$0.20
Operating Reserves	\$21,946	2.5%	\$342.91	\$0.59
Management Fee	\$35,372	4.0%	\$552.69	\$0.89
Total Expenses	\$303,943		\$4,749.11	\$8.04
Expenses as % of EGR		34.1%		
Net Operating Income	\$590,258			\$14.09

RETAIL TENANT OVERVIEWS



Pompanoosuc Mills

Founded 53 years ago in Thetford, Vermont, Pompanoosuc Mills is a furniture manufacturer and retailer that specializes in building custom furniture from sustainably harvested North American hardwoods. Named the Best Furniture Store in Nashua by the readers of the Nashua Telegraph, their Nashua location boasts the largest retail showroom of the company's nine retail locations, which are spread across five northeast states.



Tostao's Tapas-Bar

Tostao's Tapas-Bar offers a unique Spanish-style tapas dining experience in the heart of Nashua's downtown neighborhood. Their menu features dishes thoughtfully crafted to bring together bold spices, fresh ingredients, and global influences, all served in true Spanish tapas style. The restaurant recently expanded into the adjacent suite, a testament to the strength of its business and its commitment to the location.



Retro Rollo's Collectibles

If you're of a certain age, stepping into Retro Rollo's Collectibles is like taking a trip back in time to your childhood. The store features toys, games, videos, clothing, and collectibles from the 80s, 90s, and beyond, as well as a selection of newer items. Classic video game systems, old VHS tapes of your favorite 80s movies, old-school Lego sets, vintage candy - customers find an ever-changing cornucopia of nostalgia that's sure to make them smile at every visit.



Quaze Perfeita USA

Quaze Perfeita USA is a boutique specializing in Brazilian-inspired women's fashion, swimwear, accessories, and luxury fragrances. The retailer offers a curated selection of distinctive apparel and lifestyle products designed to bring contemporary Brazilian style to the U.S. market. Quaze Perfeita serves customers through its Nashua retail location as well as its online storefront and digital presence.



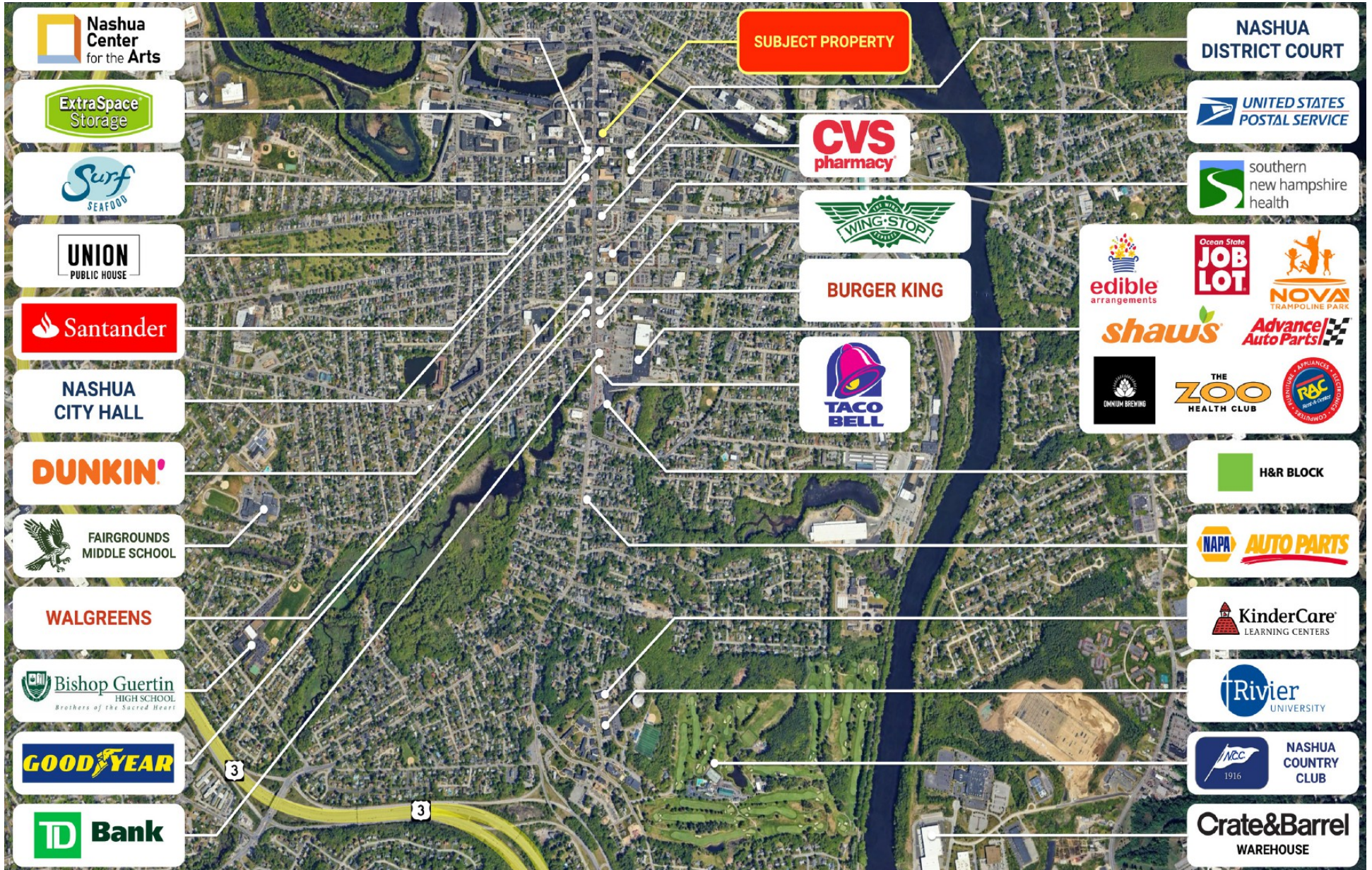
Vibe Yoga

Vibe Yoga Studio delivers a wide variety of classes in a cozy space seven days a week. The studio is known for its exceptional instructors and calm, welcoming atmosphere. It fosters a strong sense of community among its clientele through regularly scheduled events and a monthly book club, driving consistent customer engagement and repeat business.

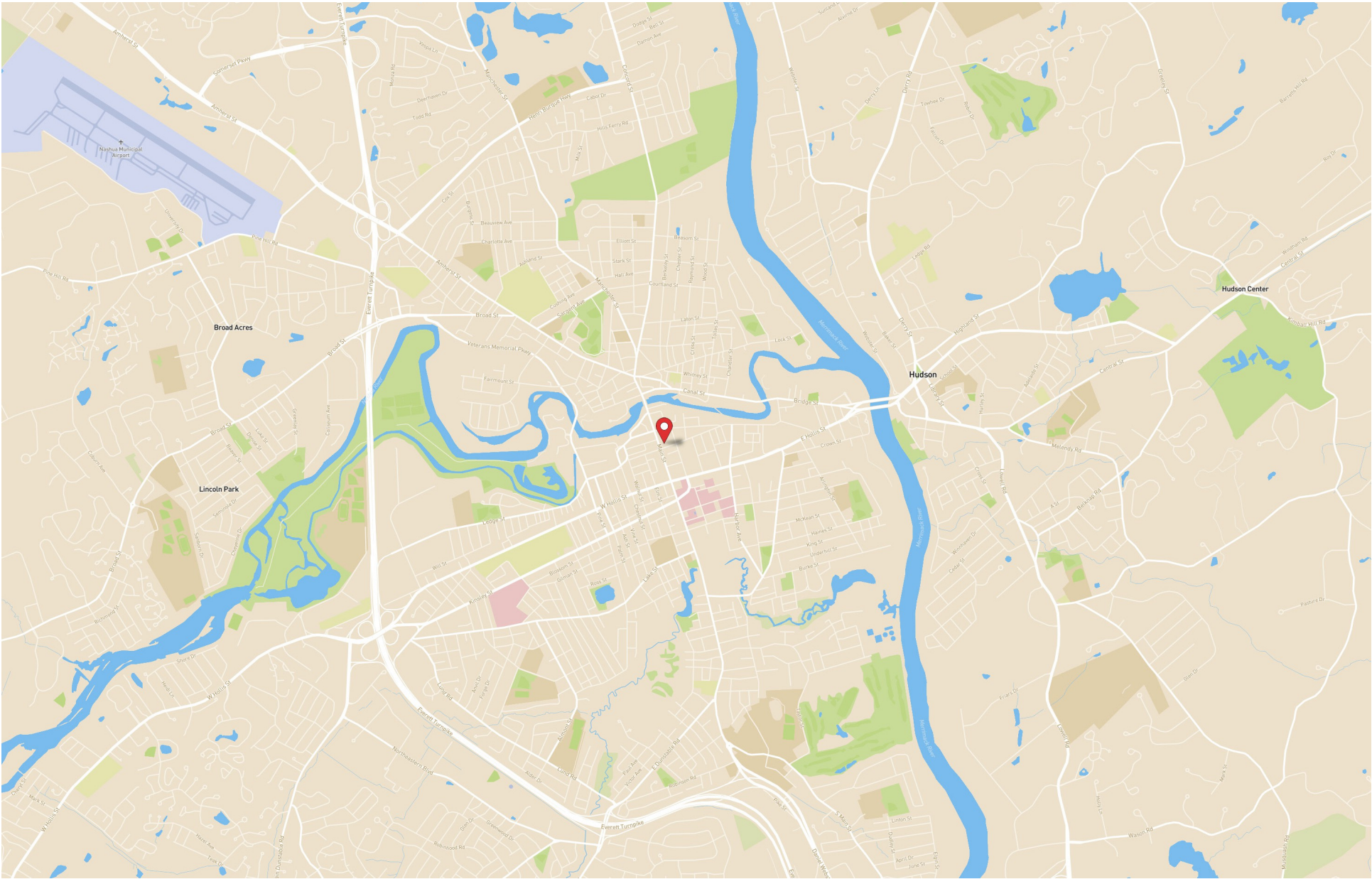
PARCEL MAP



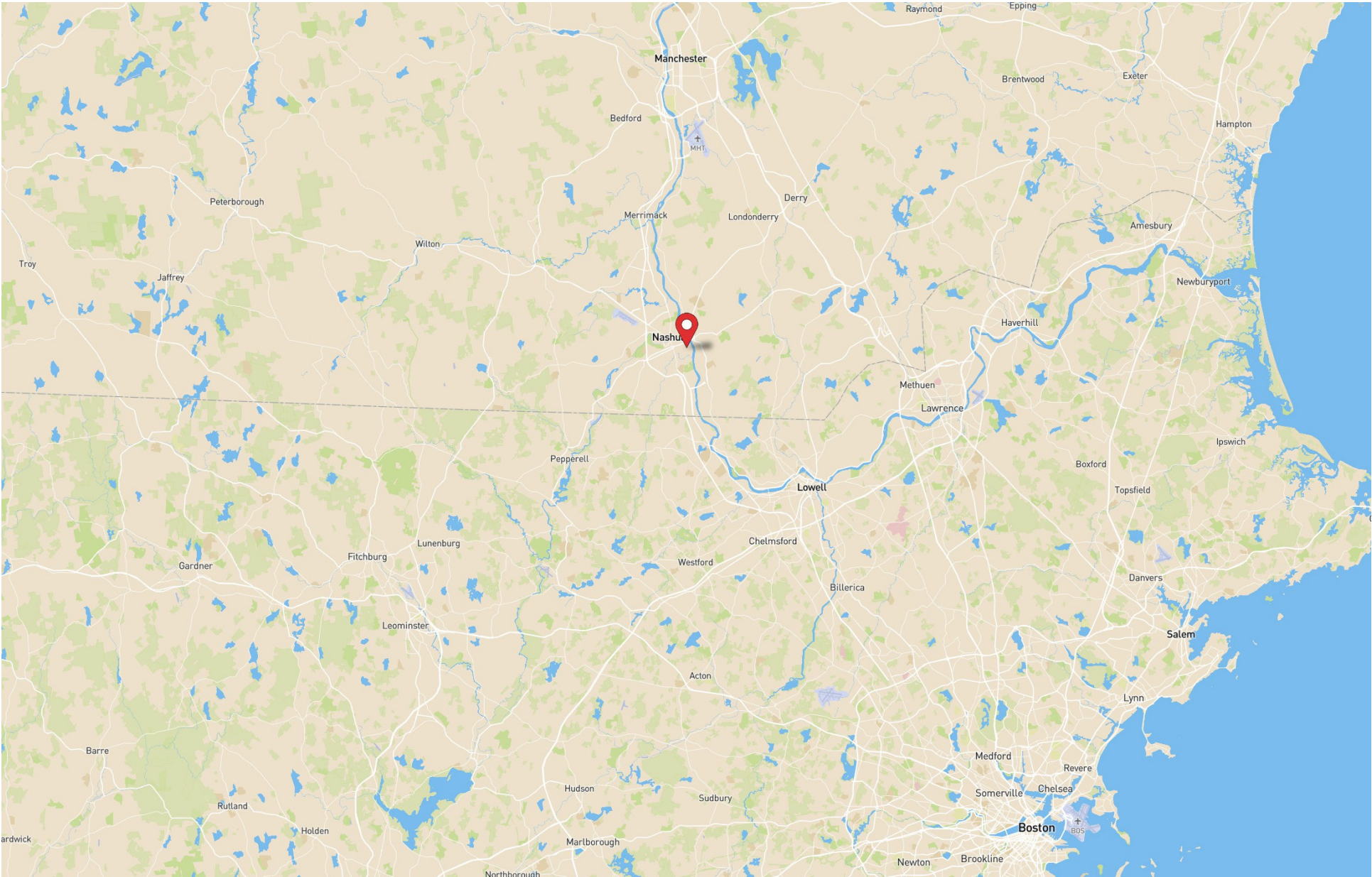
RETAILER MAP



LOCAL MAP



REGIONAL MAP



CITY OVERVIEW

**38.9**

Median Age

**\$119,339**

AHHI

**90,997**

Population

**36,451**

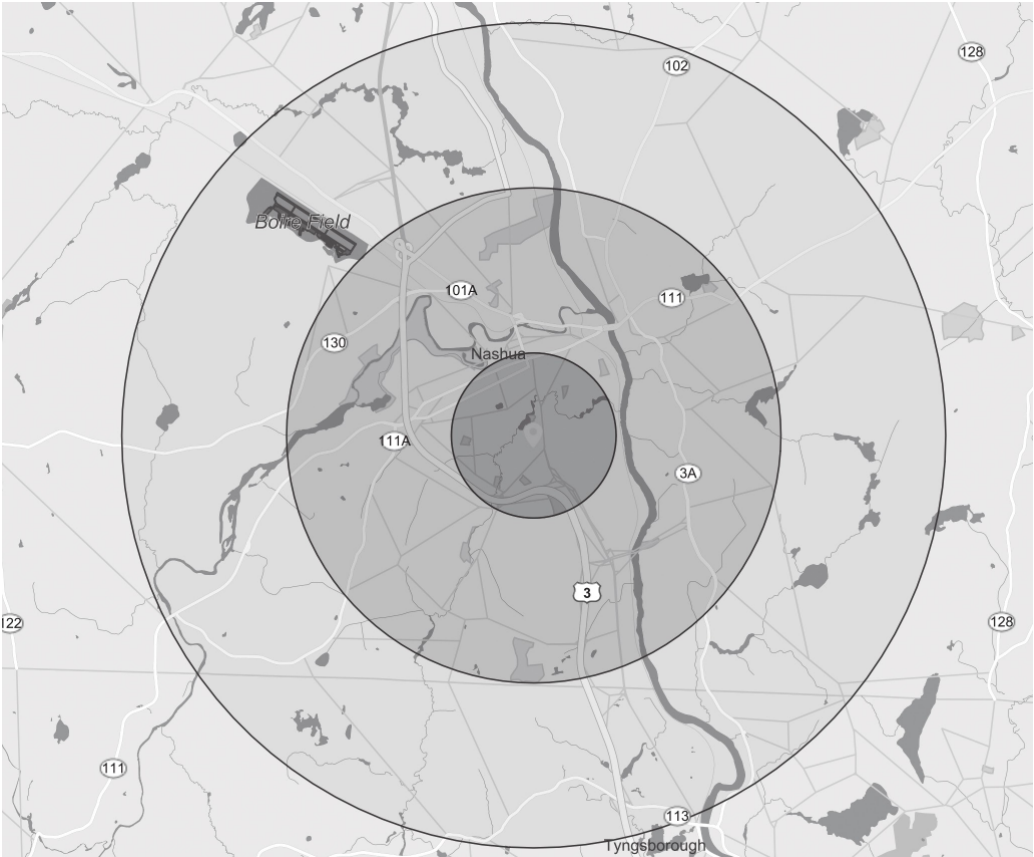
No. of Households

NASHUA, NH

The property is in Nashua, New Hampshire, a promising market for retail investors thanks to the city's thriving economy and strategic location near major northeast metros like Boston and Worcester. Nashua has a population of approximately 90,997 residents, and that population is expected to continue increasing through 2029. Furthermore, the city boasts an elevated median household income and low unemployment rate, emphasizing Nashua's dynamic economy. Anchoring this economic performance is an impressive employer base and strong regional accessibility. BAE Systems, a manufacturer specializing in microelectronics, employs 3,700 residents and operates a 100,000-square-foot fabrication plant. Other top employers representing the healthcare and advanced manufacturing sectors include Southern New Hampshire Medical Center and Amphenol. Nashua's location near Interstate 93 and U.S. Highway 3 provides local retailers with a steady source of consumer foot traffic based on proximity to multiple high-volume transportation corridors. Furthermore, Nashua's proximity to the Massachusetts border drives a steady influx of consumers looking to benefit from New Hampshire's lack of sales tax. Supported by major employers and prime regional connectivity, Nashua stands out as a destination for retail investment.

DEMOGRAPHICS

2025 Summary	1 Mile	3 Miles	5 Miles
Population	25,436	80,612	122,921
Households	11,035	33,370	51,052
Household Income			
Average	\$91,852	\$124,304	\$135,172
Median	\$67,709	\$101,580	\$112,313
Per Capita	\$39,599	\$50,875	\$55,104
Employment			
2025 Daytime Population	27,484	82,006	133,556
2025 Unemployment	2.96%	2.23%	2.19%
Educational Attainment			
High School Graduate (12)	30.02%	27.47%	25.64%
Some College (13-15)	21.00%	18.17%	17.20%
Associate Degree Only	6.07%	8.72%	9.72%
Bachelor's Degree Only	16.62%	23.57%	25.09%
Graduate Degree	8.02%	12.89%	15.02%



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