

RETAIL SPACE ON PEARL ST FOR LEASE

1638 Pearl St. Boulder, CO 80302

PRICE ADJUSTMENT



PROPERTY HIGHLIGHTS

Highly desirable retail space directly on Pearl Street next to Patagonia!

This premier location on East Pearl Street is definitely a hot spot for a boutique to reap the benefits of outstanding restaurants, lodging, entertainment and events. Add your thriving business to one of the most vibrant downtowns in America. Let's be honest - it is the best place for art, sports, sipping on a microbrew and gazing at the mountains. 7,000 employees and 40,000 residents within walking distance! This property comes with a 1,000 SF storage/backstock below ground.

Suite	2,500 RSF
Available	2/1/2026
Lease Rate	\$45.00/RSF NNN \$35.00/RSF NNN
Expenses (Est)	\$20.55/RSF
Parking	2 Reserved Spaces

Colorado
Group

FOR MORE INFORMATION

CrabtreeTeam

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Near bike path



On bus route



Near restaurants



Reserved Parking



Signage Opportunity



High Foot Traffic

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PROPERTY PHOTOS

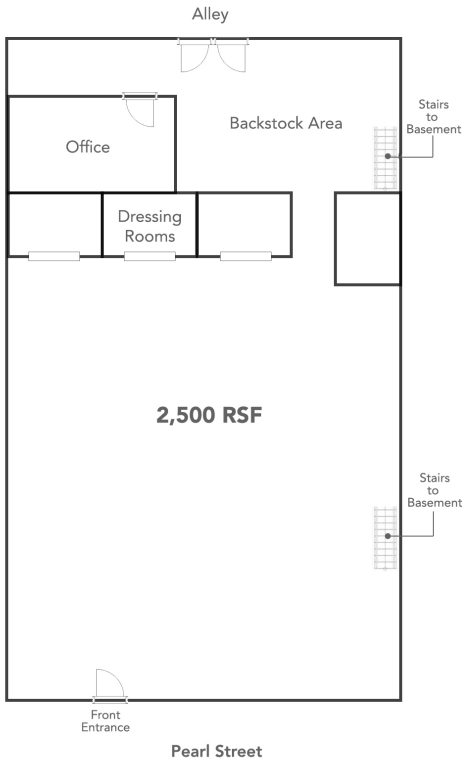


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PROPERTY FLOOR PLAN



PROPERTY LOCATION

