



## 3060 Pearl Parkway

Boulder, CO

### Retail Space For Lease in High-End Boulder Multifamily Community

#### Michael-Ryan McCarty

mcclarty@gibbonswhite.com  
(303) 586-5939

#### Angela Topel

angela@gibbonswhite.com  
(303) 586-5921

#### Patrick Weeks

patrick@gibbonswhite.com  
(303) 586-5935

[www.gibbonswhite.com](http://www.gibbonswhite.com)

**Property Info & Gallery**

**View Map**

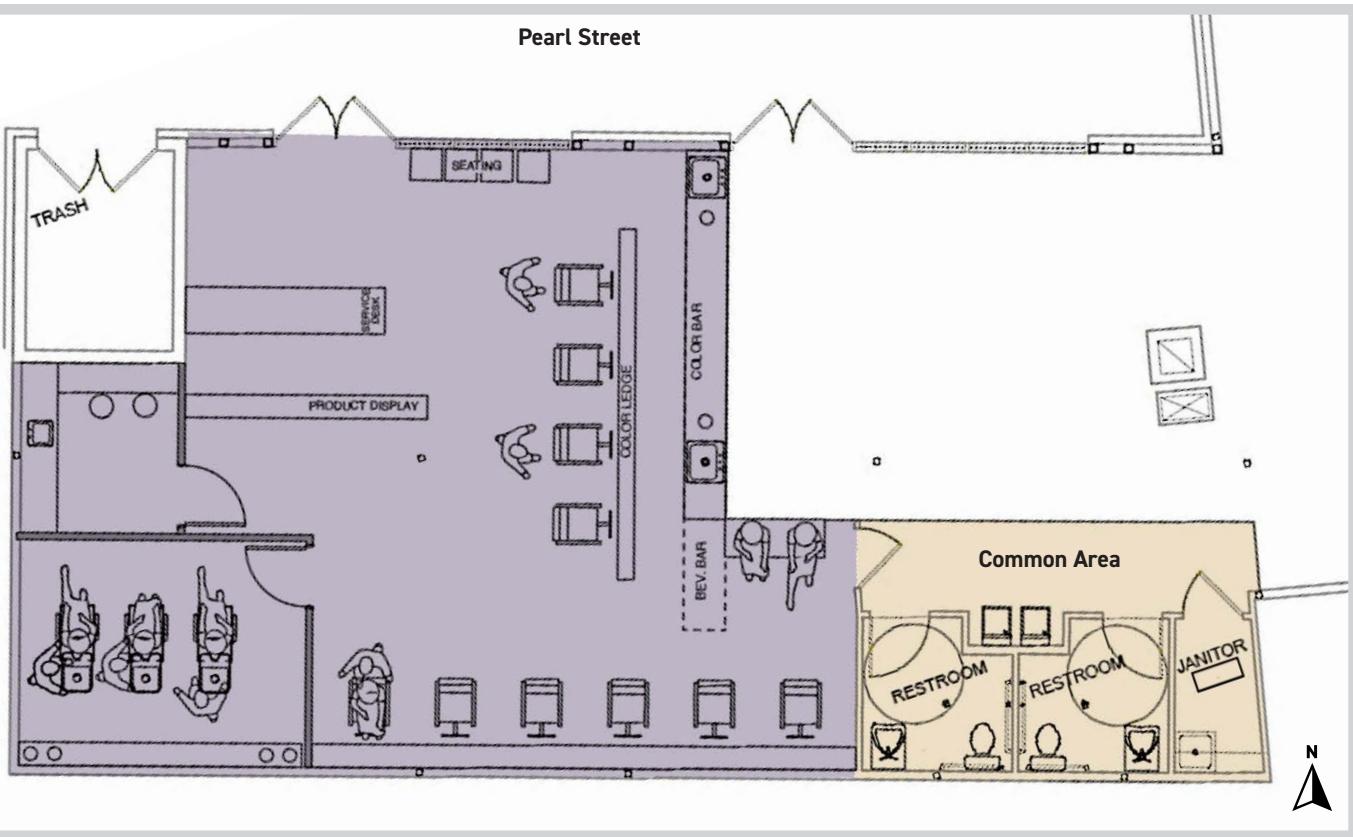
Available Space	1,237 sq. ft.
Lease Rate / sq. ft.	\$35.00 NNN <b>\$22.00 NNN</b>
Expenses / sq. ft.	\$13.50*

*\*Not Including Utilities*

- Year 1 Introductory Rate **\$22.00 NNN**, Year 2 **\$25.00 NNN**, Year 3 **\$28.00 NNN**
- Fully Built-Out Hair & Beauty Salon Currently Configured with 10 Stations, 3 Hair Sinks, Seating & Retail Product Display Spaces
- Excellent Visibility & Accessibility with Pearl Street Frontage
- Located in the Exclusive 3100 Pearl Residential Community with Mason's Dumpling Shop & across from the Hyatt Place Hotel, Whole Foods, 29th Street Mall & Boulder Bike Trail System
- 319 Residential Units On-Site, with 242 Units & Google Office Next Door & Additional 501 Units & Highly Active Hotel across Pearl
- Traffic Count: 24,019 2025 MPSI Estimate at Pearl & 31st St.
- Available January 1, 2026

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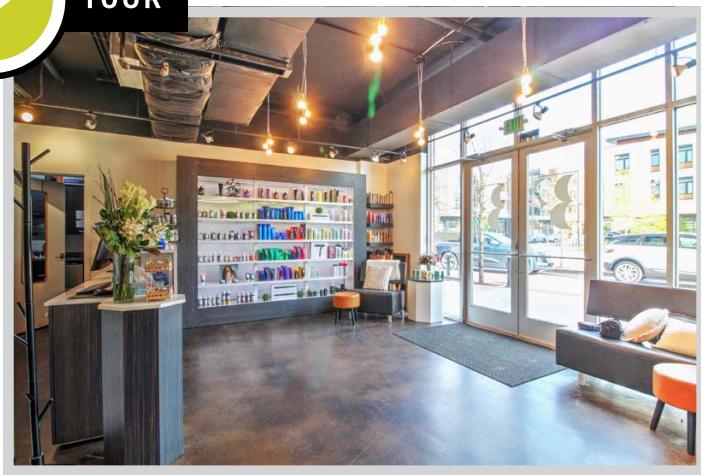
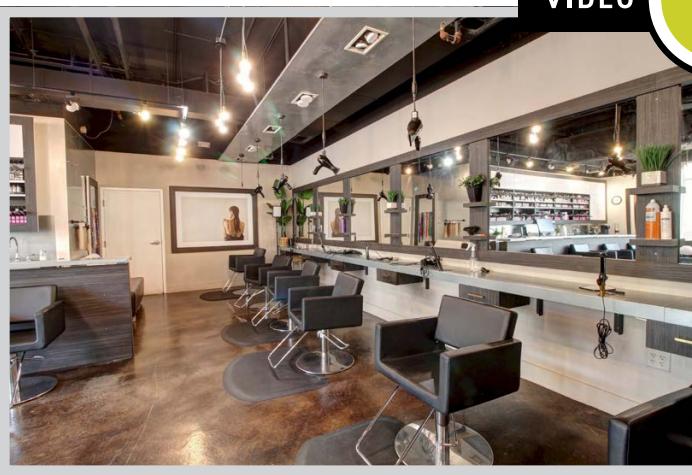
## Pearl Street



VIDEO



TOUR



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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

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