



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

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[Property Info & Gallery](#)

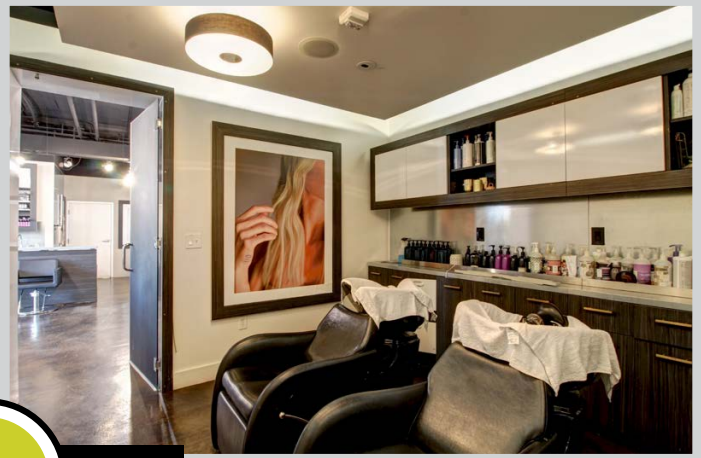
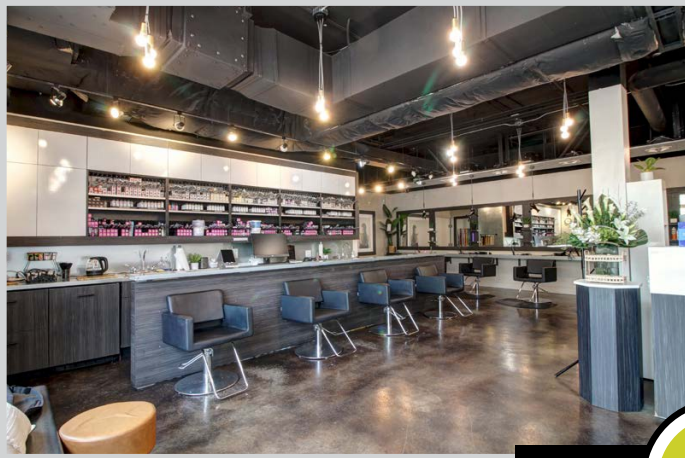
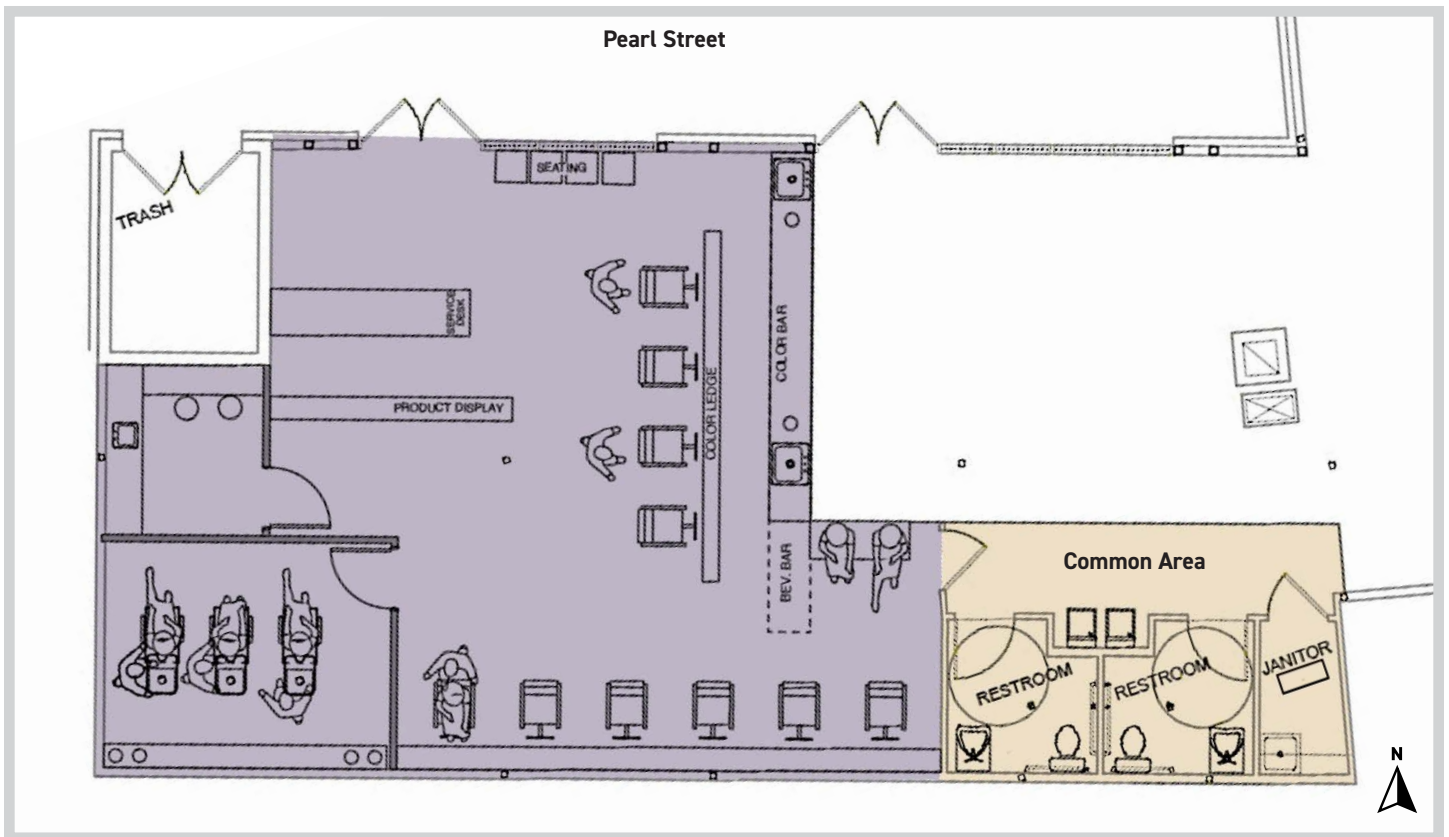
[View Map](#)

Available Space	1,237 sq. ft.
Lease Rate / sq. ft.	\$35.00 NNN \$22.00 NNN
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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VIDEO



TOUR



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