



1117 Pearl Street

Boulder, CO

Downtown Boulder Restaurant Opportunity on The Pearl Street Bricks

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[Property Info & Gallery](#)

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Turn-Key Boulder Restaurant Opportunity

Available Space	3,120 sq. ft.
Basement (No Additional Cost)	2,282 sq. ft.
Lease Rate / sq. ft.	\$45.00 NNN
Expenses / sq. ft.	\$20.00*

**Not Including Utilities*

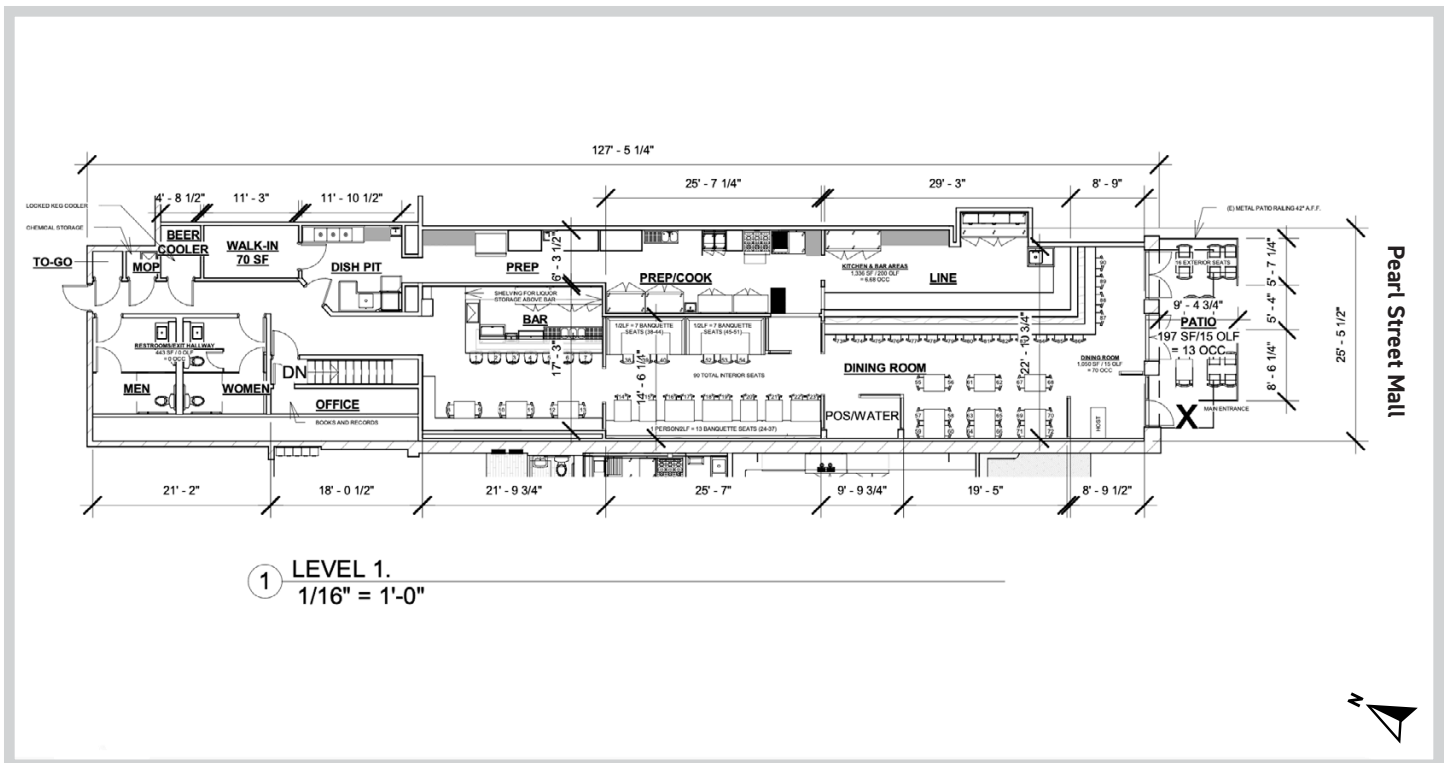
- Fully Furnished & Operational Restaurant in Downtown Boulder's Most Prime Location with Full Bar & Liquor License & Pedestrian Counts of over 8 Million People per Year
- Spacious Dining Area with Licensed Capacity of 90 inside, plus an Additional 24 Seats on the Front Patio
- Fully Equipped Cook & Prep Lines with 12 ft Hood, Range, Griddle, Fryers, Oven, Char Broiler, Sandwich Cooler, under Counter Refrigerators, Two Walk-In Refrigerators & Two Upright Freezers
- An Additional 2,282 sq. ft. Basement Space at No Additional Cost
- Surrounded by Top-Tier Retail Shops, Art Galleries & Entertainment Venues

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VIDEO



TOUR

