



**1117 Pearl Street**

Boulder, CO

## Downtown Boulder Restaurant Opportunity on The Pearl Street Bricks

### Michael-Ryan McCarty

mccarty@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**

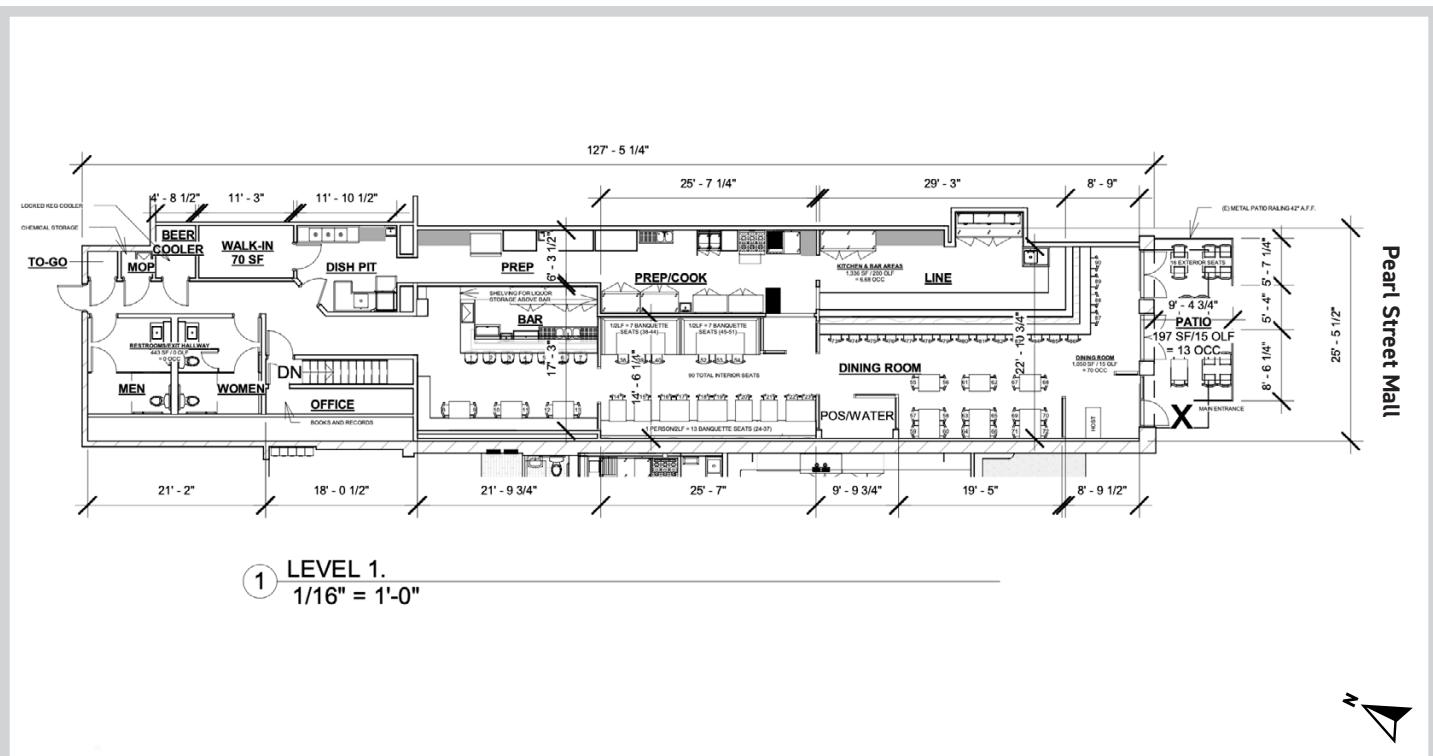
### Turn-Key Boulder Restaurant Opportunity

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

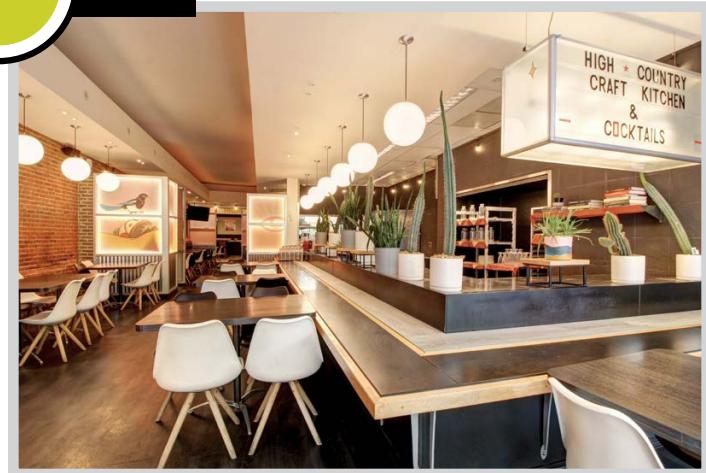
© 2025 Gibbons-White, Inc.



VIDEO



TOUR



© 2025 Gibbons-White, Inc.