



 **1701 Pearl Street**
Boulder, CO

Retail / Restaurant Space Available on Downtown Boulder's Iconic Pearl Street

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[Property Info & Gallery](#)

[View Map](#)

Available Space	1,734 - 5,063 sq. ft.
Lease Rate / sq. ft.	Negotiable

- Do Not Disturb Tenant – All Showings Must be Scheduled with the Listing Brokers
- Potential to Demise the Space for a Restaurant Inline on 17th Street
- High Visibility Corner Retail Space with Attractive Outdoor Patio Area on Boulder's Pearl Street
- Significant Restaurant Infrastructure in Place
- Ample Street Parking & Nearby Multi-Level Parking Structure
- Great Neighboring Tenants Including: Patagonia, Snooze, Two Sole Sisters, The Laughing Goat, Frasca, Pizzeria Alberico, Arc'teryx, Sweetgreen & Many More



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

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