

PRICE ADJUSTMENT









RETAIL SPACE ON PEARL ST FOR LEASE

1638 Pearl Street, Boulder, CO, 80302

Highly desirable retail space directly on Pearl Street next to Patagonia! This premier location on East Pearl Street is definitely a hot spot for a boutique to reap the benefits of outstanding restaurants, lodging, entertainment and events. Add your thriving business to one of the most vibrant downtowns in America. Let's be honest - it is the best place for art, sports, sipping on a microbrew and gazing at the mountains. 7,000 employees and 40,000 residents within walking distance! This property comes with a 1,000 SF storage/backstock below ground.

FEATURE HIGHLIGHTS

-  Near Bike Path
-  On Bus Route
-  Near Restaurants
-  Reserved Parking
-  Signage Opportunity
-  High Foot Traffic

PROPERTY OVERVIEW

AVAILABLE SF	2,500 RSF*
LEASE RATE	\$35.00/RSF NNN \$25.00/RSF NNN
EXPENSES (EST)	\$21.55/RSF
DATE AVAILABLE	2/1/26
PARKING	2 Reserved Spaces

FOR MORE INFORMATION:



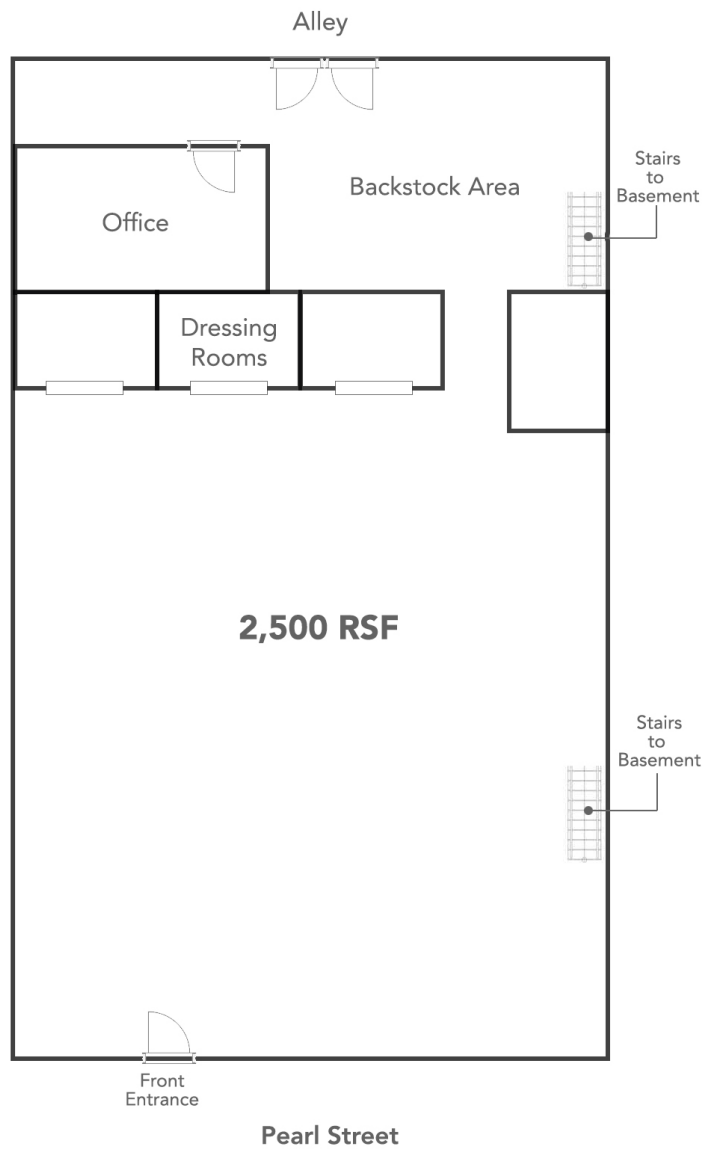
Liz Amaro Nyiri

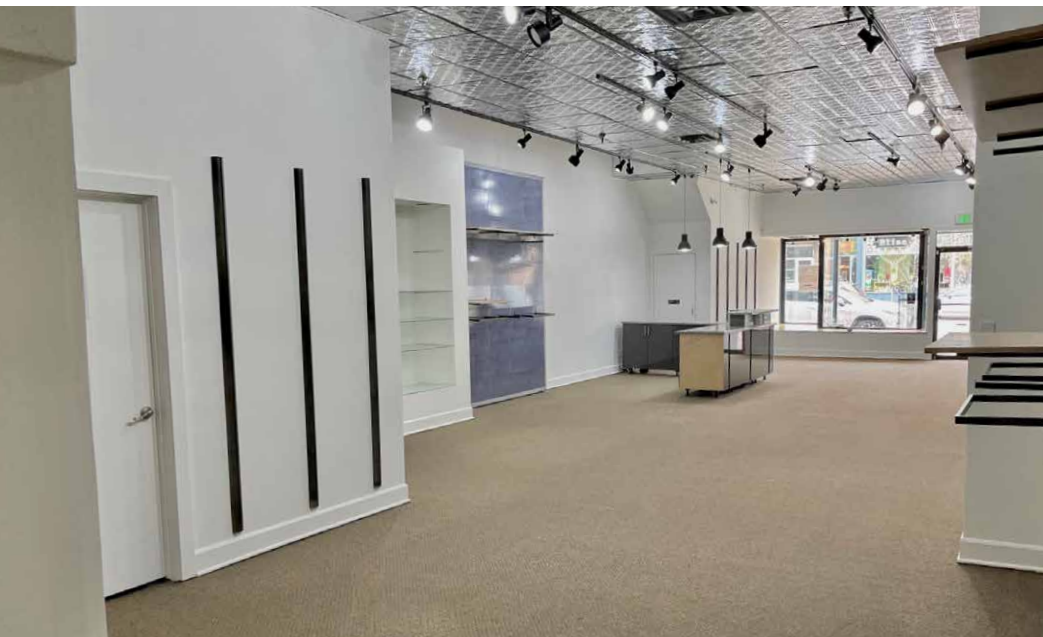
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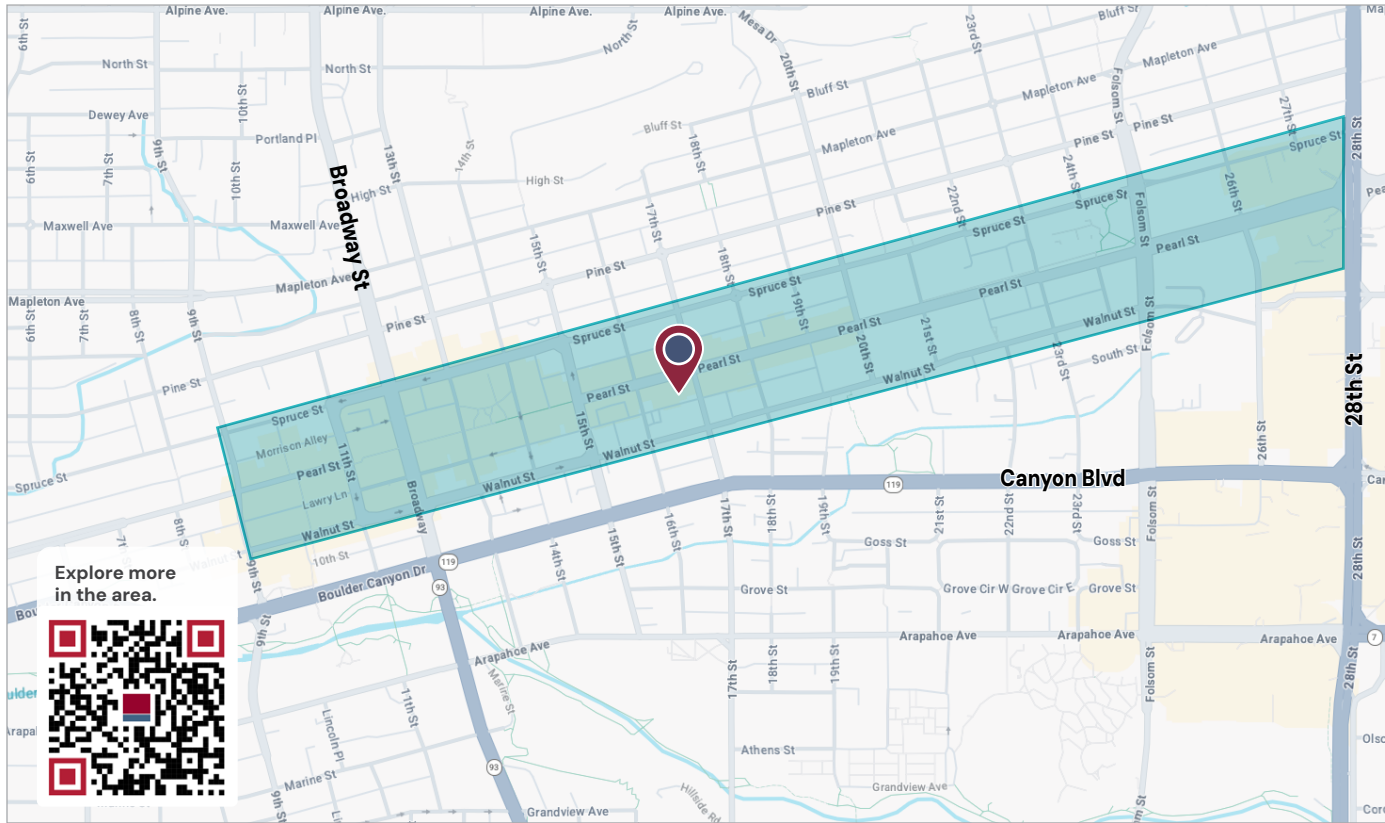
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FLOOR PLANS





PROPERTY LOCATION



Explore more in the area.

