

1120 PEARL STREET

ONLY PEARL STREET MALL RETAIL AVAILABILITY

3,352 SF RETAIL PLUS 1,750 SF BASEMENT STORAGE*
\$42.00 NNN (\$8.63) | *NNN EXPENSES ONLY ON BASEMENT SPACE



- GREAT PEARL STREET PEDESTRIAN MALL LOCATION IN THE 1100 BLOCK!
- HIGH VISIBILITY — HEAVY PEDESTRIAN TRAFFIC
- JOIN MAJOR RETAILERS ON SAME BLOCK: AMERICAN APPAREL, OLD CHICAGO, BOULDER BOOKSTORE, PRANA, HAAGEN-DAZS & MORE
- RESTAURANT USERS ALLOWED - SMALL SECOND LEVEL PATIO WITH VIEWS
- A.R.E. STORE OF THE YEAR, 2011, RECOGNIZING THE BEST IN RETAIL DESIGN, STORE FIXTURES & VISUAL PRESENTATION:

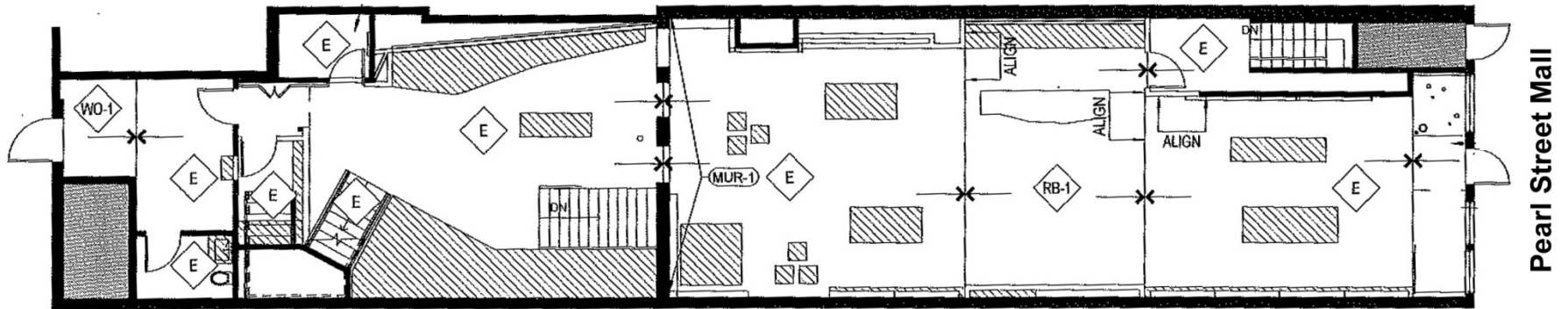
[MORE INFO ON A.R.E. AWARD](#)



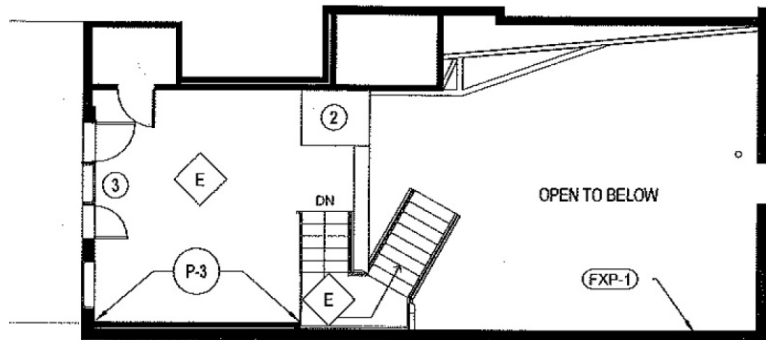
[LYNDA GIBBONS](#) OR [ANNIE LUND](#) OR [ANGELA TOPEL](#) | (303) 442-1040 | WWW.GIBBONSWHITE.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

FIRST FLOOR



SECOND FLOOR



[LYNDA GIBBONS](#) OR [ANNIE LUND](#)

OR [ANGELA TOPEL](#)

(303) 442-1040

2305 CANYON BLVD, SUITE 200

BOULDER, CO 80302

WWW.GIBBONSWHITE.COM

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
CONSUMER SPENDING	\$337,025	\$1,354,426	\$1,799,482
2011 POPULATION	22,710	85,297	107,187
2011 AVG HH INCOME	\$59,807	\$68,990	\$72,898