



PREMIER RETAIL ON WEST PEARL FOR LEASE

943 Pearl St, Boulder, CO, 80302

Position your business in one of Downtown Boulder's most sought-after retail areas at 943 Pearl Street. Located on the vibrant west end of Pearl Street, this highly visible retail opportunity offers exceptional pedestrian traffic and prominent storefront exposure in the heart of a dynamic mix of acclaimed restaurants, boutique retailers, professional offices, and neighborhood amenities.

FEATURE HIGHLIGHTS

-  Prominent Building Signage
-  Efficient Open Floor Plan
-  Heavy Foot Traffic
-  Near Restaurants
-  Near Shopping
-  Visibility/Location

PROPERTY OVERVIEW

AVAILABLE SF	Retail	1,689 RSF
	Basement	1,025 RSF <i>(NNN expenses only)</i>
	Total SF	2,714 RSF
LEASE RATE		\$65.00/RSF NNN
EXPENSES		\$18.88/RSF
DATE AVAILABLE		Immediately
PARKING		1 On-Site Space
ZONING		DT-2

FOR MORE INFORMATION:



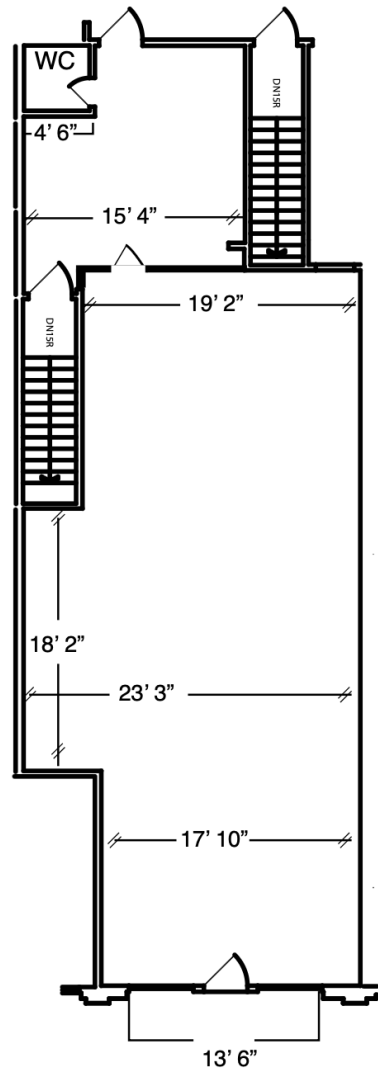
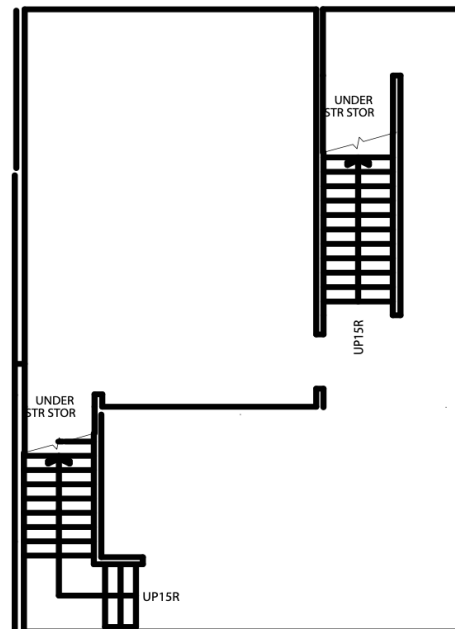
Liz Amaro Nyiri

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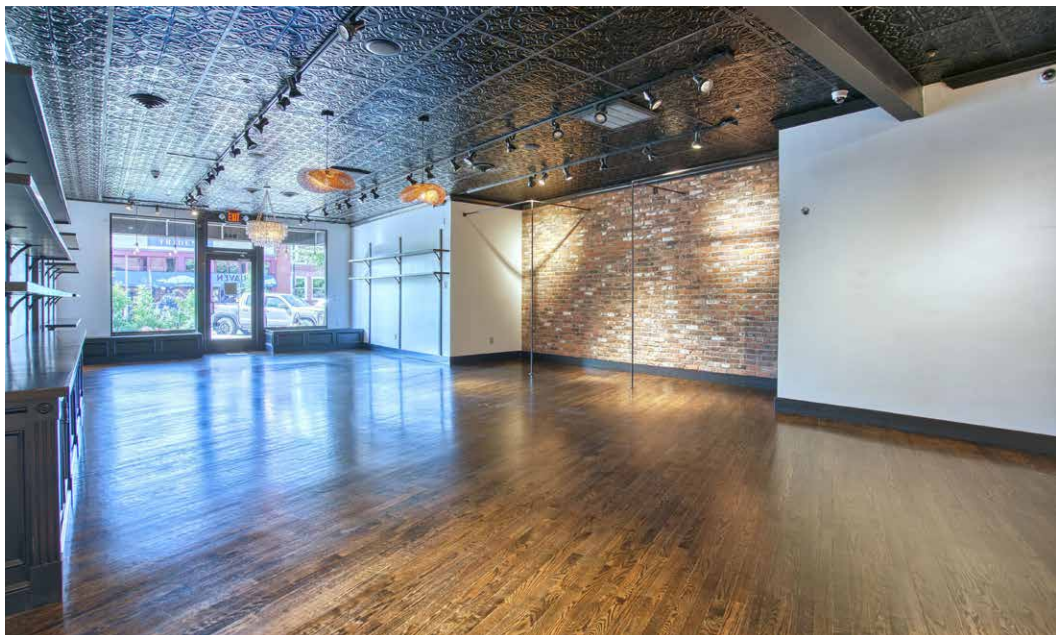
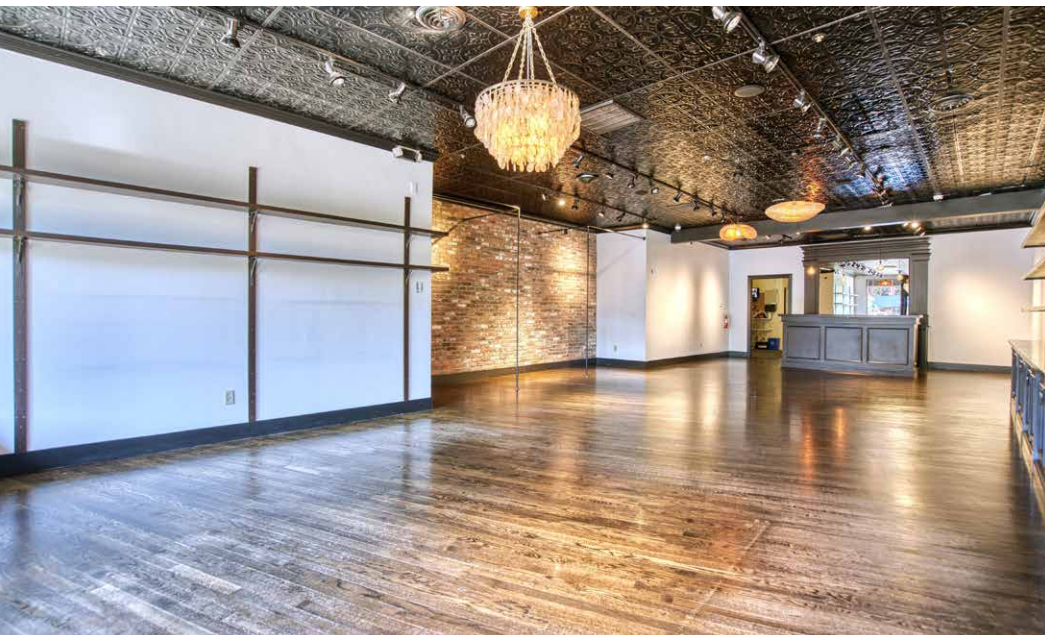
Scott Crabtree

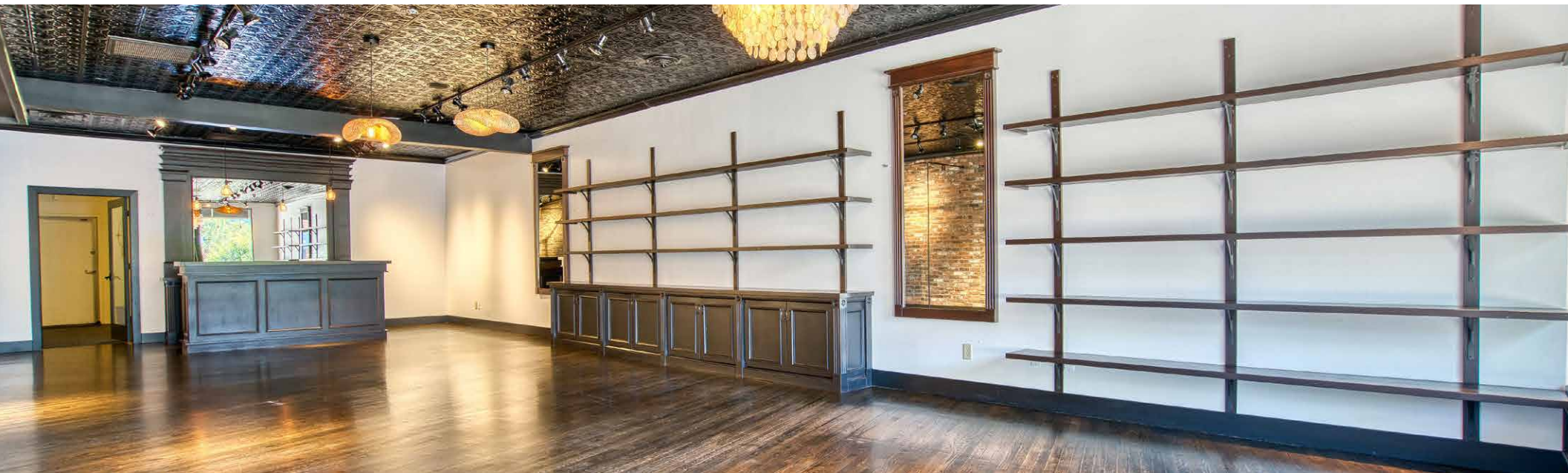
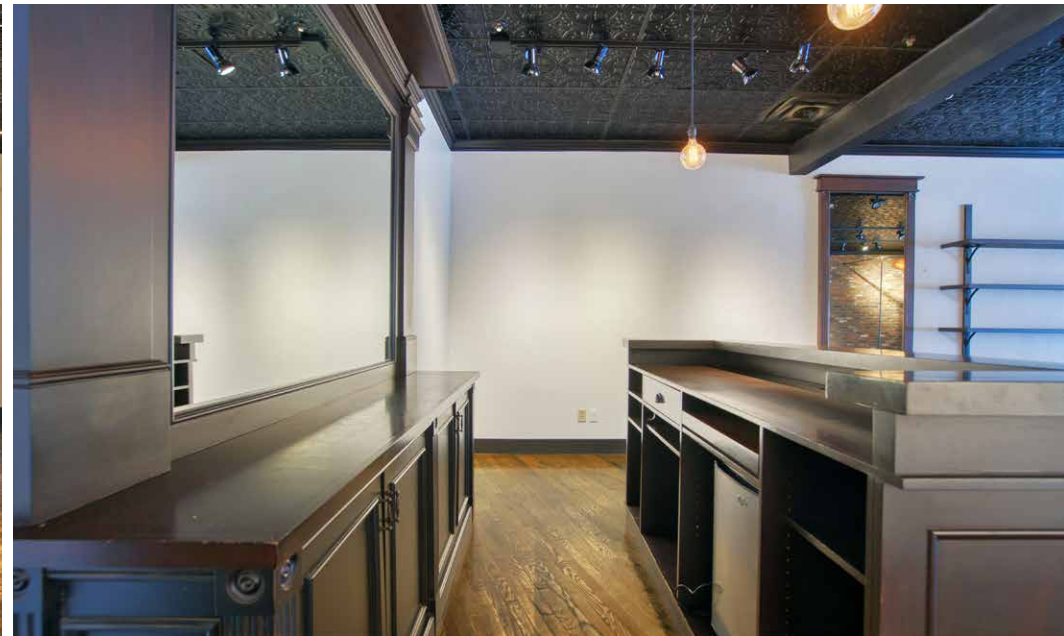
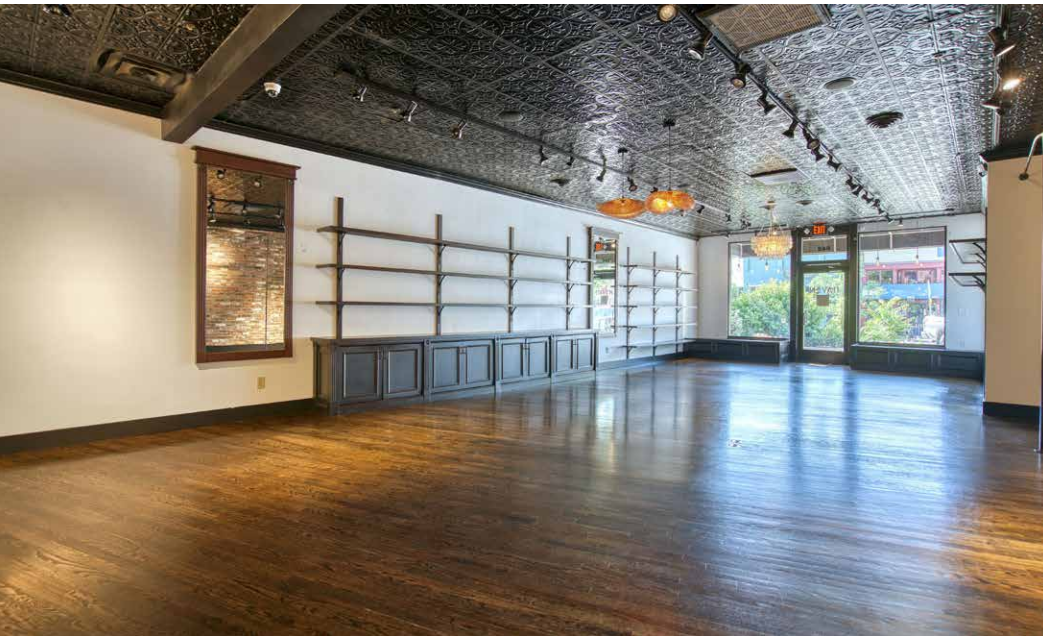
MBA LEED®AP
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FLOOR PLAN

1ST FLOOR RETAIL
1,689 RSF**BASEMENT**
1,025 RSF

The property features 1,689 SF of street-level retail space complemented by 1,025 SF of basement space, providing flexibility for storage, inventory, back-of-house operations, or additional functional use. With its premier location strong surrounding demographics, 943 Pearl Street offers an outstanding opportunity for retailers looking to establish a presence in one of Boulder's most active commercial districts.





BASEMENT STORAGE



PROPERTY LOCATION



1 PEARL STREET MALL



Marine Layer

Reformation

PENDLETON

2

MABEL & MOSS

chocolate+cashmere



C Burger.



Vinca

周 妈 妈
ZOE MA MA

FLOWER WILD



West End Tavern



SALT

CSAI JUAN

THE KITCHEN

URBAN OUTFITTERS

