

PEARL STREET RETAIL SPACE FOR LEASE

1521 Pearl Street, Boulder, CO 80302



1521 PEARL



ABOUT THE BUILDING

Very visible retail space available for lease on Pearl Street. Reap the benefits of a Pearl Street address, located between 15th & 16th Streets, just a half a block from the bricks. This highly desirable location gets tons of vehicle & pedestrian traffic and is located steps away from all that Downtown Boulder has to offer.

- Great Downtown Boulder location
- Excellent visibility & signage
- Warm, cozy finishes throughout
- Parking available

CHAD HENRY

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THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
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DETAILS



SIZE
3,583 SF



RENT
\$38.00 NNN



AVAILABLE
April 1, 2024



EST. OP EX
\$15.58 / SF
(including utilities)

SPACE NOTES:

Comprised of just over 3,500 SF and currently built out for a day spa, this well located space could also be transformed into a therapy spa or other retail space.



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LOCATION



LOCATION NOTES:

With adjacent neighbors like OZO Coffee, Mountain Sun Brewery, Art + Soul & more, 1521 Pearl Street boasts a highly visible location just a half block off the bricks of the Historic Pearl Street Mall. This fantastic Downtown Boulder location easily provides both high vehicular and pedestrian traffic.

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