



3060 Pearl Parkway

Boulder, CO



Michael-Ryan McCarty
mccarty@gibbonswhite.com
(303) 586-5939

Angela Topel
angela@gibbonswhite.com
(303) 586-5921

www.gibbonswhite.com

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Restaurant or Retail For Lease in High-End Boulder Apartment Complex

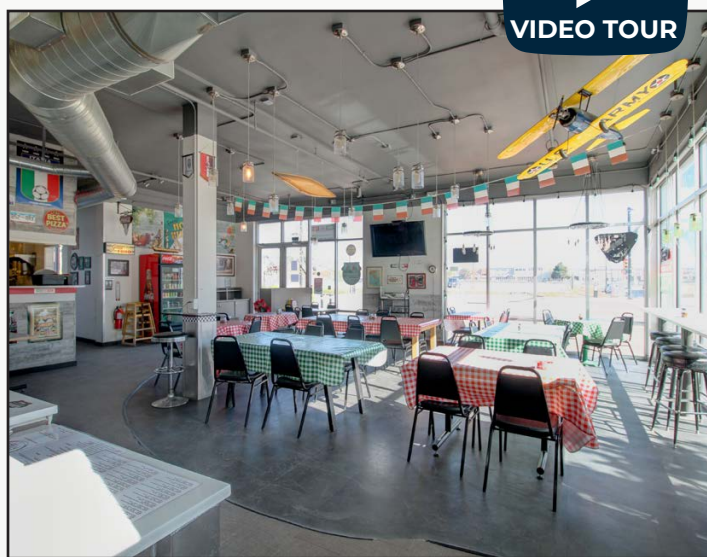
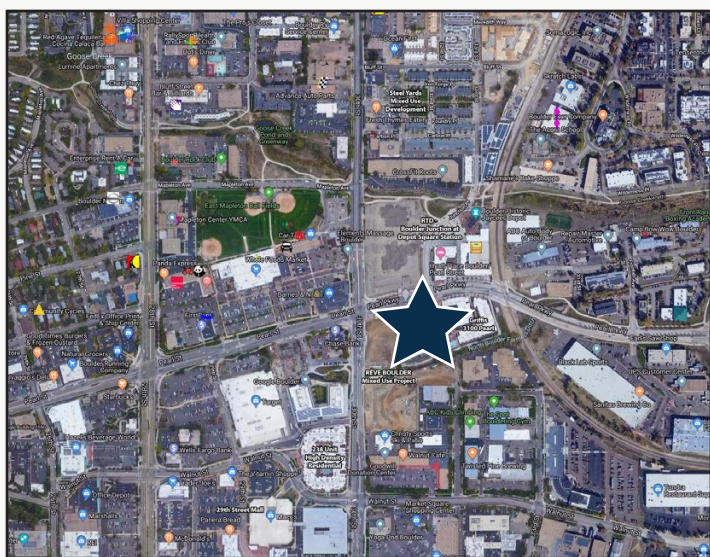
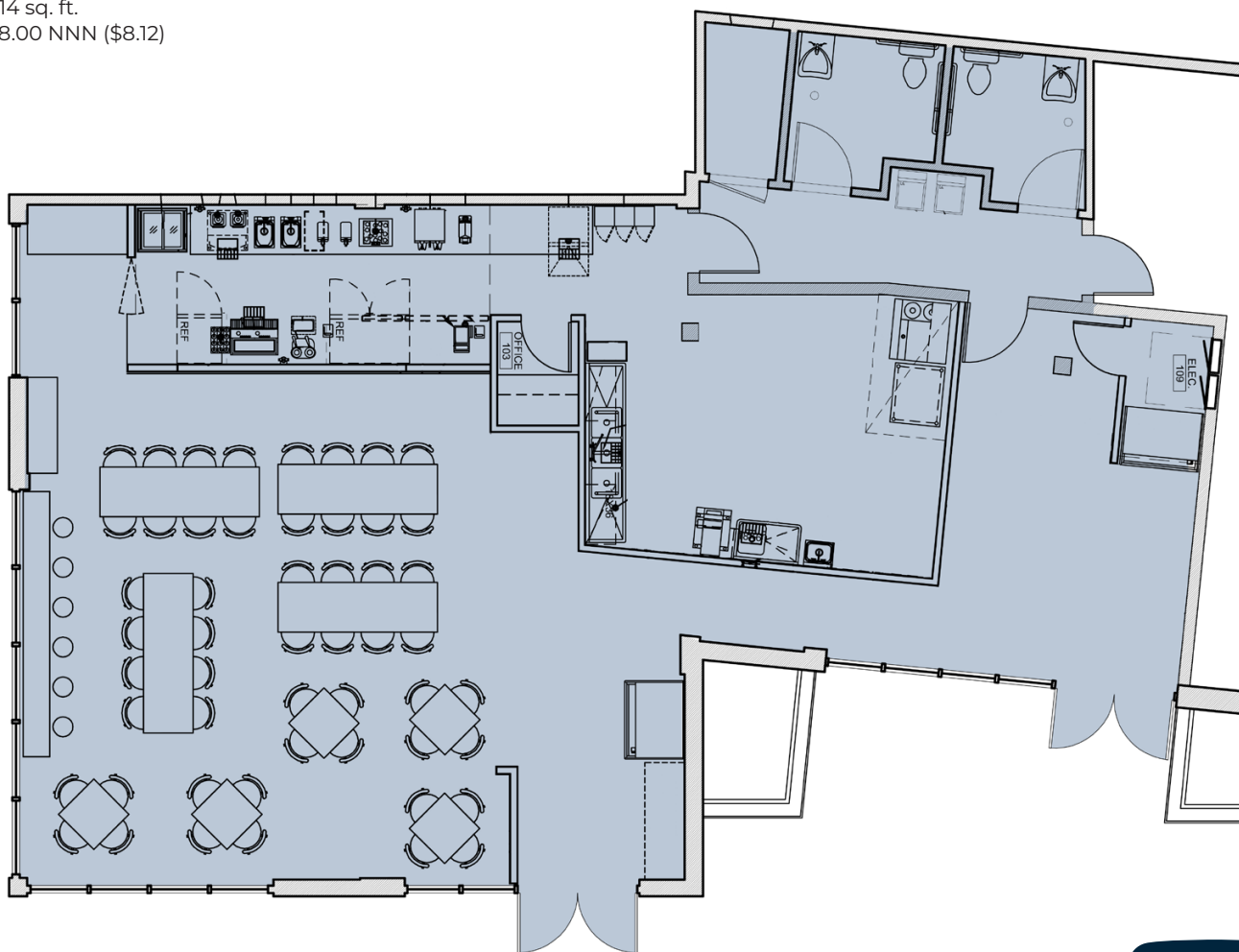
Available Space	1,814 sq. ft.
Lease Rate / sq. ft.	\$28.00 NNN
Expenses / sq. ft.	\$8.12*

*Not Including Utilities

- Restaurant Space with Type-1 Hood, Grease Trap, Sinks, Counters & Open Ceiling with Spiral Ductwork
- Excellent Hard Corner Visibility with 80 ft. of Pearl Street Frontage
- Located in the Exclusive Griffis 3100 Pearl Residential Community with Studio B Salon & Across from the RTD Park & Ride and Hyatt Place Hotel, Near Whole Foods, 29th Street Mall & Boulder Bike Trail System
- 319 Residential Units On-Site, 71 Units Across Pearl, Highly Active Hotel & More High-Density Residential Planned for the Area
- Traffic Count: 21,549 MPSI Estimate at Pearl & 31st St. (Source: CoStar 2018)
- Available Immediately

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

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\$28.00 NNN (\$8.12)



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