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### PROPERTY HIGHLIGHTS

**Restaurant space on the sunny north side of Pearl Street with exposure to 62,152 Pedestrians\* on a typical week** - means a great opportunity for existing concept to expand into the Boulder market or a current Boulder eatery needing new space. This fast casual concept could be reconfigured for more formal dining. Great neighboring tenants on both sides of the street. Call now to see how this straight forward layout easily provides for take-out or eat-in dining.

- Existing restaurant infrastructure includes:
  - Built in refrigerator/freezer
  - Hood
  - Grease trap
- Dedicated outdoor patio on Pearl Street
- Alley access for delivery
- Century Link & Comcast Fiber available
- Shared restrooms with clean, modern finishes
- Parking: Available
- Pearl Street between 9th & 11th is now a pedestrian walkway

<b>Available SF:</b>	2,263 RSF
<b>Available:</b>	October 1, 2020
<b>Lease Rate:</b>	Negotiable
<b>Expenses:</b>	\$26.88 (Est.) Utilities not included

\* Source - Motionloft

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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# EXISTING RESTAURANT WITH OUTDOOR DINING FOR LEASE - THE WEST END OF PEARL IN BOULDER

Colorado  
Group

919 PEARL STREET, BOULDER, CO 80302

## PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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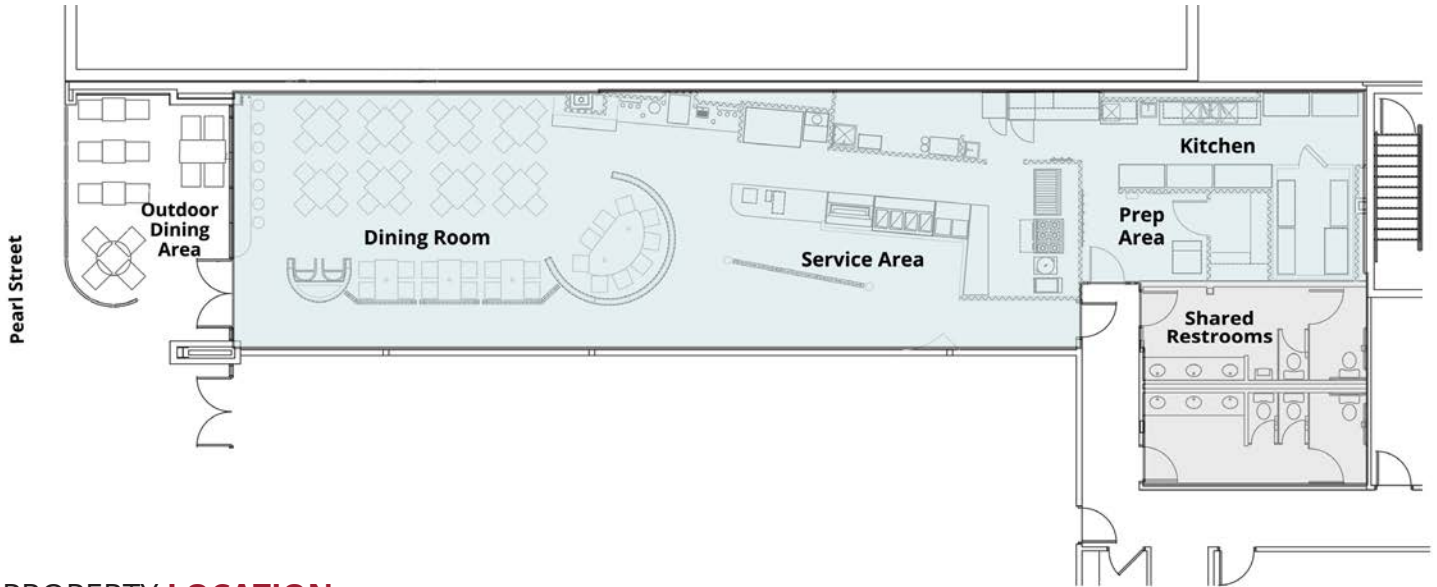


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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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