



EXISTING RESTAURANT SPACE FOR LEASE

919 PEARL STREET
BOULDER, CO 80302

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

1st Floor	2,727 SF
Available	Immediately
Lease Rate	Negotiable
Expenses (Est)	\$25.02/SF
Parking	1 on-site (\$200/space)
Zoning	DT-2

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.

CONTACT US

Scott Crabtree, MBA LEED®AP
Broker Associate
303.449.2131 ext 125
crabtree@coloradogroup.com

Liz Amaro
Broker Associate
303.449.2131 ext 136
liz@coloradogroup.com

The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

EXISTING RESTAURANT WITH OUTDOOR DINING

919 PEARL STREET, BOULDER, CO 80302

Colorado
Group

PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

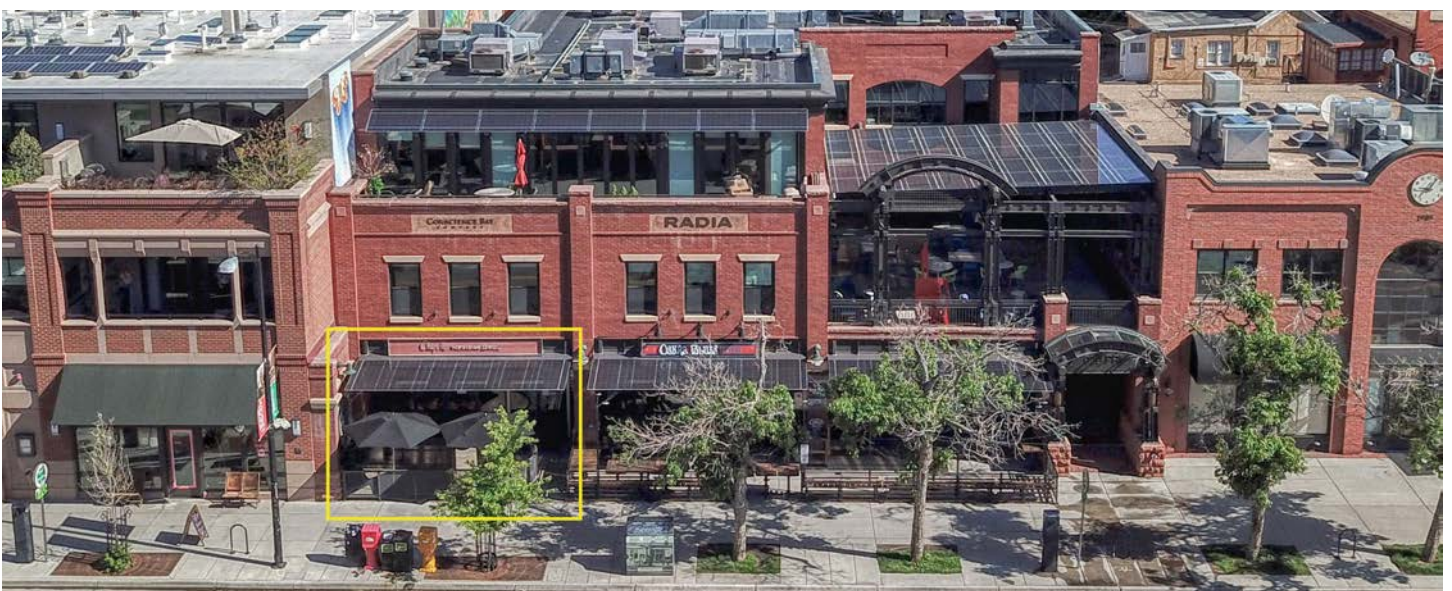
* For a complete disclaimer, please see page one of this brochure.

EXISTING RESTAURANT WITH OUTDOOR DINING

919 PEARL STREET, BOULDER, CO 80302

Colorado
Group

PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

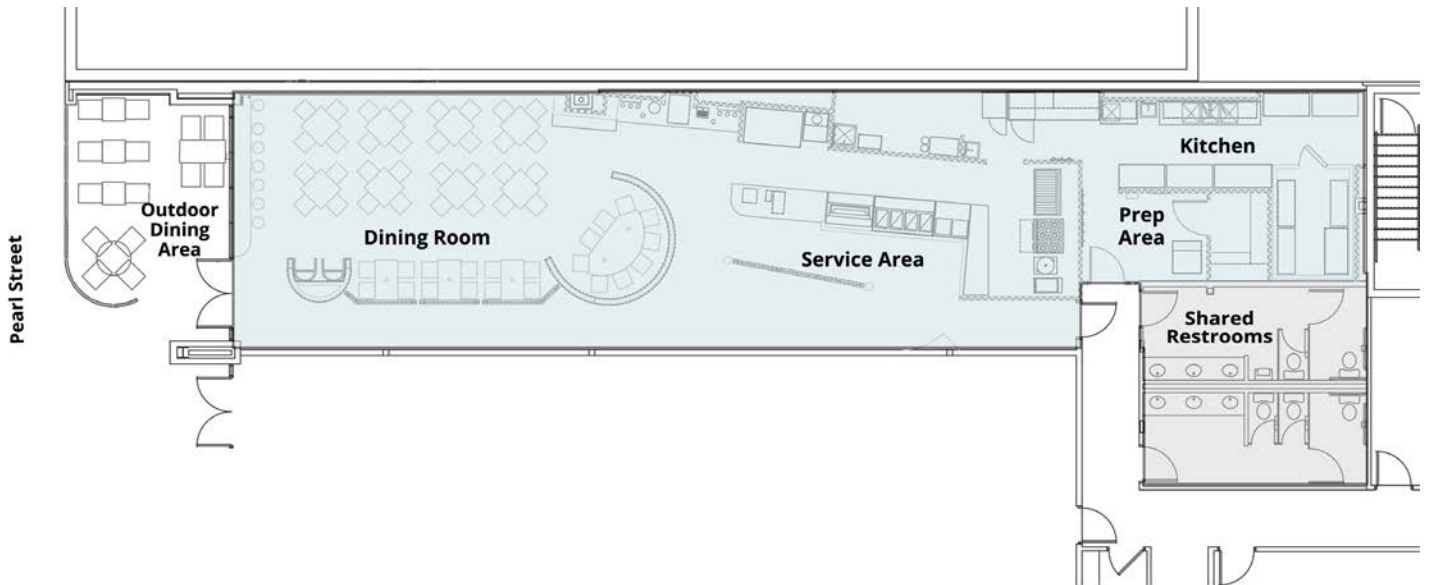
* For a complete disclaimer, please see page one of this brochure.

EXISTING RESTAURANT WITH OUTDOOR DINING

919 PEARL STREET, BOULDER, CO 80302

Colorado
Group

PROPERTY FLOOR PLAN



PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.