



GIBBONS WHITE
Incorporated

Kilwins

CHOCOLATES • FUDGE • ICE CREAM

1428 & 1430 Pearl Street

Boulder, CO

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Video Tour

View Map

Small Retail Spaces on Downtown Boulder's Iconic Pearl Street

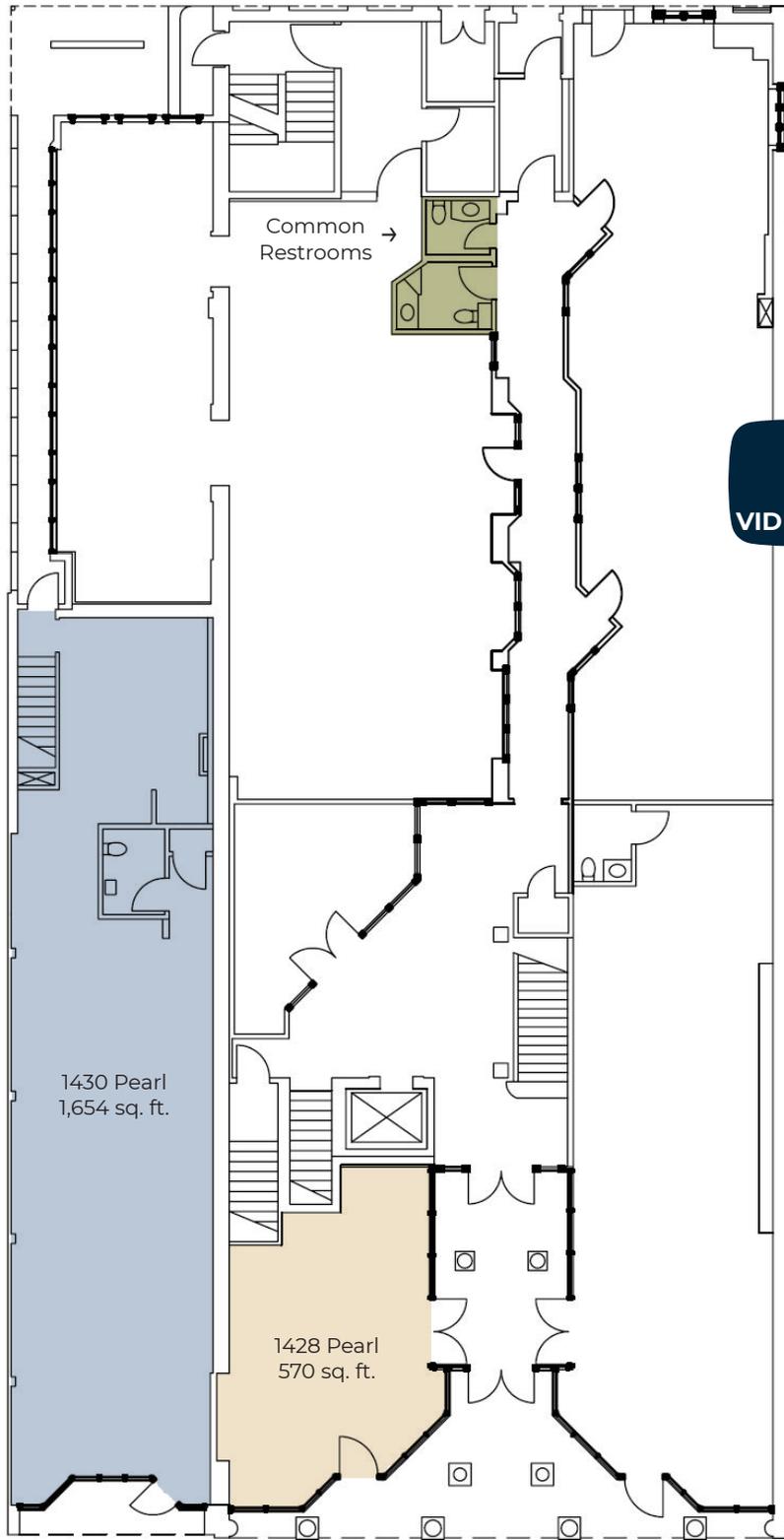
Address	Size	Lease Rate / sq. ft.
1428 Pearl	570 sq. ft.	Negotiable
1430 Pearl	1,654 sq. ft.	Negotiable
Combined	2,224 sq. ft.	Negotiable
Expenses / sq. ft.		\$19.50 (est.)

- Available Immediately
- Incredible Storefront Exposure on Pearl Street with Over 40 ft. of Frontage Available
- Rare Opportunity to Lease Small Retail Spaces on the Bricks - Perfect for a Variety of Retail and QSR Uses
- 1428 Pearl Has Access to Common Area Restrooms Within the Building
- 1430 Pearl Has a Restroom Within the Premises & Some Existing Restaurant Infrastructure in Place; Additional 337 sq. ft. Basement Storage (\$10.00 / sq. ft. Gross)
- Great Neighboring Tenants Including: Avanti, Whole Sol, Illegal Pete's, Liberty Puzzles, Montbell & Many More
- Managed Locally by Unico Properties LLC - Known for its Commitment to Delivering Top-Tier Custom Service & Building Quality



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.

Lowry Lane



Common Restrooms →



1430 Pearl
1,654 sq. ft.

1428 Pearl
570 sq. ft.

1,654 sq. ft.

570 sq. ft.

+ = 2,224 sq. ft.

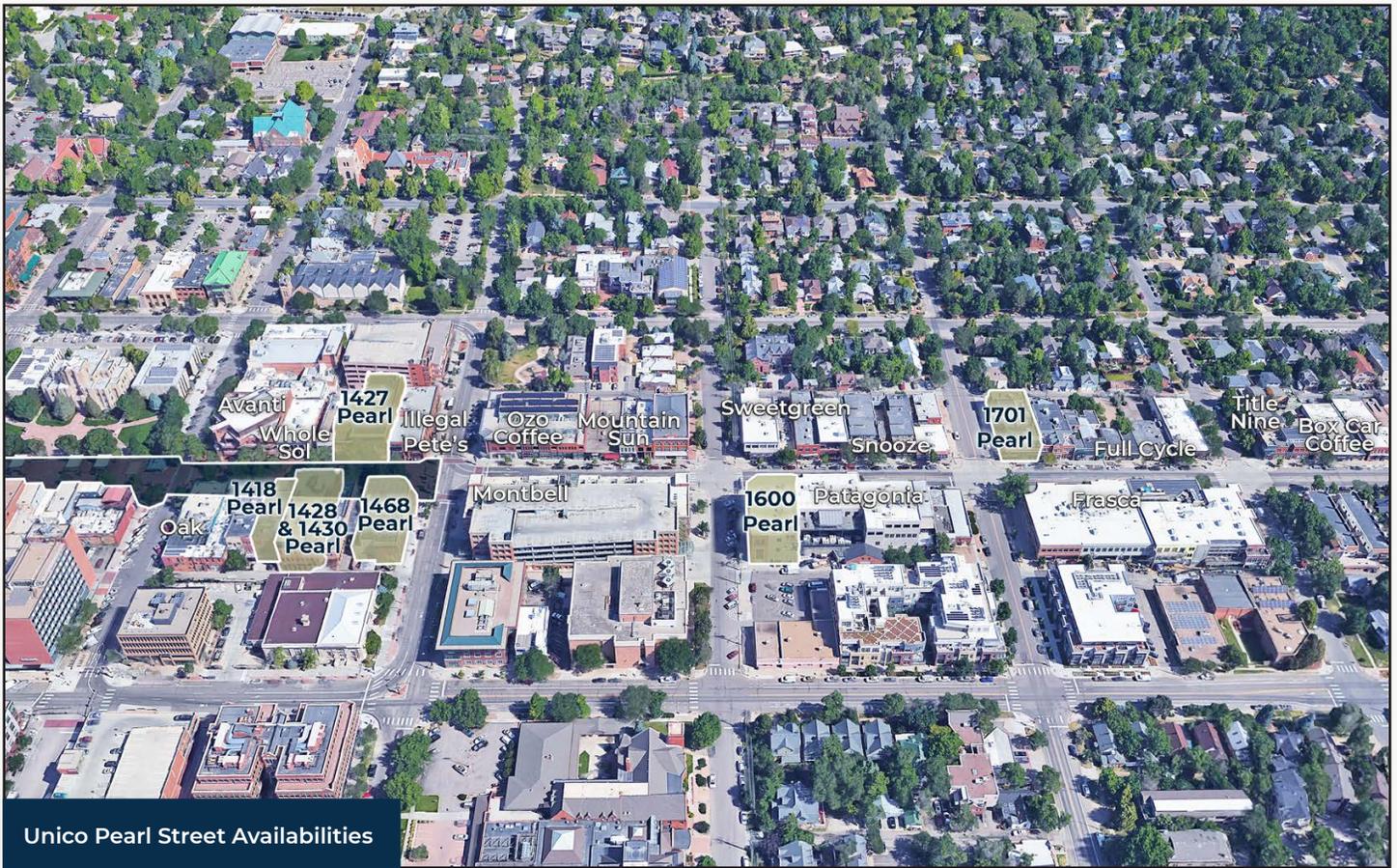
Pearl Street Pedestrian Mall



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