



**DEAN CALLAN**  
**& COMPANY INC**

**HUNTER BARTO**  
**Senior Vice President**  
303.945.2016  
hbarto@deancallan.com

**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## **SOUTH-FACING PEARL STREET RETAIL FOR LEASE**

**1711 PEARL STREET  
BOULDER, COLORADO 80302**

**Presenting a premier retail opportunity at 1711 Pearl Street, just a few blocks from the renowned Pearl Street Mall.** Positioned on the lively East Pearl Street, this 1,830 SF space holds great promise for retail endeavors. Boasting a generous open storefront and adaptable office/storage area at the rear, it provides an ideal setting for businesses looking for a prominent spot in the heart of Downtown Boulder and Pearl Street.

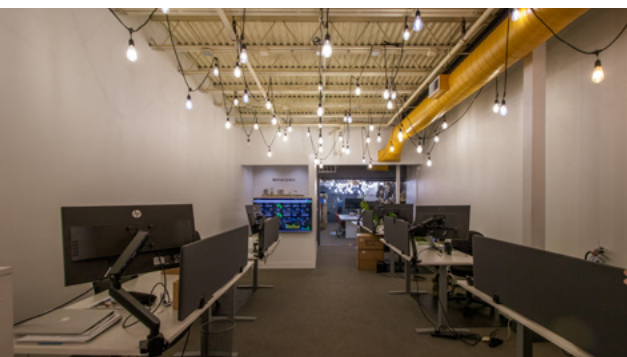
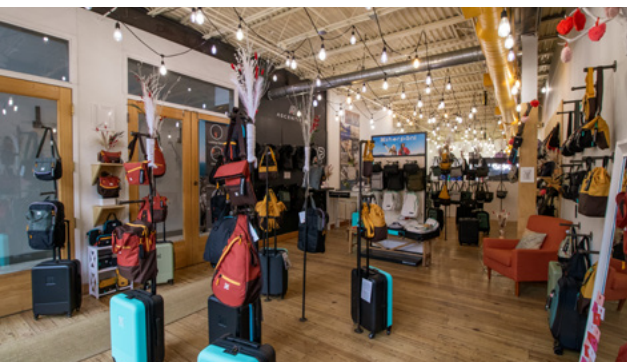
**[Call us for more information and to set up a tour.](#)**

## TERMS

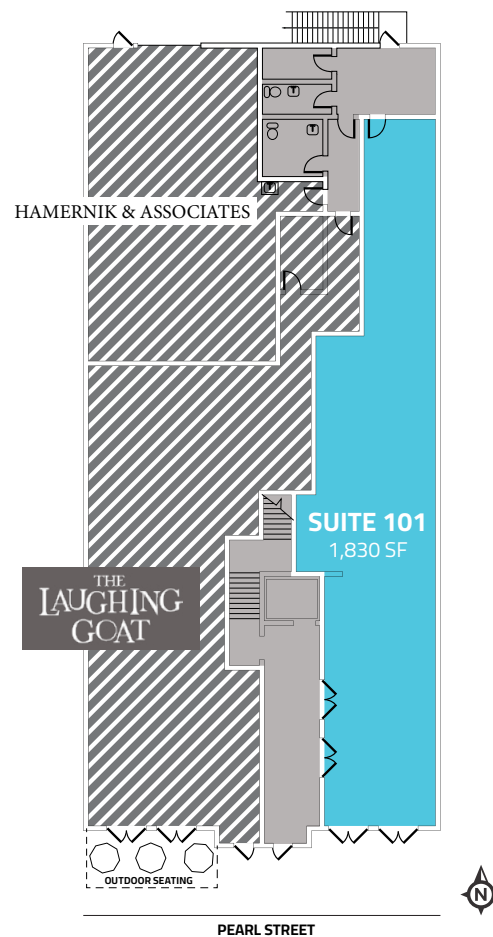
Suite 101:	1,830 SF
Lease Rate:	\$38.00 / SF / NNN
Expenses:	\$18.82 / SF (Est. 2024)
Available:	June 1, 2024

## PROPERTY FEATURES

- South facing Pearl Street Retail
- Benefit from heavy foot traffic in the bustling 1700 block of Pearl Street
- Conveniently located on an RTD bus route
- Surrounded by a diverse selection of restaurants and other prominent retailers
- Impressive open ceiling design
- Large storefront windows
- Bright and open space
- Includes access to common area restrooms
- Coffee on-site! The Laughing Goat Coffee House (neighboring tenant)

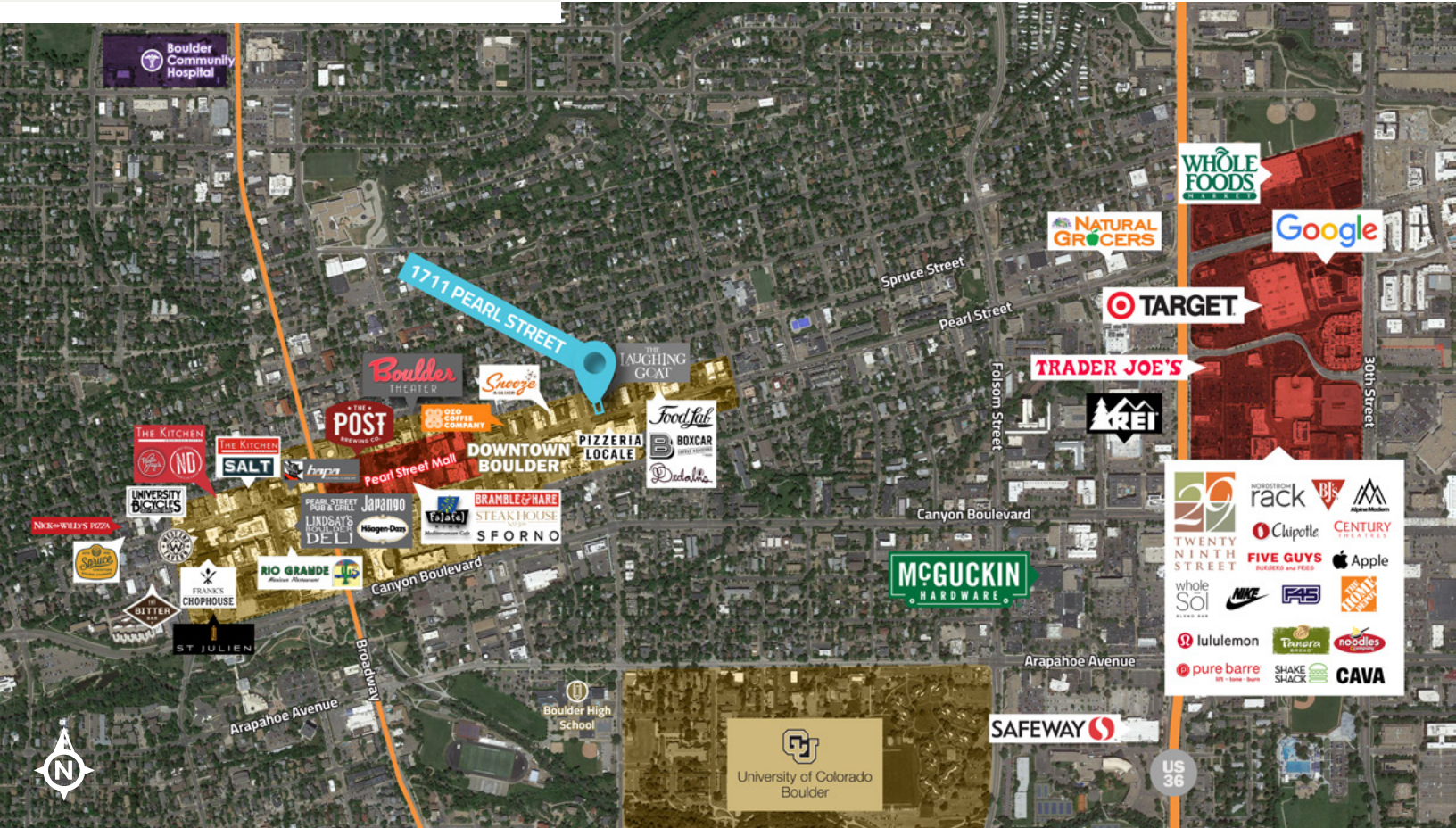


## FLOOR PLAN



▨ leased    ■ common area

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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