

HIGH PROFILE RETAIL SPACE AVAILABLE ON PEARL STREET!

2206 PEARL STREET | BOULDER, COLORADO



DEMOGRAPHICS

| | .5 MILE | 1 MILE | 3 MILE |
|-------------------|----------|----------|----------|
| Est. Population | 7,594 | 25,782 | 102,051 |
| Avg Household Inc | \$72,941 | \$85,903 | \$92,401 |
| Employees | 8,312 | 79,228 | 93,872 |
| Businesses | 1,019 | 7,006 | 8,557 |

Demographics Source: Applied Geographic Solutions 2017

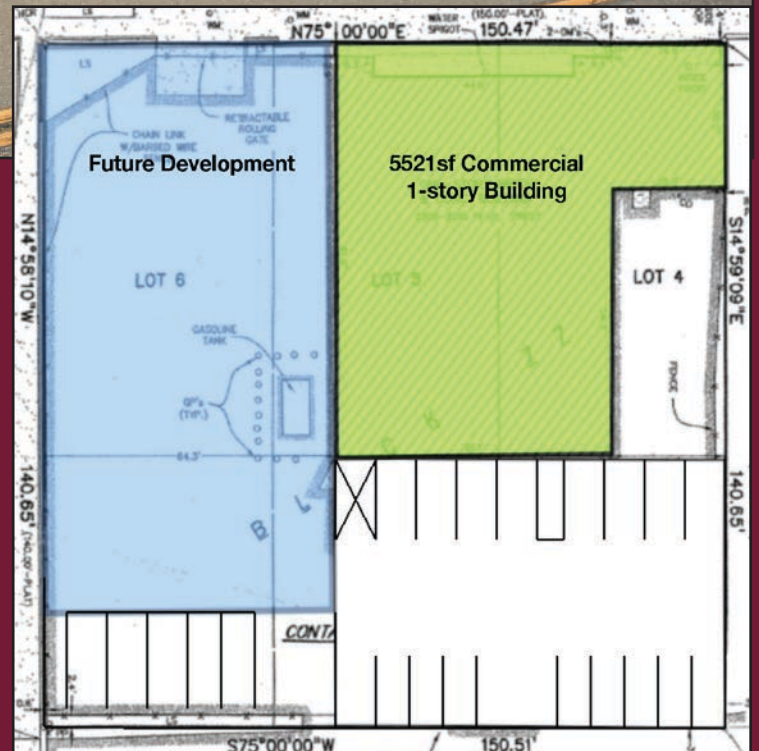
TRAFFIC

| | |
|---------------------------------|------------------|
| On Pearl St west of 26th St | 21,808 cars/day |
| On Pearl St east of 28th St | 22,457 cars/day* |
| On 28th St south of Canyon Blvd | 41,442 cars/day* |

Source: DRCOG 2017, *2013

INFORMATION

- Existing retail space along Pearl Street with ample parking with rare 22 parking spaces on site, and another 28 two-hour spaces on 22nd street cul-de-sac
- Up to 5,521 SF available in highly desirable East Pearl District
- Fantastic visibility and access with walking distance to Pearl Street Mall, 29th Street Mall, and Google campus
- Great site for fitness, food, retail-office, medical, and more!



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SullivanHayes
B R O K E R A G E

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