

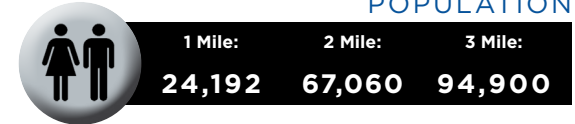
# PEARL STREET RETAIL AVAILABLE

2005 Pearl Street, Boulder, CO 80302

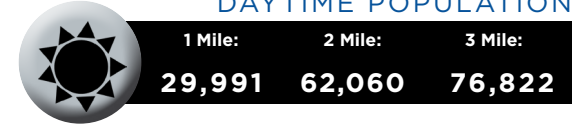


## DEMOGRAPHICS

### POPULATION



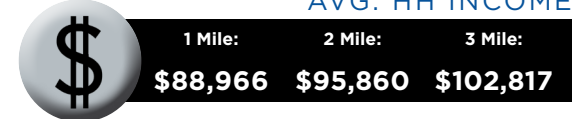
### DAYTIME POPULATION



### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



For more information:

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## PROPERTY OVERVIEW:

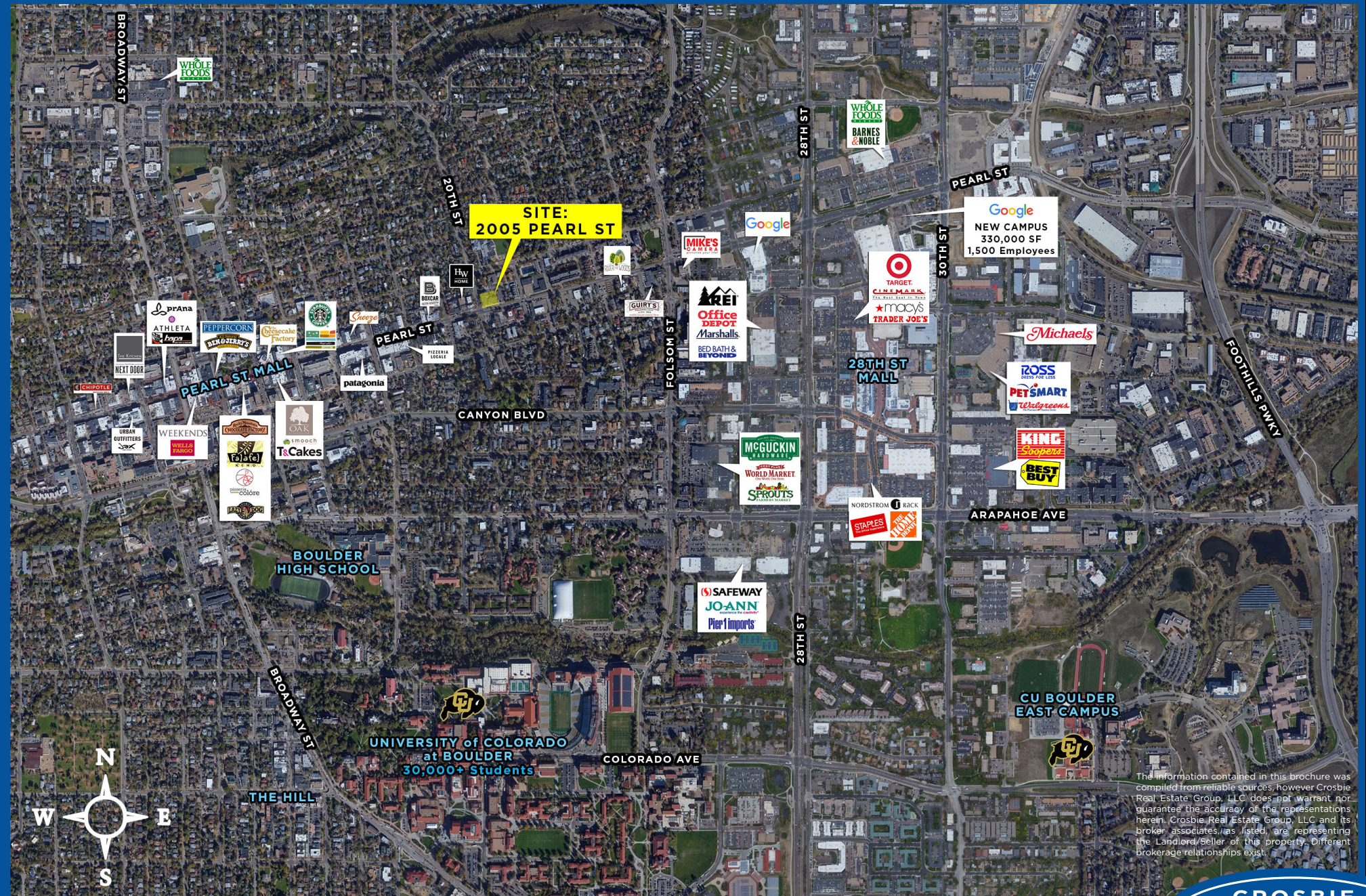
- 2,522 SF retail space available for sublease through August 31, 2022
- East Pearl Street location with parking!
- Great corner location
- Strong demographics
- Confidential offering - tenant open for business, please do not discuss with employees

**CROSBIE**  
REAL ESTATE  
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