

**1222 Pearl Street
Unit A
Boulder, CO**

3,854 SF

Premier Pearl Street Location:

Prime retail space located directly on the bricks of the iconic Pearl Street Mall

Flexible Open Layout:

Open floor plan with bar/café area in the rear and a small back-of-house inventory space

Signature Interior Finishes:

Exposed brick, expansive storefront windows, high ceilings, and gorgeous wood flooring

High-Impact Storefront:

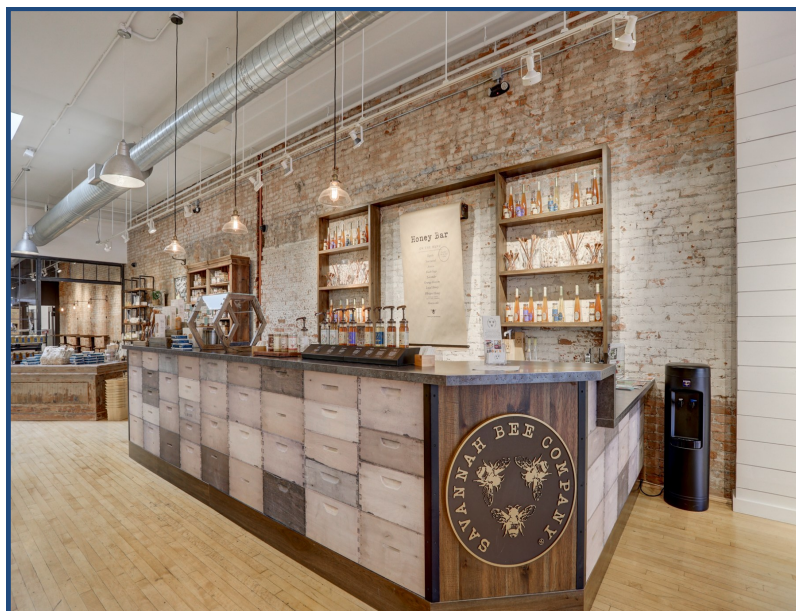
Prominent storefront presence with large windows providing exceptional visibility and natural light

Unmatched Pedestrian Traffic:

Positioned in one of the highest foot-traffic locations on Boulder's world-famous Pearl Street Mall

Historic Character & Authenticity:

Classic brick-and-timber aesthetic that captures the charm and energy of downtown Boulder



CONFIDENTIAL: DO NOT DISTURB TENANT

Contact Shane Tebo for Showings

(303) 447-8326

shane@teboproperties.com

www.teboproperties.com



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PROPERTIES

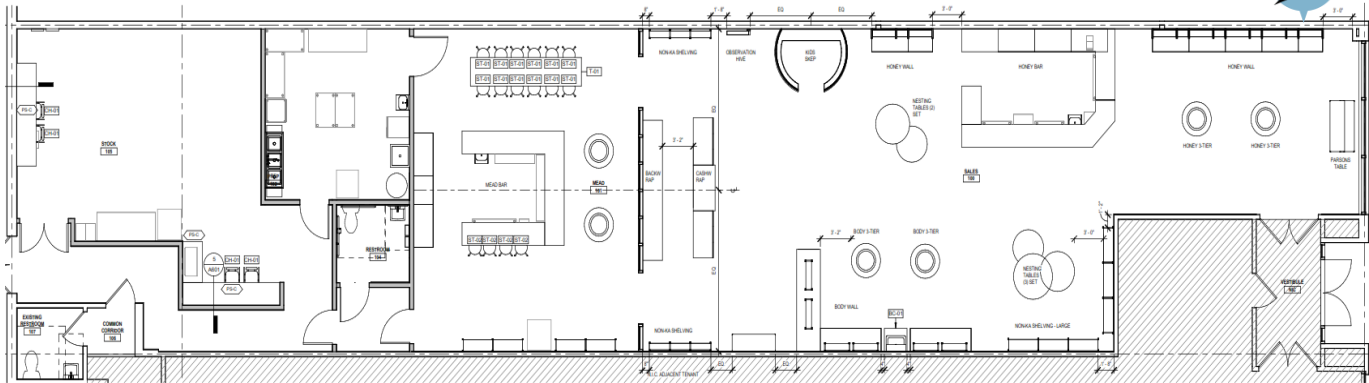
Pearl Street Mall Retail For Lease



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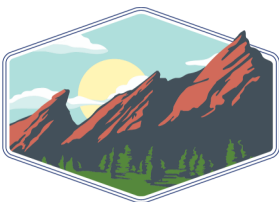
Alley



Pearl Street
Mall Bricks



Unit	Square Footage	Price (NNNs as of 12/31/26)
A	3,854	\$67.50/SF + \$14.95(NNN)



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Contact us for more information:

leasing@teboproperties.com

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