

# Crossroads Commons

📍 2905 Pearl Street, Boulder, CO 80301



Located at one of Boulder's busiest intersections near the University of Colorado and two malls.

**Center Size:** 160,370  
**Spaces Available:** 3

### Within 3 Miles

|                       |             |
|-----------------------|-------------|
| Population            | 100,801     |
| Avg. Household Income | 133,653     |
| Avg. Home Value       | \$1,147,540 |
| Annual Visits         | 2,245,637   |
| Vehicles Per Day      | 25,000      |



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| SPACE | TENANT                         | SF     |
|-------|--------------------------------|--------|
| 2G    | AVAILABLE                      | 5,531  |
| 4BC   | AVAILABLE                      | 2,335  |
| 4BD   | AVAILABLE                      | 5,946  |
| 1     | WHOLE FOODS                    | 66,154 |
| 1A    | WHOLE FOODS (LIQUOR STORE)     | 8,800  |
| 2C    | FIRST TECH FEDERAL CREDIT UNIO | 1,807  |
| 2D    | ELEMENTS THERAPEUTIC MASSAGE   | 1,450  |
| 2E    | L & L HAWAIIAN BARBECUE        | 1,157  |
| 2F    | FAST FRAME                     | 1,330  |
| 3     | BARNES & NOBLE                 | 30,738 |
| 4     | PANDA EXPRESS                  | 2,249  |
| 4-1B  | PALM BEACH TAN                 | 2,265  |
| 4AA   | ONLY NATURAL PET STORE         | 3,504  |
| 4BA   | PEARL STREET ANIMAL HOSPITAL   | 3,180  |
| 4C    | EUROPEAN WAX CENTER            | 1,800  |
| 4D    | POLISH NAILS                   | 1,463  |
| 4E    | UPGRADE LABS                   | 2,880  |
| 5A    | TORCHY'S TACOS                 | 3,684  |
| 5B    | WILD PASTURES BURGER           | 1,998  |
| A     | FIRST BANK OF BOULDER          | 5,792  |
| B     | WHOLE PETS                     | 3,436  |
| D     | RESTORE HYPER WELLNESS + CRYO  | 2,869  |

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