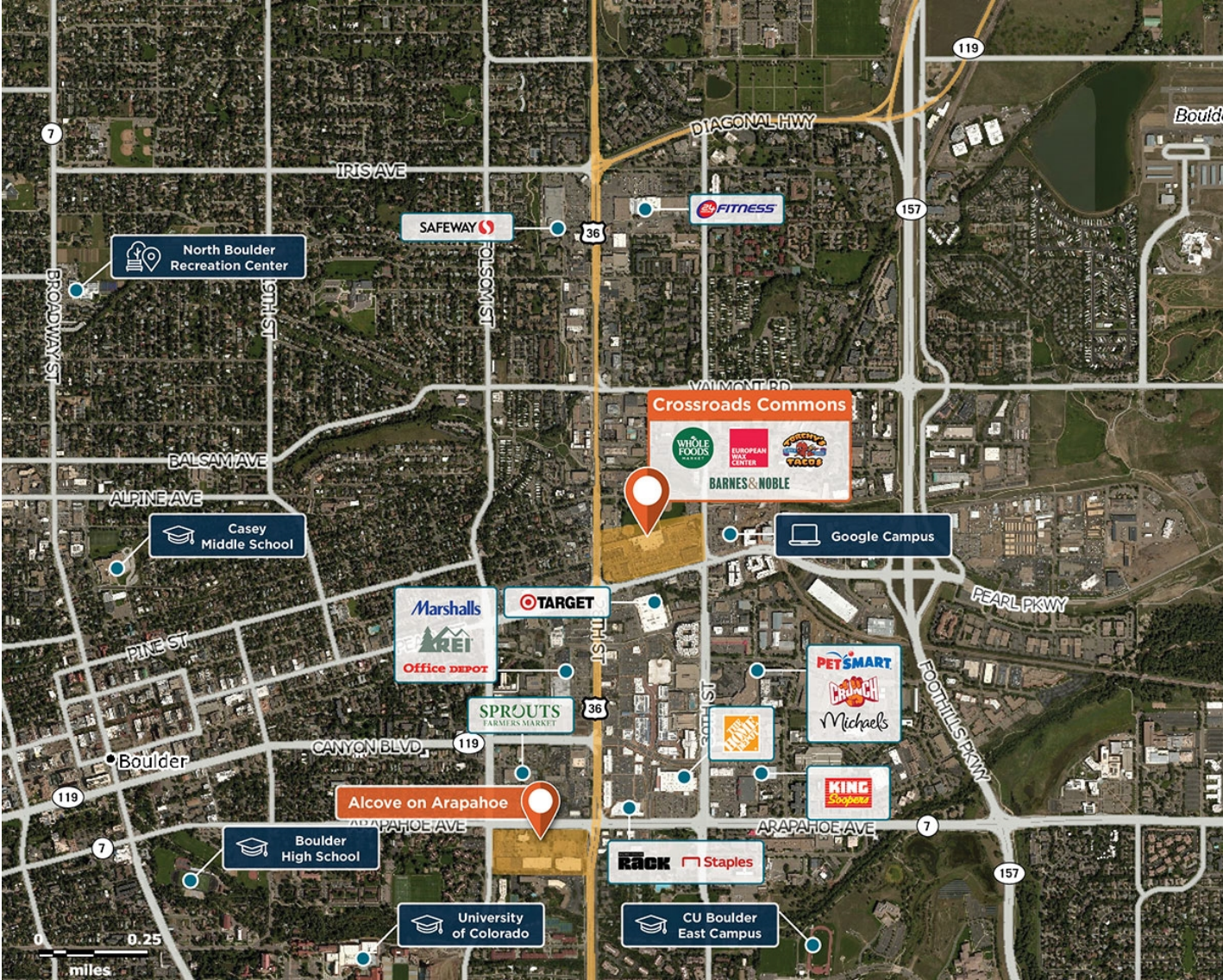


# Crossroads Commons

📍 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:** 4

**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

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

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📍 2905 Pearl Street, Boulder, CO 80301



**Center Size: 160,370**

SPACE	TENANT	SF
2G	AVAILABLE	5,531
4BC	AVAILABLE	2,335
4BD	AVAILABLE	5,946
2F	AVAILABLE SOON	1,330
1	WHOLE FOODS	66,154
1A	WHOLE FOODS (LIQUOR STORE)	8,800
2C	FIRST TECH FEDERAL CREDIT UNIO	1,807
2D	ELEMENTS MASSAGE	1,450
2E	L & L HAWAIIAN BARBECUE	1,157
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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