

FREESTANDING RETAIL BUILDING ON PEARL STREET FOR SALE

2344 Pearl St, Boulder, CO, 80301

Positioned at the vibrant east end of the iconic Pearl Street, 2344 Pearl St offers a rare opportunity to own a 3,030 SF standalone building in one of Boulder's most dynamic and high-traffic corridors. Surrounded by popular restaurants, boutique retailers, and daily car traffic, this property benefits from exceptional visibility and proximity to the energy that defines downtown Boulder.

FEATURE HIGHLIGHTS

-  Building Signage
-  Near Bus
-  Corner Lot
-  Parking
-  Easy Access
-  Near Bike Path
-  Visibility/Location

PROPERTY OVERVIEW

AVAILABLE SF	3,030 SF*
SITE SIZE	7,302 SF (0.17 Acres)*
SALE PRICE	\$2,200,000
DATE AVAILABLE	10/1/26
PROPERTY TAXES	\$61,564**
PARKING	9 on-site spaces
ROOF	New in 2021
ZONING	MU-3

*Source - Boulder County Assessor

**Taxes currently being contested. 2024 taxes were \$34,250

FOR MORE INFORMATION:



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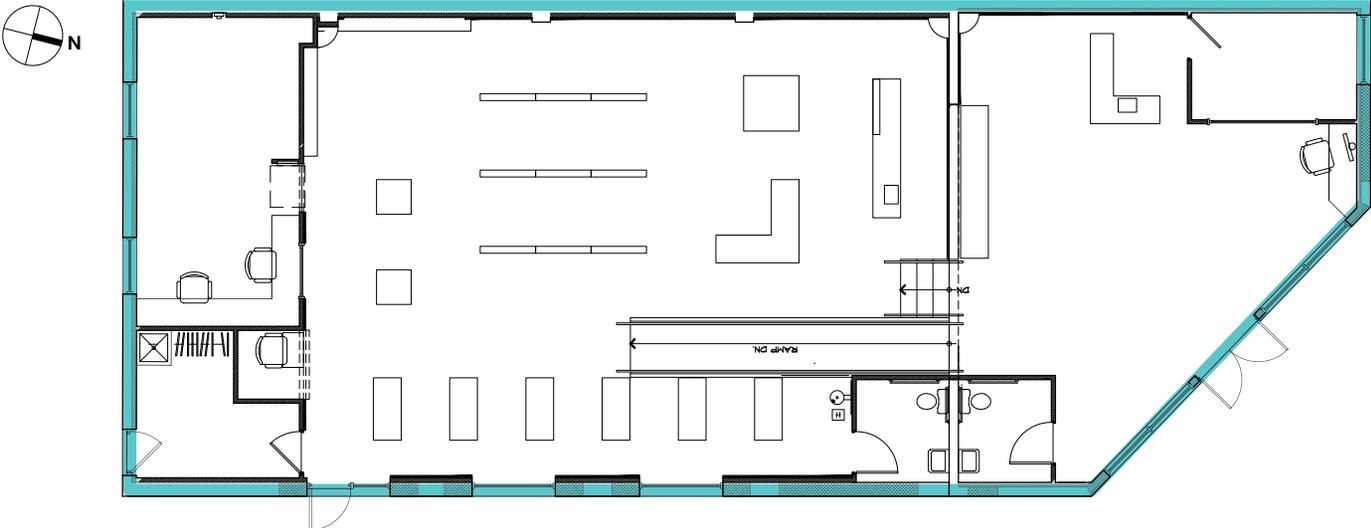
The open layout provides flexibility for a variety of retail, office, or service users seeking a prominent presence along Pearl Street. Ideal for an owner-occupant or investor, this offering combines irreplaceable location, manageable size, and long-term upside in one of Boulder's most sought-after submarkets.

ALLOWABLE USES:

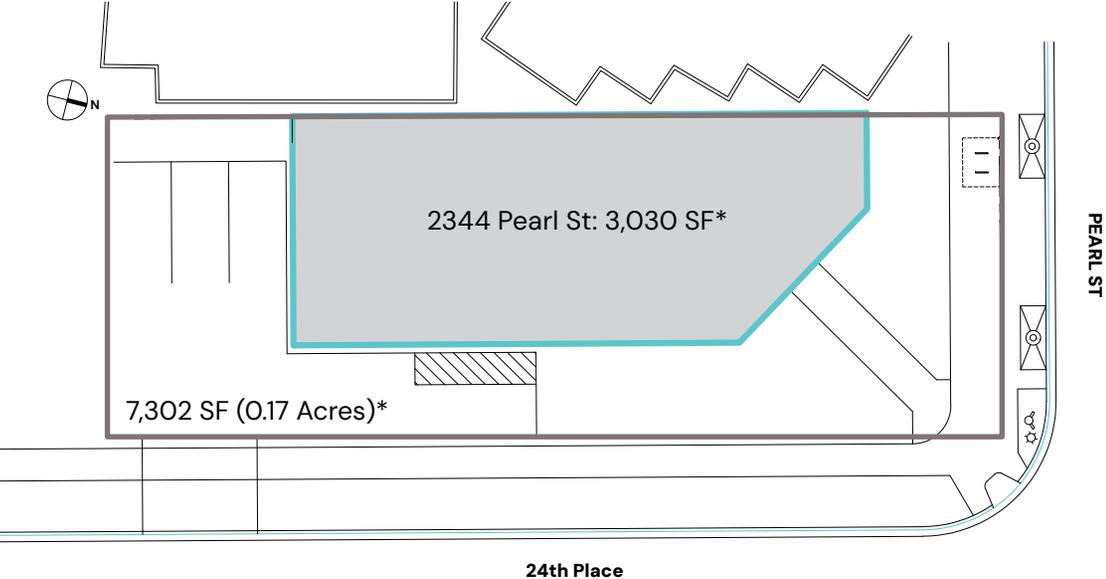
- Retail sales and services
- Personal services (salon, fitness, etc.)
- Restaurants / cafes (non-drive-through)
- Office (general office / professional services)
- Medical or clinic-type office

FLOOR PLAN

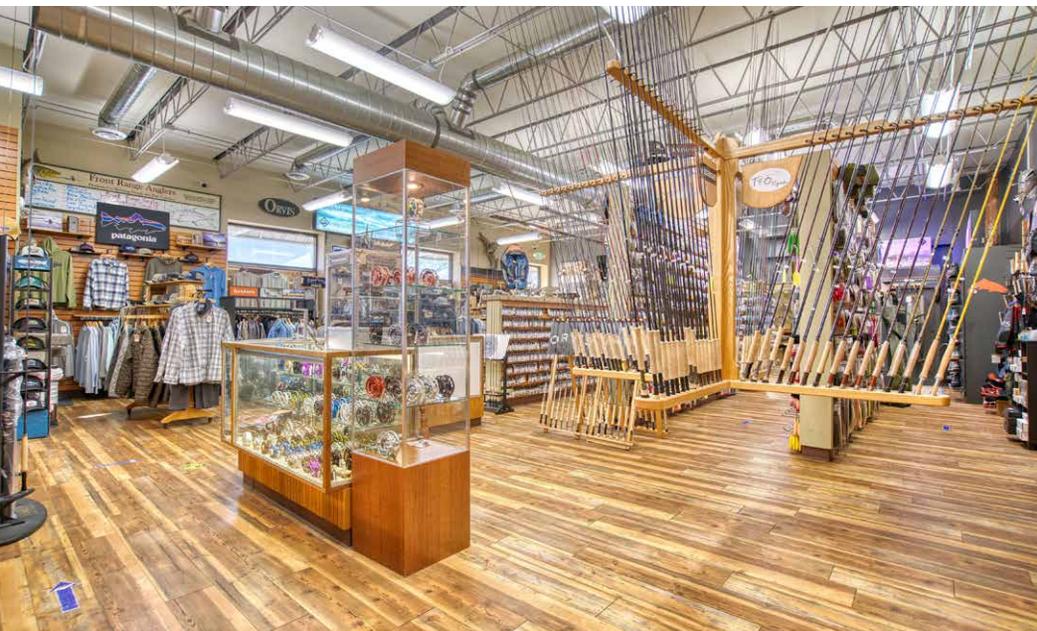
2344 Pearl St: 3,030 SF*



SITE AREA







DEMOGRAPHICS



POPULATION

2 MILE RADIUS

74,022

5 MILE RADIUS

119,539

10 MILE RADIUS

220,393



EMPLOYEES

2 MILE RADIUS

82,012

5 MILE RADIUS

114,298

10 MILE RADIUS

161,265



AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

\$101,117

5 MILE RADIUS

\$117,004

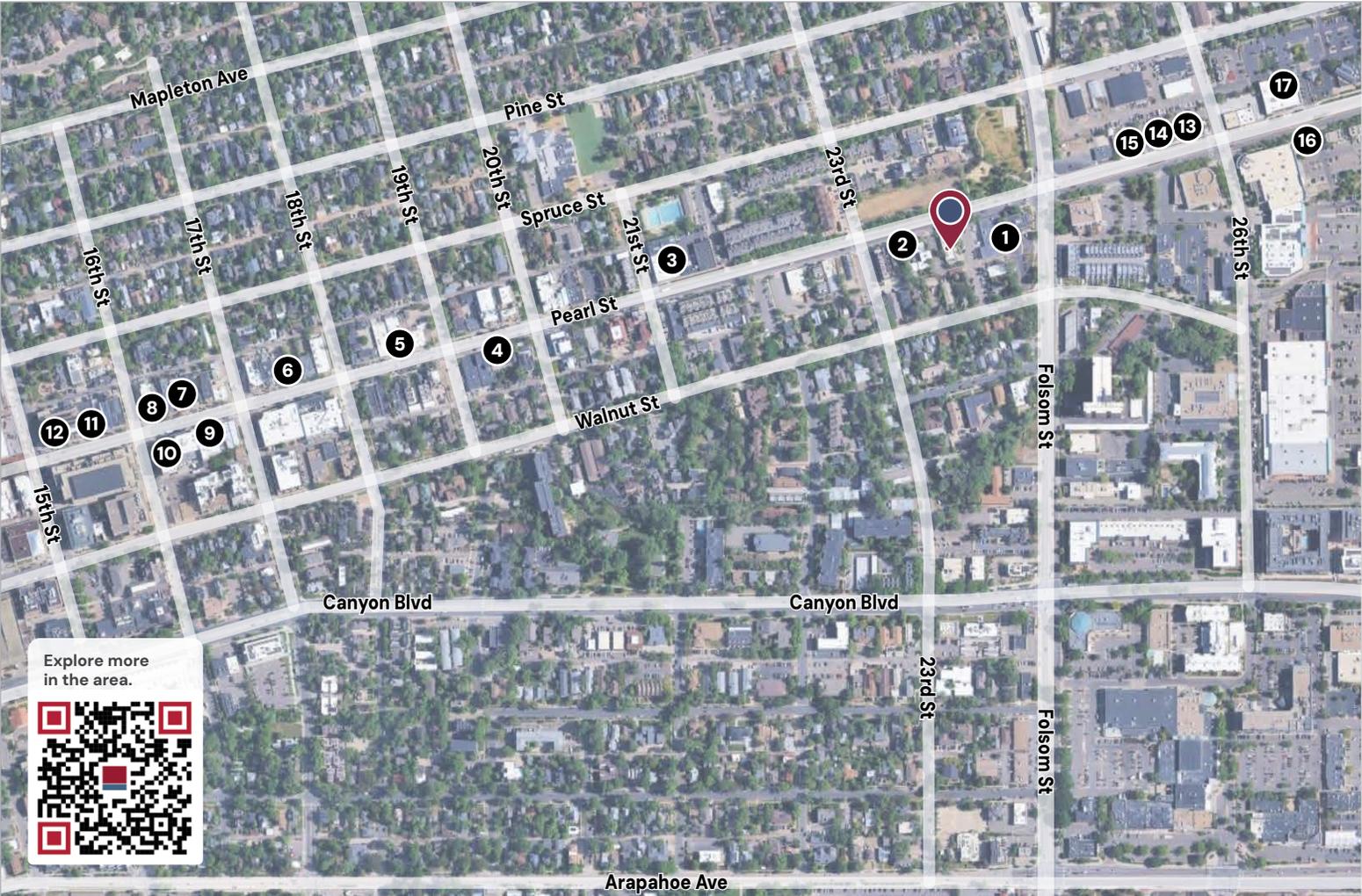
10 MILE RADIUS

\$130,087

Boulder, Colorado is one of Colorado’s most affluent and highly educated communities, with a population of approximately 108,000 and a median household income well above the national average. Anchored by the University of Colorado and a strong presence of technology, research, and outdoor-industry employers, Boulder benefits from a highly skilled workforce and robust daytime population. The city’s limited growth boundaries and high quality of life continue to drive strong housing demand, stable property values, and a resilient local economy—making it an attractive market for both commercial and residential investment.



PROPERTY LOCATION



- 1 Guiry's Color Source
- 2 River and Woods
- 3 Kiln
- 4 Dish Gourmet
- 5 Boxcar Coffee
- 6 Laughing Goat
- 7 Snooze
- 8 Sweetgreen
- 9 Patagonia
- 10 Arcteryx
- 11 Mountain Sun
- 12 Stio
- 13 Boulder Endodontics
- 14 Boulder Implants & Periodontics
- 15 Yoga Shala
- 16 Snarf's Sandwiches
- 17 Natural Grocers

Explore more in the area.

