



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
PARKING	9 on-site spaces
ROOF	New in 2021
ZONING	MU-3

**Source - Boulder County Assessor*

FOR MORE INFORMATION:



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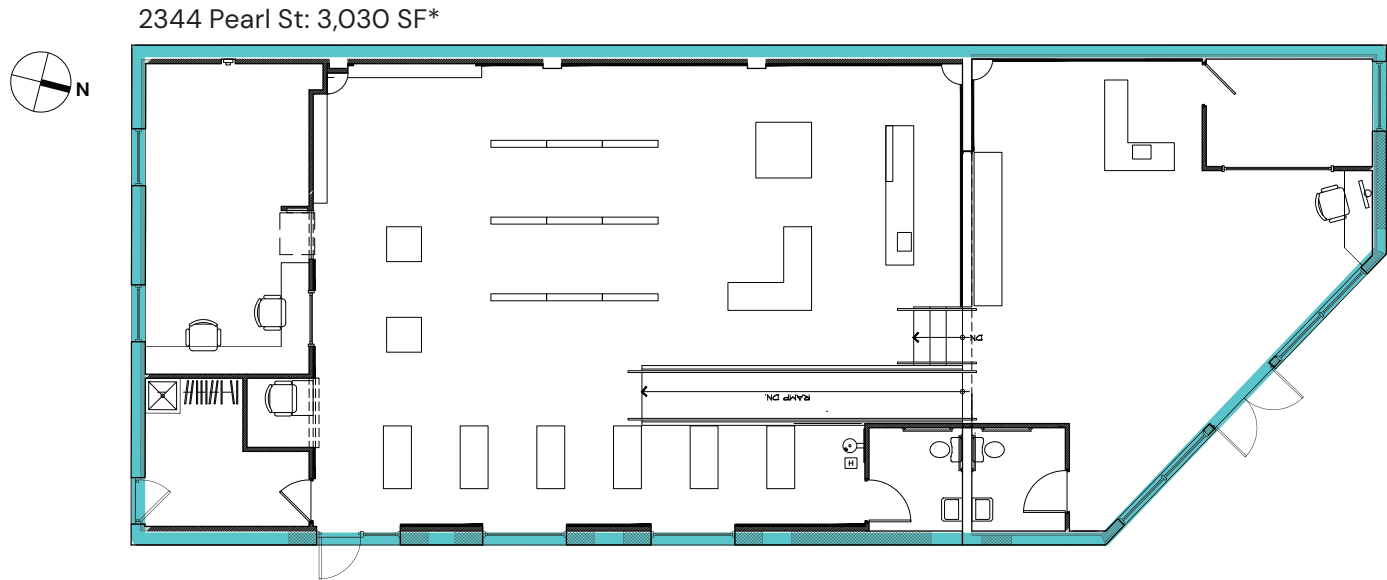


The open layout provides flexibility for a variety of retail, office, or service users seeking a prominent presence along Pearl Street. Ideal for an owner-occupant or investor, this offering combines irreplaceable location, manageable size, and long-term upside in one of Boulder's most sought-after submarkets.

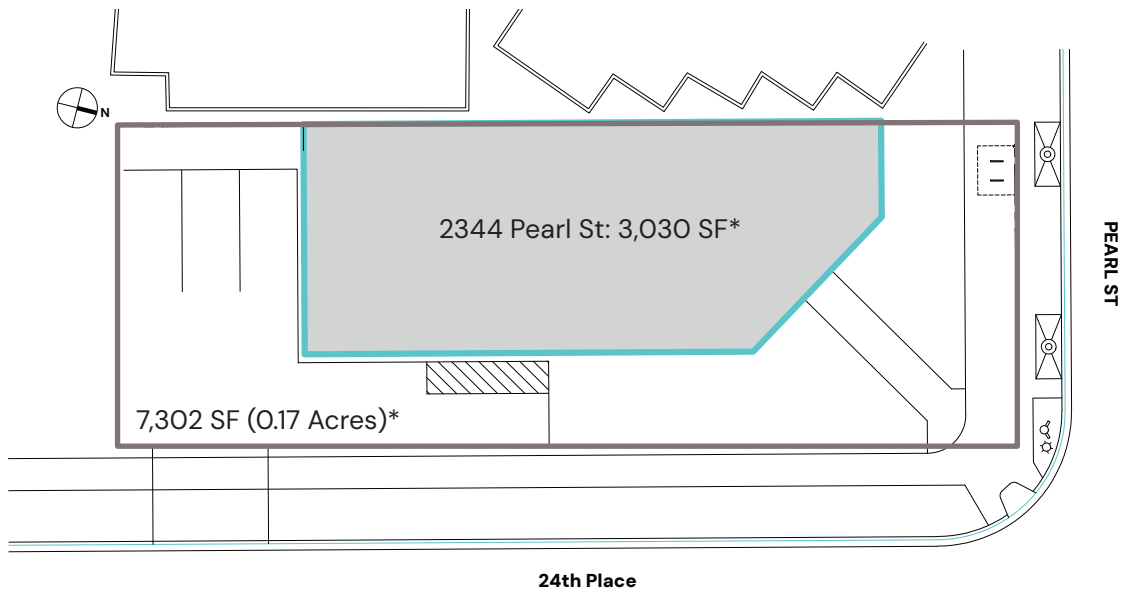
ALLOWABLE USES:

- 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



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

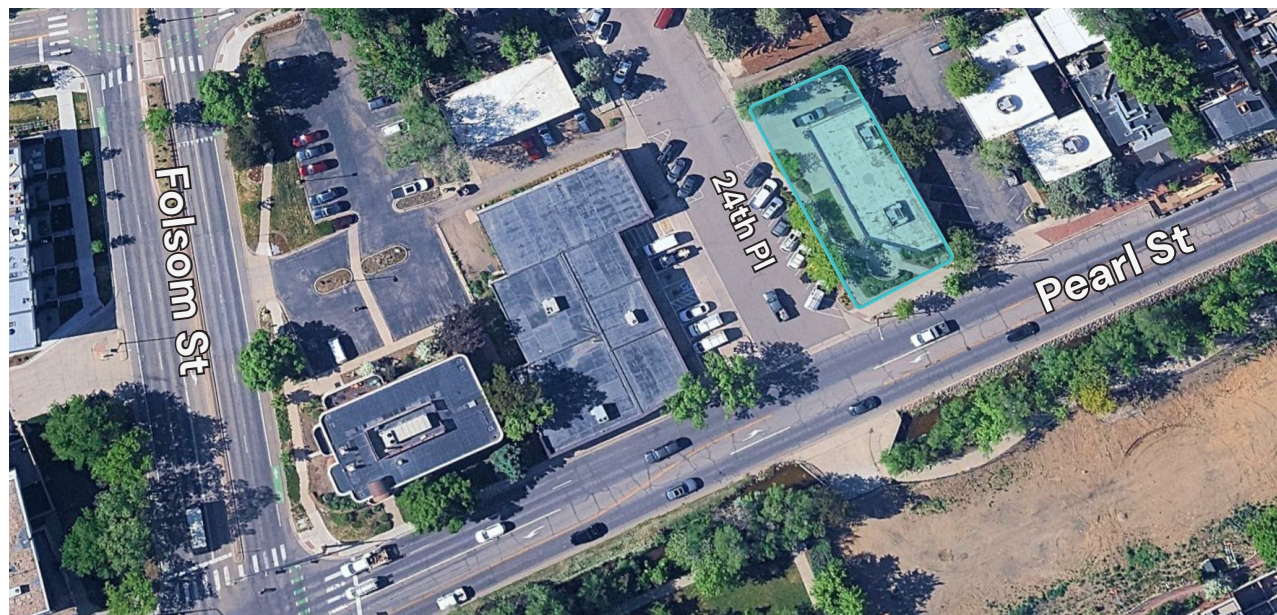
\$130,087

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.

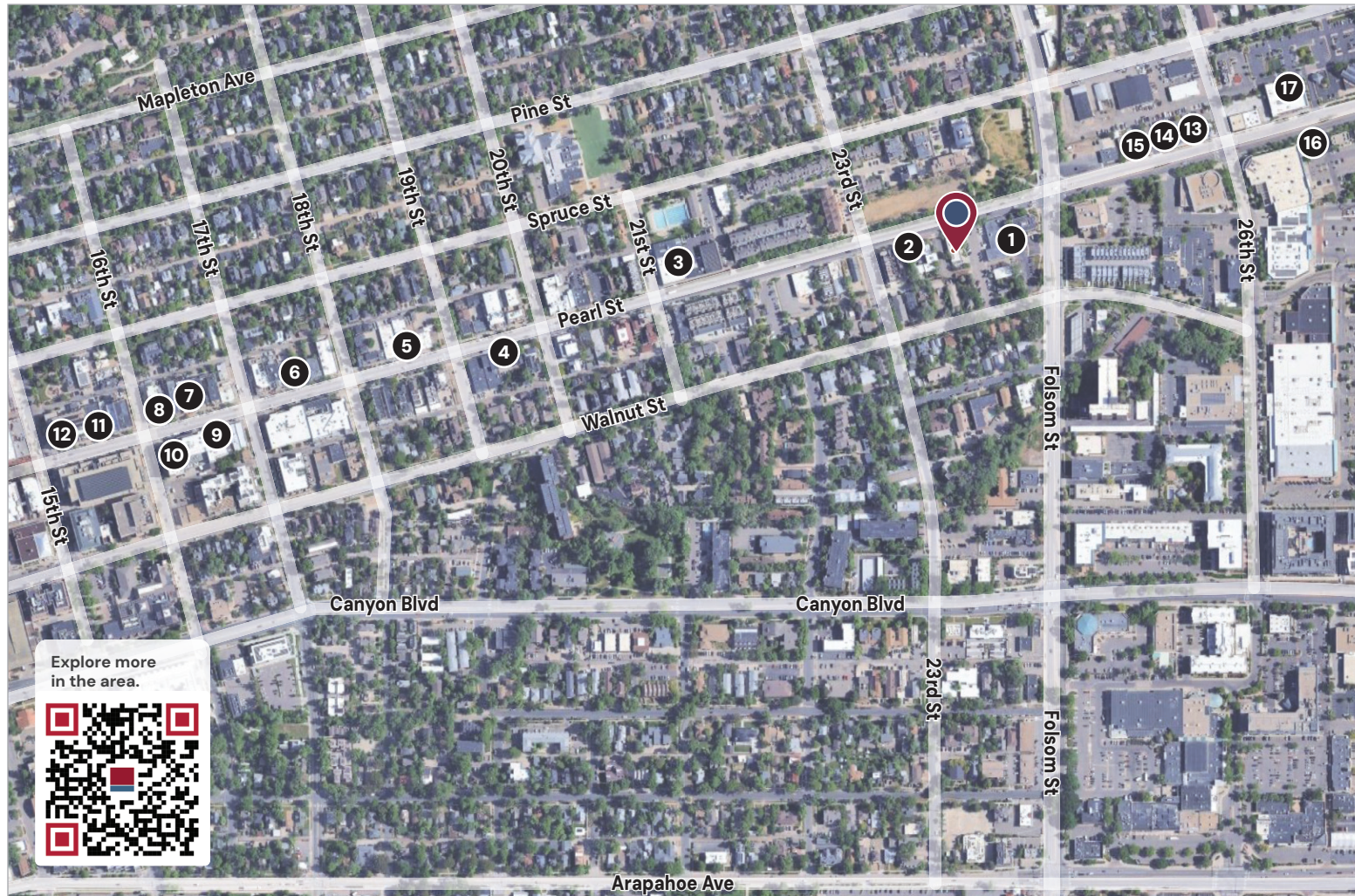
Sundance Film Festival 2027

Beginning in 2027, Boulder will host the globally recognized Sundance Film Festival, bringing significant national attention and economic activity, and citywide screenings, premieres, and activations.

- 10 Day international festival
- 100,000 + Annual Attendees
- 140+ Films/projects showcased annually



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