



2034 PEARL STREET, UNIT 102

BOULDER, COLORADO 80302



www.deancallan.com

**DEAN CALLAN
& COMPANY INC**

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1510 28th Street, Suite 200
Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

PEARL STREET OWNER-USER RETAIL CONDO FOR SALE

Nestled on Boulder's iconic Pearl Street, this 1,544 SF first-floor retail condo offers an unparalleled opportunity for owner-users to establish a flagship presence in one of the city's most vibrant and pedestrian-friendly districts. With its eye-catching storefront exposure, artistic interior vibes, and seamless blend of functionality and creativity, this space is ideally suited for innovative businesses—whether in retail, art, wellness, or tech—that thrive amid Boulder's renowned outdoor lifestyle, cultural scene, and bustling commerce. Zoned MU-3 and featuring modern amenities like polished concrete floors and dedicated parking, it's a turnkey canvas ready to elevate your vision in a community that celebrates innovation and community connection.



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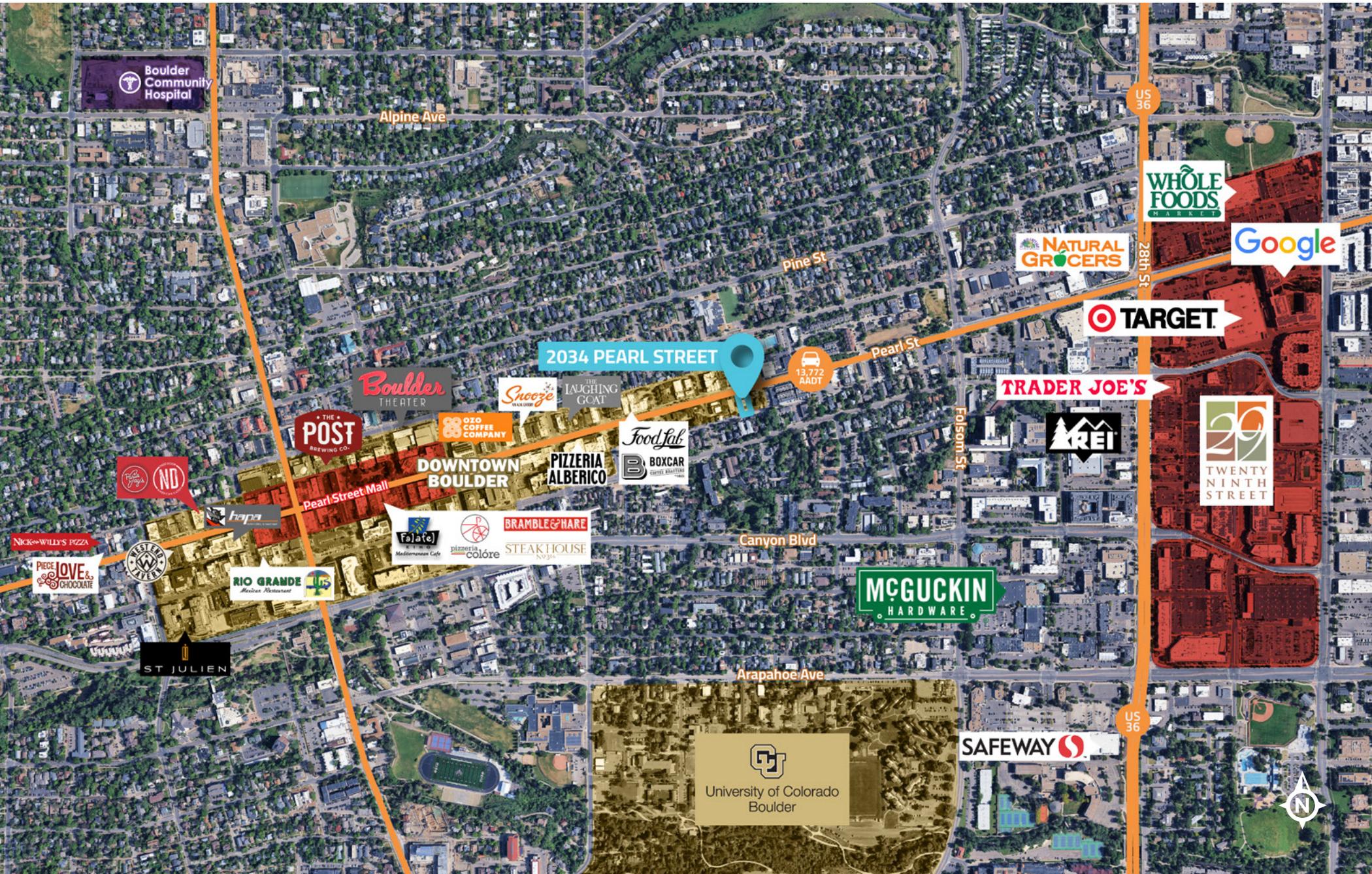
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LOCATION



TERMS

PRICE: \$875,000 (\$567/SF)

Condo Size:

1,544 SF

Zoning:

MU-3 (Mixed-Use)

Parking:

3 Parking Spots

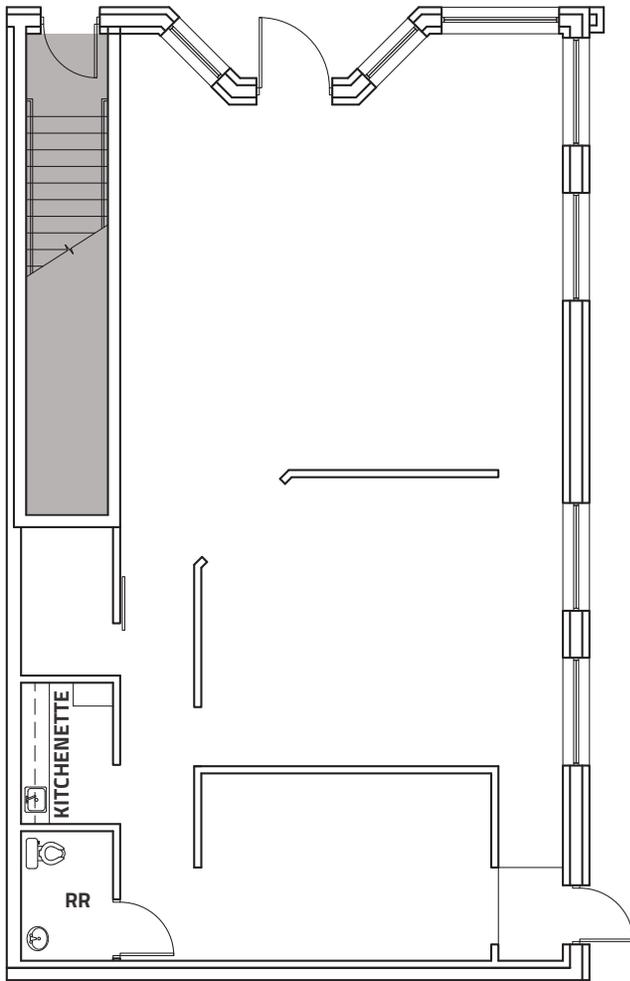
PROPERTY FEATURES

- **Size:** 1,544 square feet of versatile first-floor retail space
- **Ownership:** Ideal for owner-user occupancy
- **Parking:** 3 designated off-street parking spots, plus abundant 2-hour street parking for clients
- **Location:** Prime position on Pearl Street, Boulder's bustling pedestrian thoroughfare in the vibrant downtown district
- **Visibility:** Excellent storefront exposure to high foot traffic and passersby
- **Interior Finishes:** Polished concrete floors for a modern, industrial aesthetic
- **Showroom:** Large open showroom area perfect for displays, events, or customer engagement
- **Kitchenette:** Fully equipped with sink, countertop, mini-fridge, and storage for convenience
- **Storage:** Ample backroom storage with shelving and organizational space
- **Restroom:** Private, ADA-compliant restroom
- **Additional Amenities:** Flexible workspace setups, and natural light from windows overlooking the lively street scene
- **Suitability:** Perfect for creative enterprises seeking a dynamic environment in a community celebrated for its outdoor recreation, arts, and economic vitality

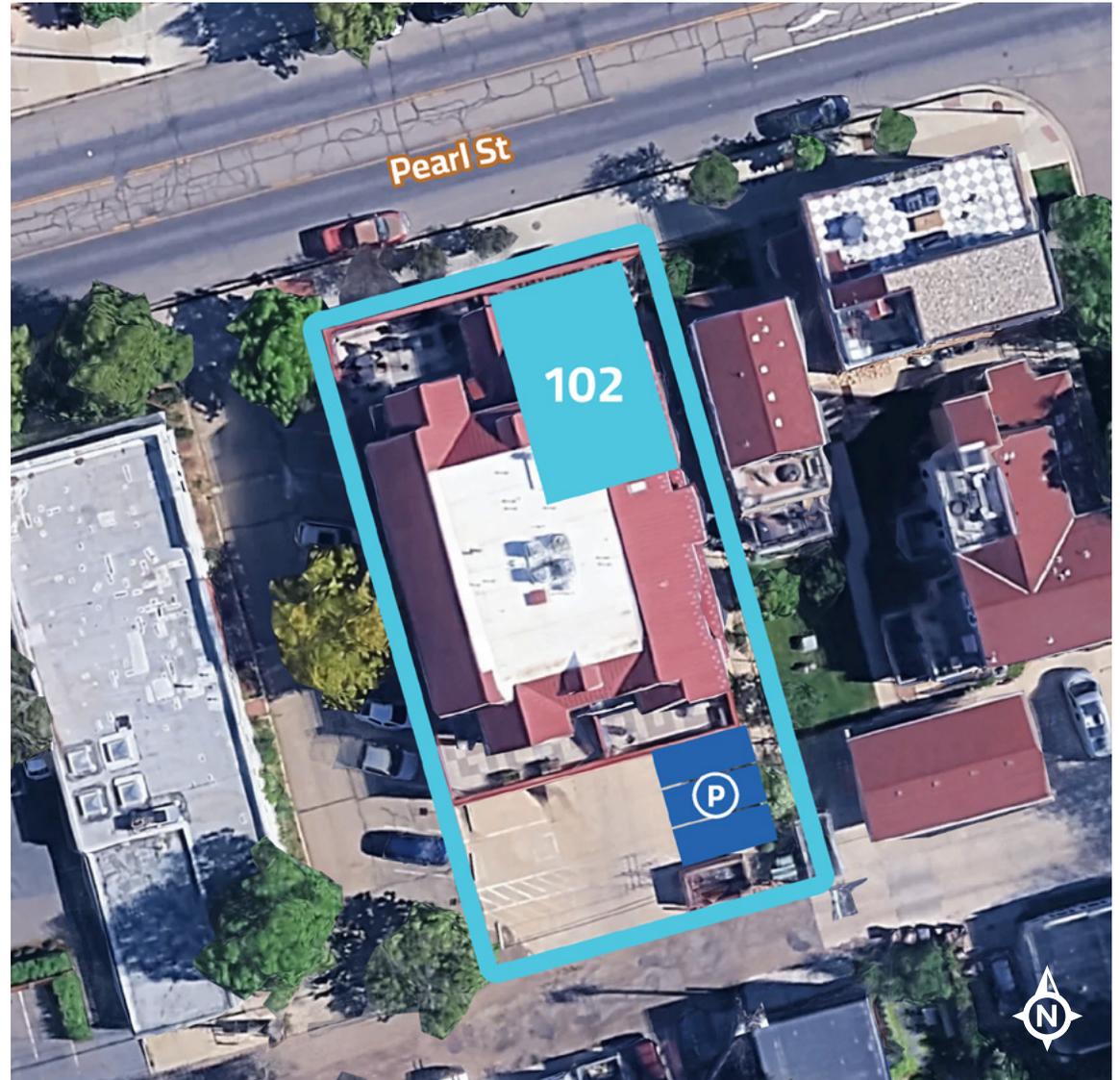


FLOOR PLAN

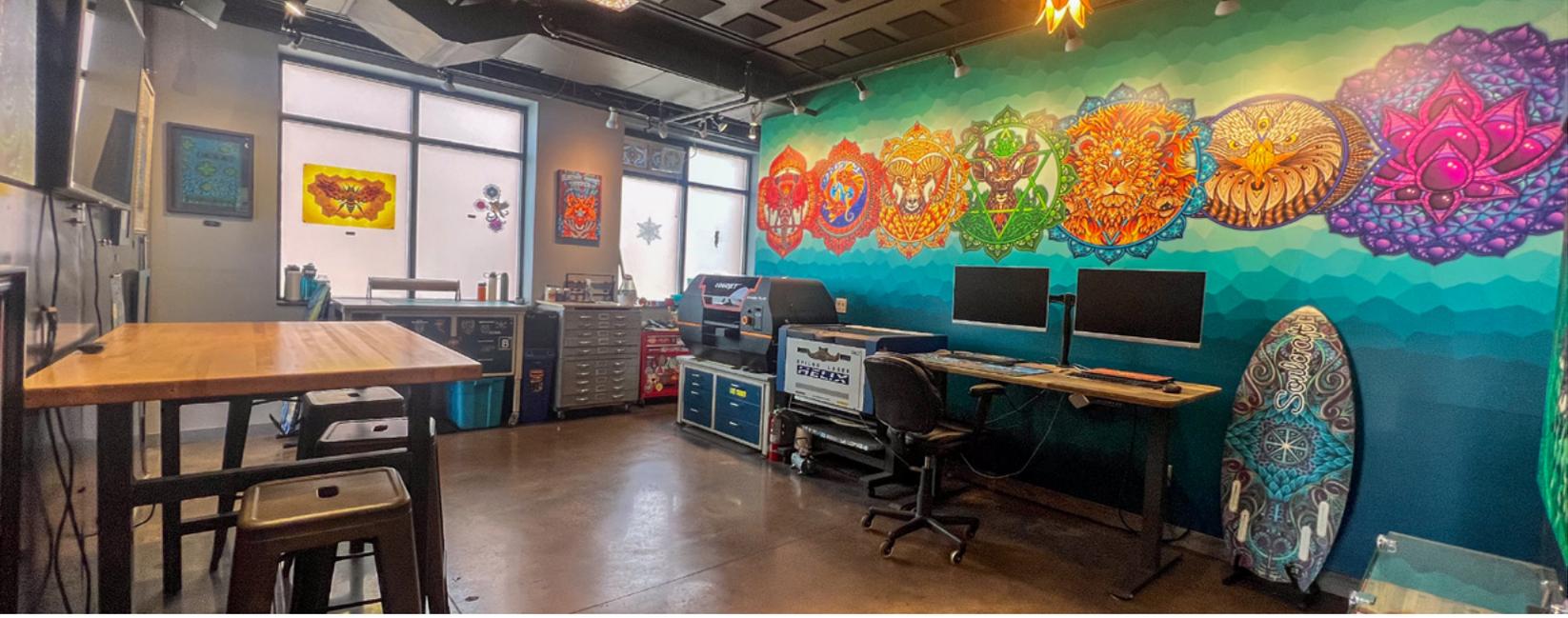
PEARL STREET



OVERHEAD AERIAL







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