

2034 PEARL STREET SUITE 102

BOULDER, COLORADO 80302



www.deancallan.com

DEAN CALLAN
& COMPANY INC

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

OWN THE BRICK: PRIME PEARL STREET FLAGSHIP RETAIL & CREATIVE CONDO

BUILD EQUITY IN BOULDER'S MOST ICONIC DISTRICT.

Situated directly on Pearl Street, 2034 Pearl, Unit 102 offers a rare opportunity for an owner-user to secure a permanent, high-visibility flagship presence. Spanning 1,544 square feet of versatile, first-floor space, the property seamlessly blends a modern industrial aesthetic—complete with polished concrete floors and abundant natural light—provides absolute functional practicality.

This location, with ample street parking, is ideal for forward-thinking retail brands, design studios, wellness practices, or corporate offices, the property features a wide-open showroom, private kitchenette, ADA restroom, and dedicated storage.

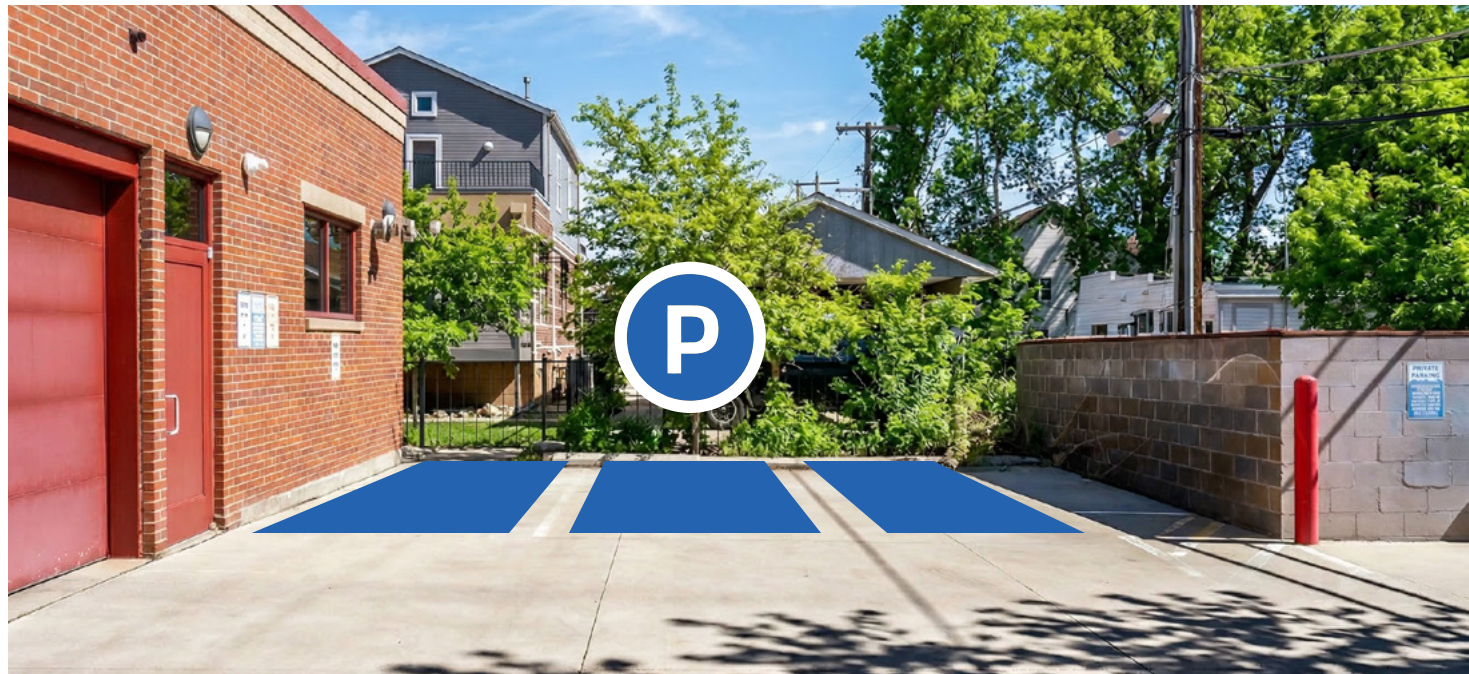
Backed by coveted MU-3 zoning and 3 rare, designated off-street parking spaces in the rear, this turnkey canvas is engineered for businesses ready to thrive in the heart of Boulder's economic and cultural core.



CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

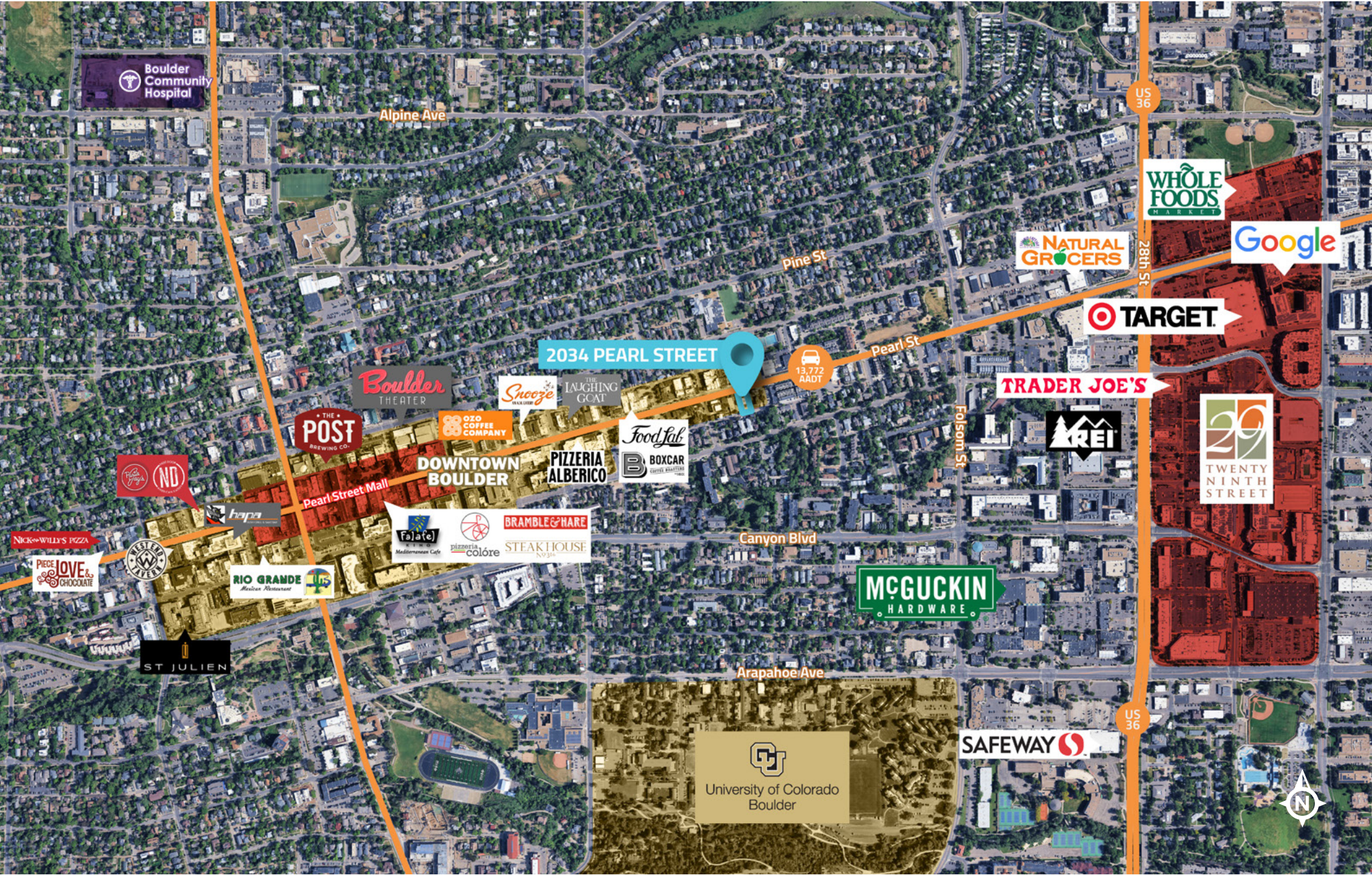
CRAIG DAVID
Broker Associate
720.614.5954
craig@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

LOCATION



TERMS

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

Condo Size:	1,544 SF
Zoning:	MU-3 (Mixed-Use)
Parking:	3 Parking Spots

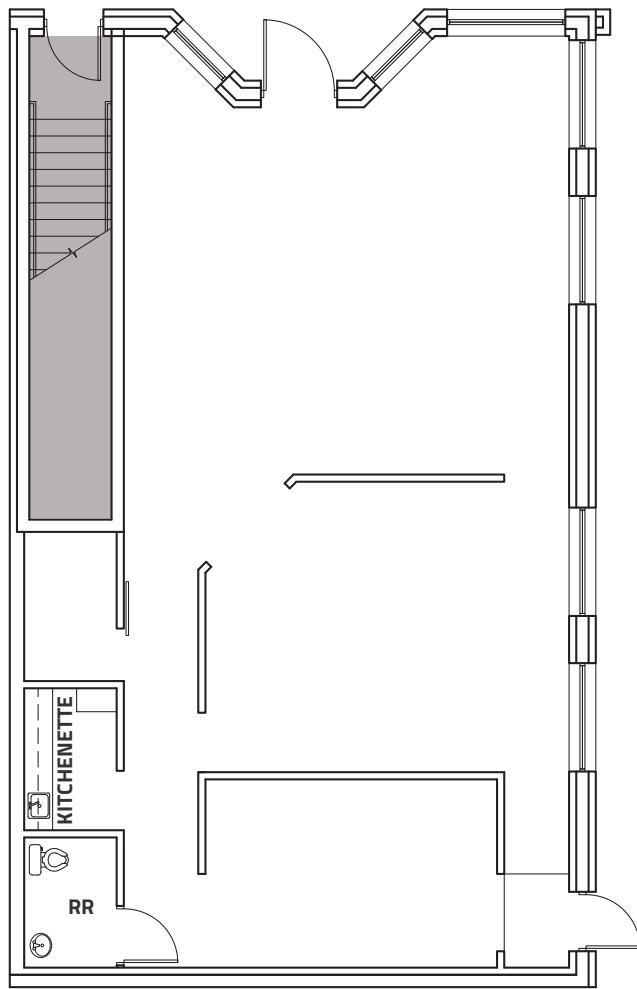
PROPERTY FEATURES

- **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

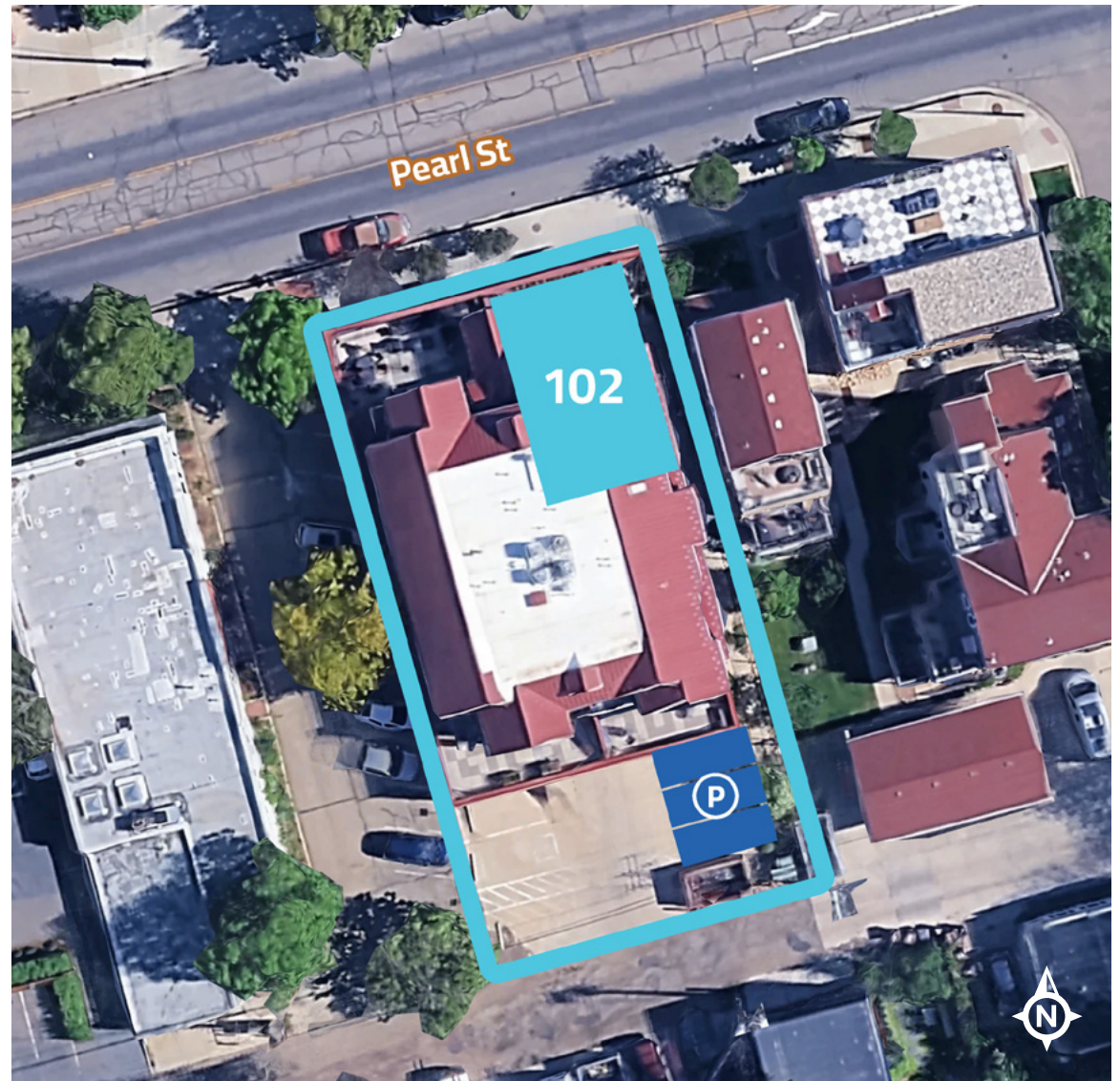


FLOOR PLAN

PEARL STREET



OVERHEAD AERIAL







2034 PEARL STREET, UNIT 102
BOULDER, COLORADO 80302

OWN THE BRICK: PRIME PEARL STREET FLAGSHIP RETAIL & CREATIVE CONDO

follow us     



2034 PEARL STREET, UNIT 102

BOULDER, COLORADO 80302

CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

CRAIG DAVID
Broker Associate
720.614.5954
craig@deancallan.com

DEAN CALLAN
& COMPANY INC

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



www.deancallan.com