

OWN A PIECE OF THE ICONIC PEARL STREET MALL

PEARL STREET MALL PORTFOLIO | MIXED RETAIL/OFFICE BUILDINGS FOR SALE

1108-1116, 1120 & 1122 PEARL STREET, BOULDER, CO 80302



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& COMPANY INC



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EXECUTIVE SUMMARY

The Pearl Street Mall Portfolio presents a rare opportunity to acquire a landmark mixed-use investment property in the heart of Downtown Boulder. Located directly on the renowned Pearl Street Mall, the portfolio consists of premier street-level retail and second-floor office space, offering investors, owner-users, and family offices an exceptional combination of stable income, future upside, and irreplaceable location.

Anchored by a collection of established local retailers, the property's first-floor storefronts benefit from exceptional pedestrian traffic, visibility, and frontage along one of Colorado's most vibrant retail corridors. Above, second-floor office suites provide additional revenue potential and flexibility for owner-users seeking a downtown Boulder headquarters.

A significant distinguishing feature of the offering is the approximately 11,993 square feet available for immediate occupancy, including vacant second-floor office space and additional flexible areas that can accommodate a variety of office, creative, professional, or mixed-use requirements. The buildings can be demised into multiple configurations, allowing ownership to tailor spaces to market demand and maximize long-term value.

TERMS

PRICE: \$19,500,000 (\$693/SF)		
Address:	1108-1116, 1120 & 1122 Pearl Street, Boulder, CO 80302	
Total Leasable SF:	25,430 SF	
Total Assessor SF:	28,137 SF	
SF able to be occupied by Buyer/Tenant:	11,993 SF	
Pro Forma Cap Rate:	5.25%	

INVESTMENT HIGHLIGHTS

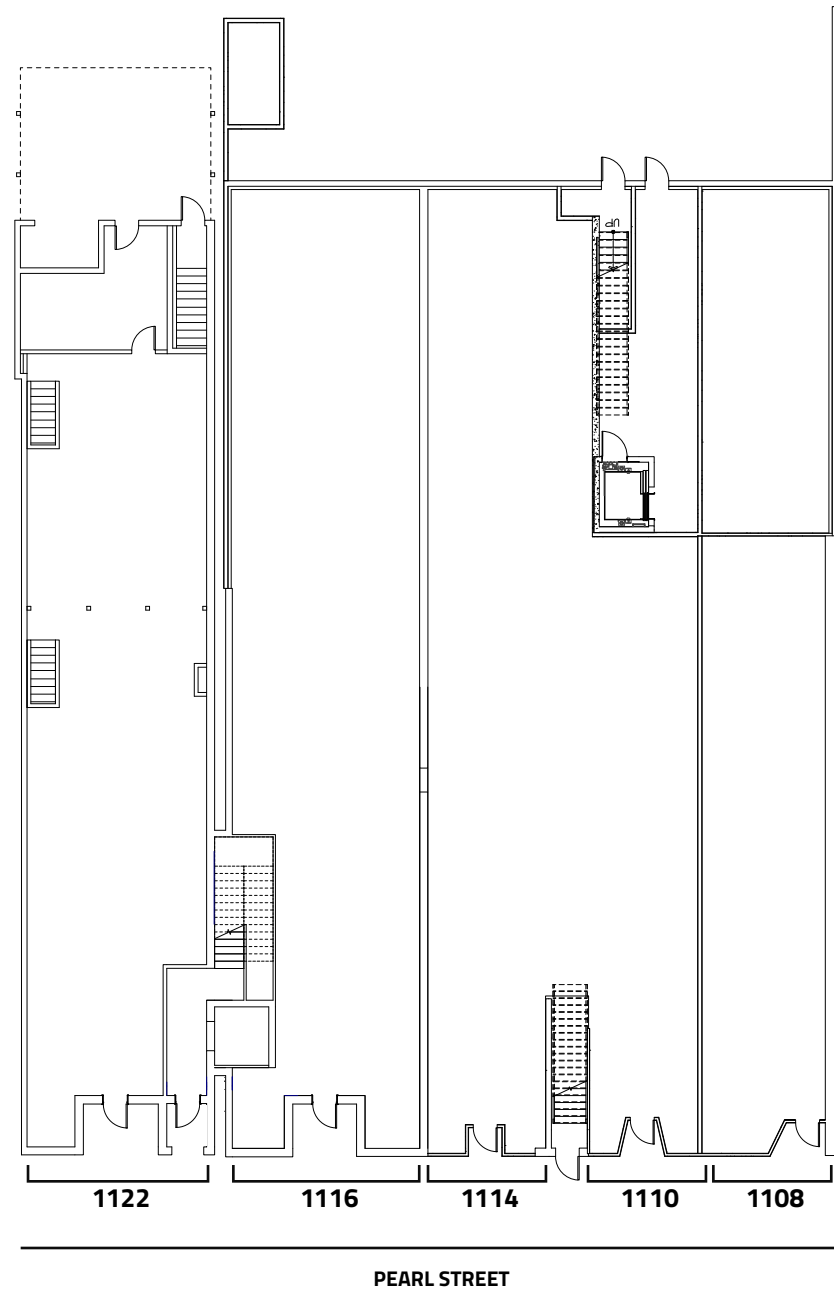
- Trophy mixed-use asset located on Boulder's world-famous Pearl Street Mall
- Prime first-floor retail frontage with exceptional pedestrian visibility
- Flexible second-floor office space with owner-user potential
- Covered parking in the rear of the property
- 25,430 SF of leasable area across multiple buildings
- Approximately 11,993 SF available for buyer occupancy or lease-up
- Multiple demising opportunities create flexible leasing configurations
- Diverse mix of established local retail tenants
- Attractive 5.25% pro forma cap rate
- Long-term value appreciation potential in one of Colorado's most supply-constrained urban markets
- Rare opportunity to acquire a significant concentration of frontage within Downtown Boulder

1ST FLOOR - FLOOR PLAN | 1112-1120 PEARL STREET

FIRST-FLOOR RETAIL

- **1122 Pearl Street** – Island Farm
- **1116 Pearl Street** – SmithKlein Gallery
- **1114 Pearl Street** – Savvy on Pearl
- **1110 Pearl Street** – Ellison Rd.
- **1108 Pearl Street** – Pearl Street Pub & Cellar

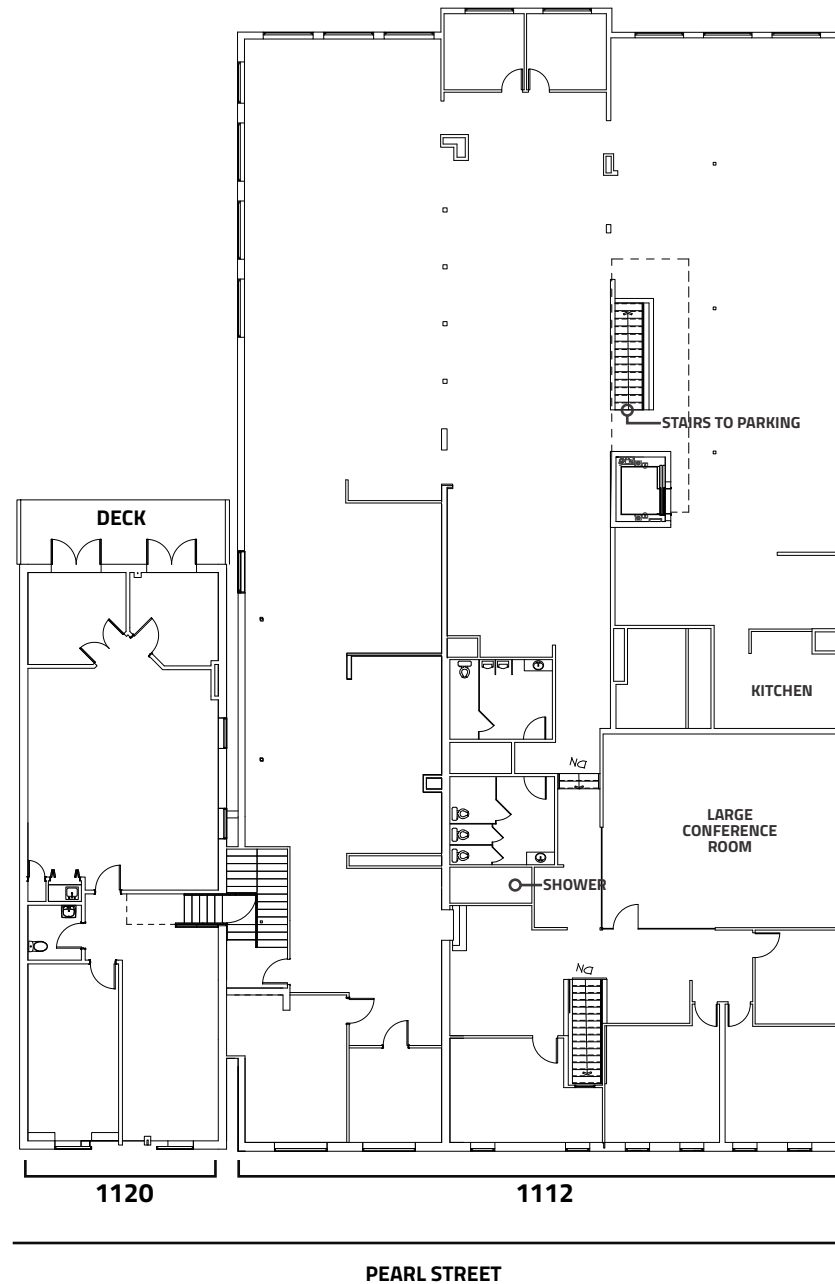
Floor plans are for illustrative purposes only and may not accurately depict actual dimensions, layouts, or conditions. Prospective purchasers should independently verify all floor plan information, square footage, and building characteristics during their due diligence period.



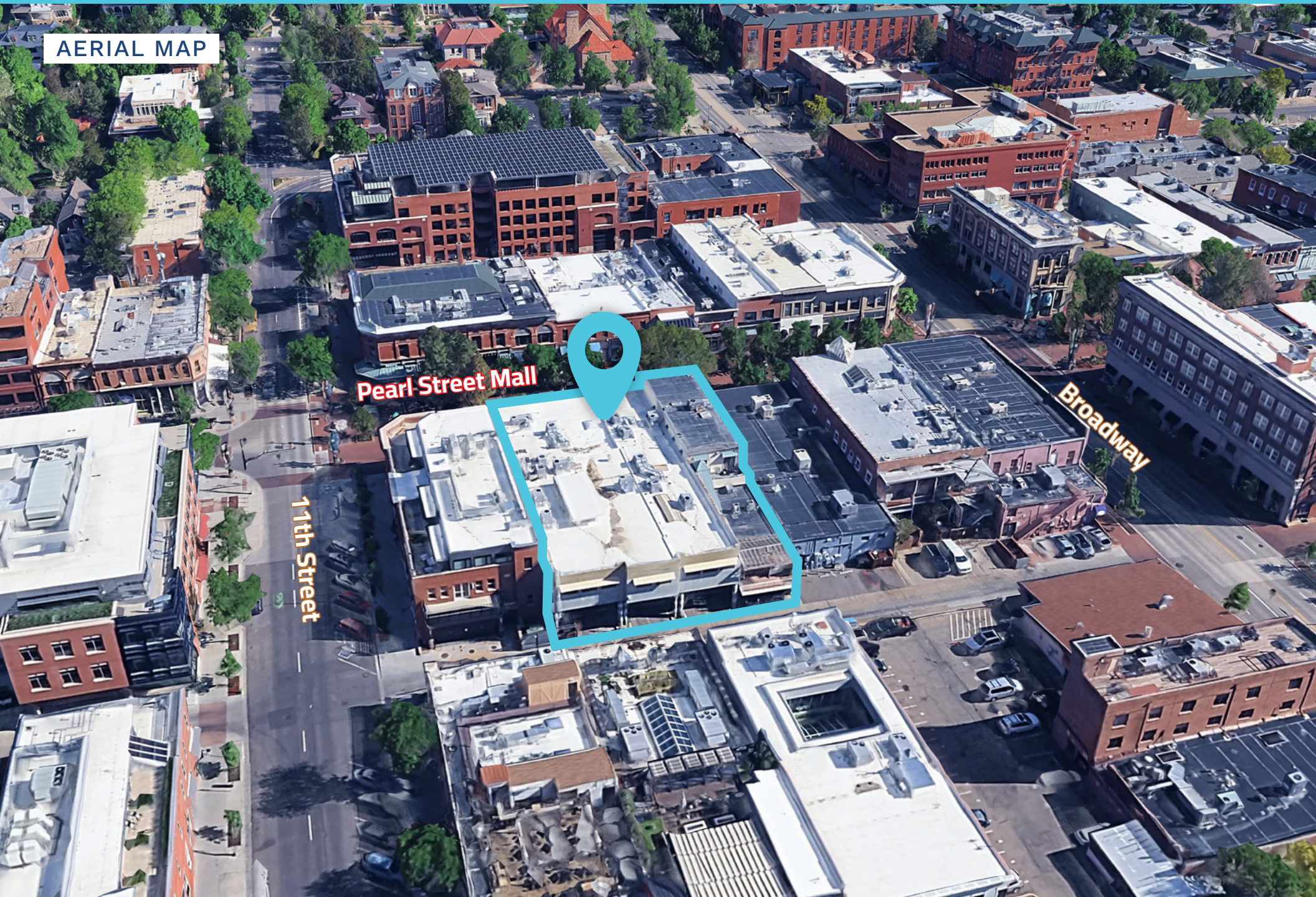
SECOND-FLOOR OFFICE

- **1112 Pearl Street** – Vacant
- **1120 Pearl Street** – Vacant

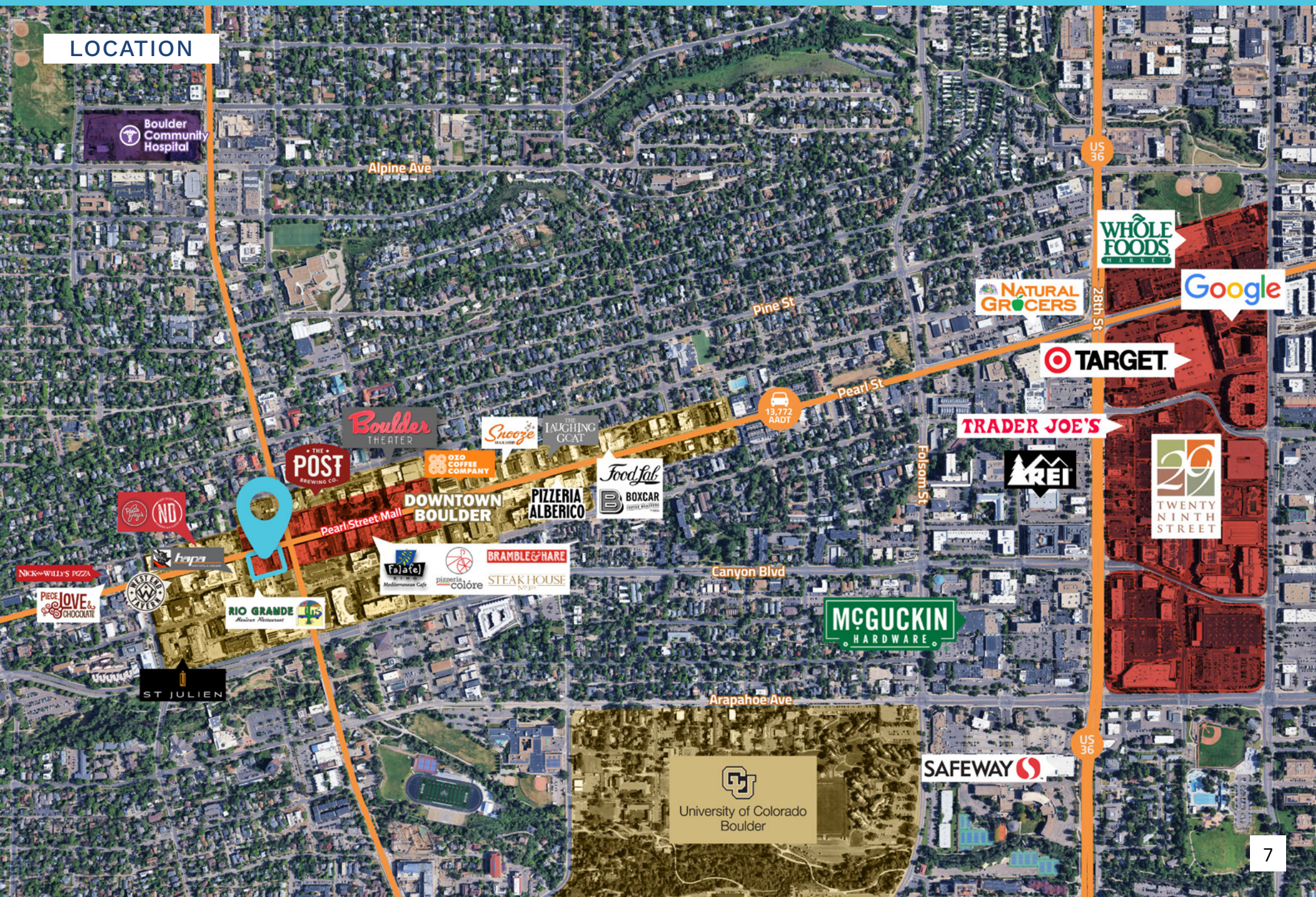
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AERIAL MAP



LOCATION







WHY BOULDER?

With 300 days of sunshine per year, numerous activities within its backyard and access to top talent in the nation - the question is really...

Why NOT Boulder?

Boulder, Colorado, consistently ranks among the nation's most desirable places to live and work, offering an exceptional combination of natural beauty, economic vitality, and cultural vibrancy. Nestled at the base of the Rocky Mountains, the city provides immediate access to world-class outdoor recreation, including hiking, cycling, rock climbing, and skiing. With approximately 300 days of sunshine annually, Boulder attracts residents and visitors seeking an active, healthy lifestyle and a strong connection to the outdoors.

Beyond its natural appeal, Boulder has established itself as one of the country's leading centers for innovation and entrepreneurship. Home to the University of Colorado Boulder and a thriving ecosystem of technology, aerospace, biotechnology, and clean energy companies, the city attracts a highly educated workforce and supports a dynamic local economy. This concentration of talent, combined with a culture of innovation and sustainability, continues to fuel business growth and investment throughout the region.

At the heart of Boulder lies the iconic Pearl Street Mall, a nationally recognized pedestrian district that serves as the city's premier destination for shopping, dining, entertainment, and community events. Lined with local boutiques, art galleries, restaurants, and historic architecture, Pearl Street attracts residents, students, professionals, and visitors year-round. The district's vibrant atmosphere, frequent festivals, street performers, and cultural events create a unique sense of place that distinguishes Boulder from other Front Range communities.

This combination of economic strength, outdoor lifestyle, and destination-oriented downtown environment continues to drive demand for commercial real estate within the urban core, making ownership along Pearl Street Mall a rare opportunity to invest in one of Colorado's most sought-after and supply-constrained locations.



The Sundance Film Festival, a renowned celebration of independent cinema, is set to relocate from its long-time home in Park City, Utah, to Boulder, Colorado, starting in 2027. After over four decades in Utah, the festival's organizers chose Boulder for its vibrant arts scene, small-town charm, and natural beauty, including its proximity to the Rocky Mountains.

#1
BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#2
BEST SMALL CITY IN WORLD
[MONOCLE SMALL CITIES INDEX]

#1
**IN THE U.S. ON THE BLOOMBERG
BRAIN CONCENTRATION INDEX**
- 4 YEARS RUNNING -

TOP 25
GLOBAL STARTUP ECOSYSTEMS
[STARTUP GENOME]

BOULDER MARKET OVERVIEW

Economic and Demographic Strengths

Boulder, Colorado is one of the most affluent, educated, and economically resilient communities in the United States. Home to the University of Colorado Boulder, a world-class research institution with more than 38,000 students, the city benefits from a steady influx of talent, innovation, and consumer spending. Major employers including Google, Ball Aerospace, Medtronic, and a thriving ecosystem of technology, natural products, and venture-backed startups contribute to a highly educated workforce and strong local economy.

Boulder's median household income significantly exceeds national averages, while its highly educated population supports a vibrant retail, restaurant, and professional services environment. Combined with strict growth controls and limited new development opportunities, these demographic and economic fundamentals continue to support strong real estate values and tenant demand throughout Downtown Boulder.

Downtown Boulder & Pearl Street Market Dynamics

The Pearl Street Mall is widely recognized as the premier retail and entertainment destination in Boulder and one of Colorado's most iconic pedestrian shopping districts. Stretching across four blocks in the heart of Downtown Boulder, the Mall attracts residents, students, business professionals, and millions of annual visitors seeking a unique mix of local retailers, restaurants, galleries, and cultural attractions.

The district benefits from exceptionally high pedestrian traffic, limited storefront availability, and significant barriers to new supply, making retail spaces along Pearl Street among the most coveted commercial addresses in the region. Demand from retailers, restaurants, galleries, and experiential users continues to support long-term occupancy and rental growth. Second-floor office space remains attractive to professional service firms, creative companies, and owner-users seeking a highly walkable downtown environment with direct access to Boulder's extensive amenities.

For investors, the combination of irreplaceable location, constrained supply, and a diverse tenant base creates a compelling long-term investment opportunity rarely found in urban retail markets.

Lifestyle and Amenities

Boulder's exceptional quality of life continues to attract businesses, residents, and visitors from around the world. The city offers immediate access to more than 150 miles of trails, renowned climbing destinations, and year-round outdoor recreation, while maintaining a vibrant urban core filled with dining, shopping, arts, and entertainment.

At the center of this activity is the Pearl Street Mall, where street performers, festivals, public art, and community events create one of the most dynamic pedestrian environments in the Rocky Mountain region. Its walkable setting, historic architecture, and concentration of local businesses have established Pearl Street as a destination that embodies the character and culture of Boulder. This unique blend of economic vitality, tourism, and lifestyle appeal continues to drive demand for well-located retail and office properties within the downtown core.

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