

949 Walnut Street
Boulder, CO

1,308 - 3,033 SF
Plus 50 SF Display Case

Salon/Retail For Lease!

Move In Ready:

High end luxury salon located across from the St Julien Hotel

Recently Renovated:

Beautifully renovated with modern finishes

Functional Layout:

Open layout with private treatment room, break room, and kitchenette

Ability to Expand:

Adjacent contiguous yoga/retail space can be combined

High Foot Traffic Area:

Surrounded by the numerous amenities of downtown Boulder and Pearl Street Mall just footsteps away

On-Site Parking:

Parking available behind the building
Signage available

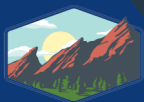
Salon Infrastructure:

Plumbing, electrical, and fixtures in place, ready for your finishes!



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PROPERTIES

Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

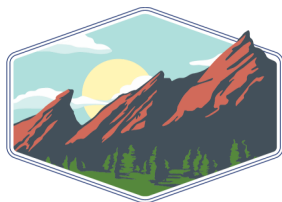


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Unit	Square Footage	Price (NNN estimates as of 12/31/25)
B (Retail/ Fitness)	1,308 (plus 50 SF display case)	\$35.00/SF + \$13.28 (NNN)
A (Salon)	1,725	\$35.00/SF + \$13.28 (NNN)
A+B	3,033 (plus 50 SF display case)	\$33.00/SF + \$13.28 (NNN)



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