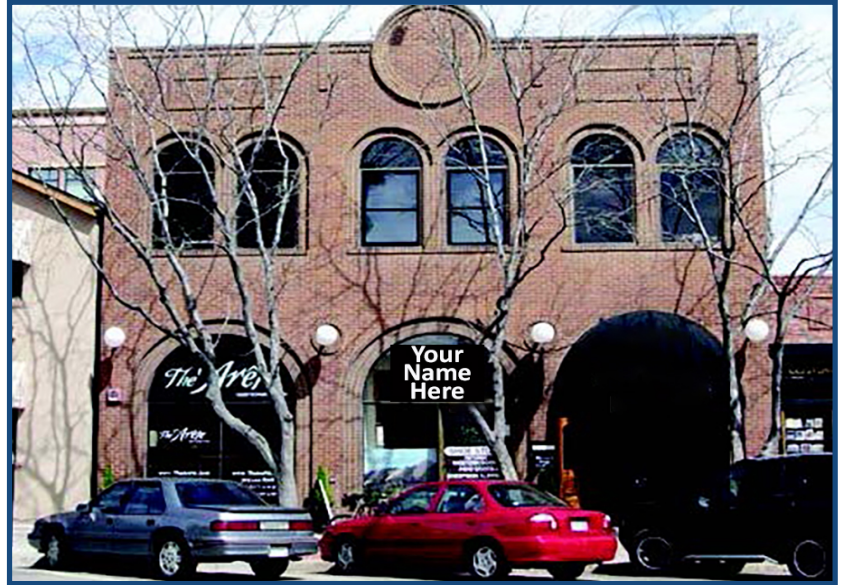


949 Walnut Street
Unit B
Boulder, CO

1,308 Square Ft
+ 50 SF Display Case

Retail Space For Lease!

- **Open Retail:** Prime ground-floor retail or studio space featuring an open floor plan and convenient rear restrooms — ideal for yoga, boutique retail, or experiential concepts
- **On-Site Parking:** Private parking available directly behind the building
- **Incredible Location:** Just steps from Pearl Street Mall and directly across from the prestigious St. Julien Hotel — a premier downtown Boulder destination
- **Unmatched Visibility:** Expansive storefront windows and prominent signage opportunities in one of the city's highest foot-traffic corridors



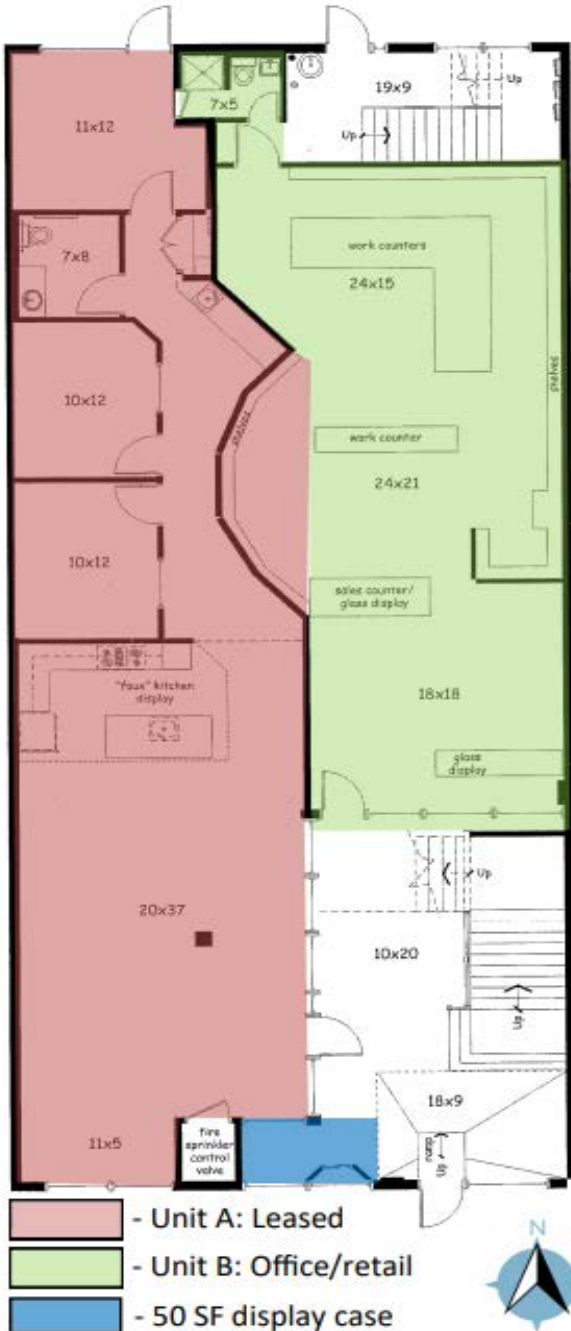
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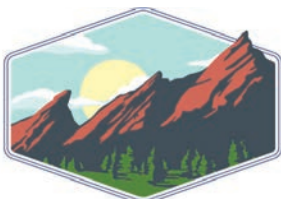
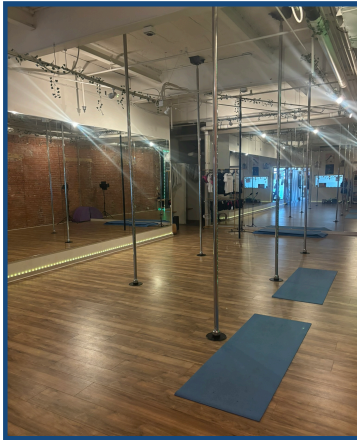
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Unit	Square Feet	Price
B	1,308	CALL FOR RATE!

**All NNN are as of 12/31/24*



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