



## Willow Springs Shopping Center

2749-2757 Iris Avenue, Boulder, CO

### North Boulder Retail for Lease

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[Property Info & Gallery](#)

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Available Space	996-1,480 sq. ft.
Lease Rate / sq. ft.	\$25.00 NNN
Expenses / sq. ft.	\$9.70*

*\*Including Water & Trash*

- **Unit 2749** - Excellent Retail Wellness Space with a Modest Open Area, Great for Small Yoga or Pilates & Two Individual Treatment Rooms for Massage, Acupuncture or Other Wellness
- **Unit 2757** - Fully Built Out Hair & Beauty Salon with 4 Stations, 2 Hair Sinks, Massage / Treatment Room or Private Office, Kitchenette / Breakroom with Laundry & Oversized Water Heater
- Also Great Space for Service Retail, Office & Other Uses
- High Traffic Retail Center with Mojo Taqueria, Tangerine, Vecchio's Bike Shop, Abo's Pizza, Buddha Thai, GOLFTEC, Sugaring NYC & More
- Great Exposure at the Corner of Iris Ave & 28th St / US 36 with Traffic Counts over 25,000 per Day
- 241 Parking Spaces for the Center

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