

DOWNTOWN BOULDER PRIME RETAIL FOR SUBLEASE

Keys Commercial

1123 Walnut St, Boulder

FOR SUBLEASE: TURNKEY BOUTIQUE RETAIL | 1123 WALNUT ST



PROPERTY DESCRIPTION

Rare opportunity to sublease a **fully built-out boutique retail space** in the heart of Downtown Boulder, currently home to Beatrice the Divine women's clothing store. The space occupies the ground floor of a **completely renovated two-story building** with a striking contemporary façade, full-height storefront glass, and designer finishes throughout. Located adjacent to Rosetta Hall and one block from the St Julien Hotel and the **Pearl Street Mall**, this is a turnkey chance to step into one of the most sought-after retail environments in Colorado.

DETAILS

- Address: **1123 Walnut St, Boulder, CO 80302**
- Space: **±1,865 SF Ground-Floor Retail**
- Sublease Rate: **See Agent**
- Term: **Approx. 6 Years Remaining on Primary Lease**
- Available: **December 1, 2026**
- Building: **Fully Renovated 2-Story | Elevator**



Turnkey Retail Sublease Downtown Boulder

1123 Walnut St, Boulder, CO 80302

Fully built-out ground-floor boutique retail

DETAILS

SPACE:

±1,865 SF ground-floor boutique retail
Fully built-out: sales floor, fitting rooms, cash wrap
Back of house with kitchenette & storage

BUILDING:

Complete renovation with contemporary façade
Full-height storefront glass | Exposed brick
Elevator & secure bike storage

SUBLEASE:

See Agent for Sublease Rate
Term: Approx. 6 Years Remaining on Primary Lease
Available: December 1, 2026

CONTACT AGENT FOR DETAILS AND SHOWINGS

LOCATION MAP



GEOFFREY E. KEYS

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