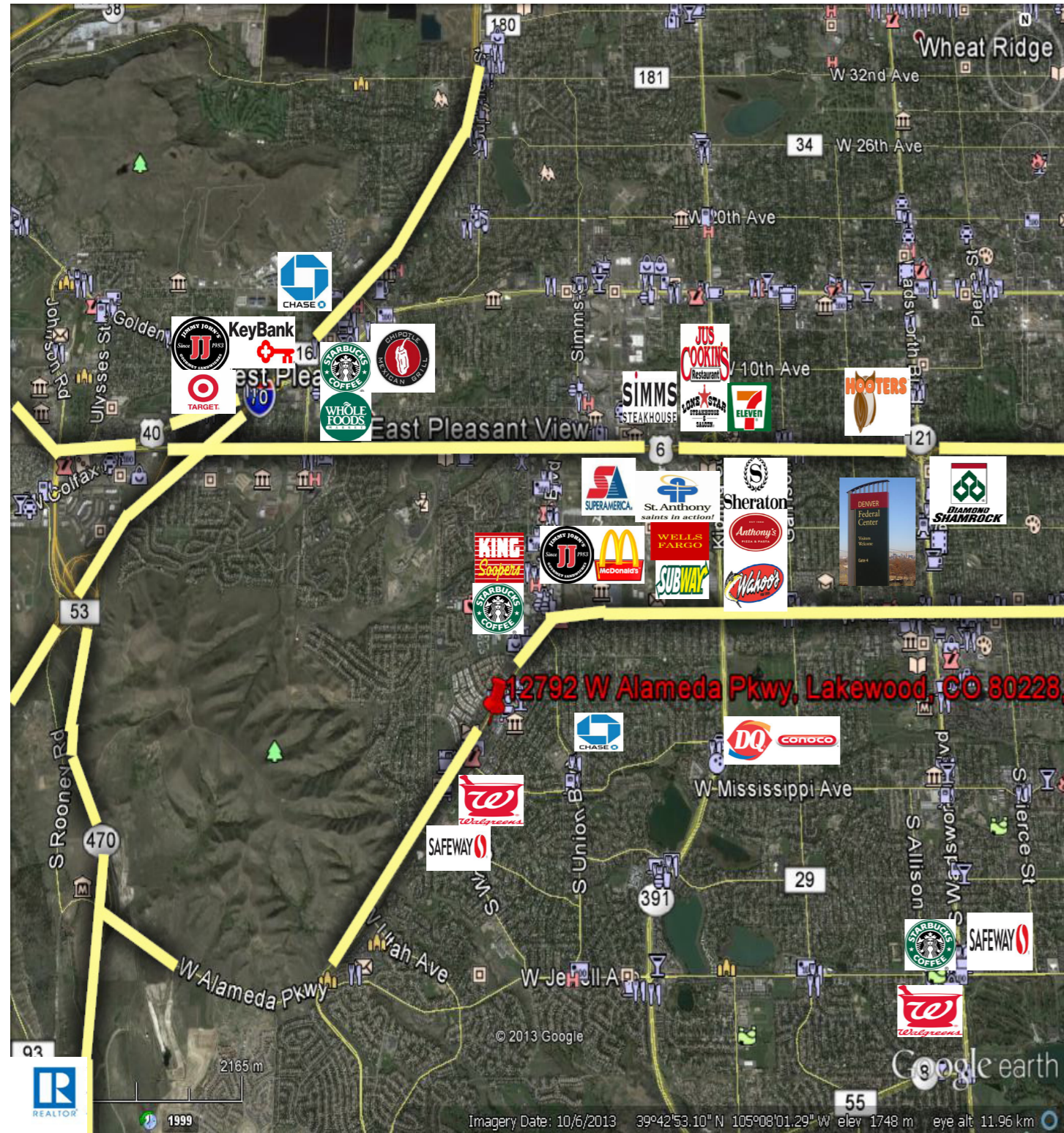




**J&B BUILDING COMPANY**  
 8933 E Union Ave #216, Greenwood Village, CO 80111  
 (303) 741-6343  
 www.jandbbuilding.com



Disclaimer: The information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information are subject to change. J & B Building Company, its broker associates and its salespersons, are or will be acting as agents of this seller/lessor with the duty to represent the interest of the seller/lessor. J & B Building Company will not act as your agent unless an agency agreement is signed and in effect.



## ALAMEDA SQUARE SHOPPING CENTER

12790-12792 West Alameda Parkway, Lakewood, CO 80228

**FOR LEASE: Retail**

LEASE RATE

\$16.00 /SF NNN

AVAILABLE:

1,180 - 1,300 SF

### ALAMEDA SQUARE SHOPPING CENTER



### PROPERTY FEATURES AND CONTACT INFORMATION

- Great Central Location
- Available SF: 1,180 SF to 1,300 SF
- Max Contiguous: 2,480 SF
- Est. NNN's (2024): \$7.82/SF
- Ample Parking
- Join SCL Health, Hotworx, Papa Johns, and many others at this busy retail center!

Peter Kapuranis  
 303.741.6343 ext. 103  
 Peter@jandbbuilding.com

Steve Peckar  
 303.741.6343 ext. 105  
 steve@jandbbuilding.com



**J&B BUILDING COMPANY**  
 8933 E Union Ave #216, Greenwood Village, CO 80111  
 (303) 741-6343  
 www.jandbbuilding.com





FOR MORE INFORMATION  
CONTACT  
**Peter Kapuranis**  
303.741.6343 ext. 103  
peter@jandbbuilding.com

**ALAMEDA SQUARE SHOPPING CENTER SITE PLAN**

**ALAMEDA SQUARE SHOPPING CENTER**



PRICING			
Unit 92E	1,180 SF	\$16.00/SF NNN	Total Per Month(w/NNN): \$2,342.30
Unit 92F	1,300 SF	\$16.00/SF NNN	Total Per Month(w/NNN): \$2,580.50



**J&B BUILDING COMPANY**  
8933 E Union Ave #216, Greenwood Village, CO 80111  
(303) 741-6343  
www.jandbbuilding.com



CONTACT  
**Peter Kapuranis**  
303.741.6343 ext. 103  
peter@jandbbuilding.com

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
POPULATION	16,036	82,061	214,668
HOUSEHOLDS	7,129	34,613	88,743
INCOME	\$89,897	\$98,213	\$87,678
BUSINESSES	856	3,769	9,269
EMPLOYEES	8,549	49,886	109,823
TRAFFIC COUNT	1,600 VPD W Alameda Pkwy and S Youngfield Ct		



**LARGEST INDUSTRY TRADE GAP & POTENTIAL USERS**

- AUTO PARTS
- BOOK STORES
- BUILDING MATERIALS
- CLOTHING STORES
- CLOTHING ACCESSORY STORES
- DIRECT SELLING ESTABLISHMENTS
- ELECTRONICS & APPLIANCES
- FULL SERVICE RESTAURANT
- FURNITURE & HOME FURNISHING STORES
- GENERAL MERCHANDISE STORES
- GIFT STORES
- JEWELRY STORES
- LAWN & GARDEN EQUIPMENT
- LEATHER GOODS STORES
- LUGGAGE STORES
- MUSIC STORES
- OFFICE SUPPLIES
- PERIODICAL STORES
- SHOE STORES
- SPECIAL FOOD SERVICES
- USED MERCHANDISE STORES



**J&B BUILDING COMPANY**  
8933 E Union Ave #216, Greenwood Village, CO 80111  
(303) 741-6343  
www.jandbbuilding.com