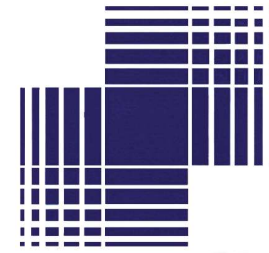


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 (303) 741-6343  
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**MEADOWLARK SHOPPING CENTER**

9050 W 6th Ave, Lakewood, CO 80215

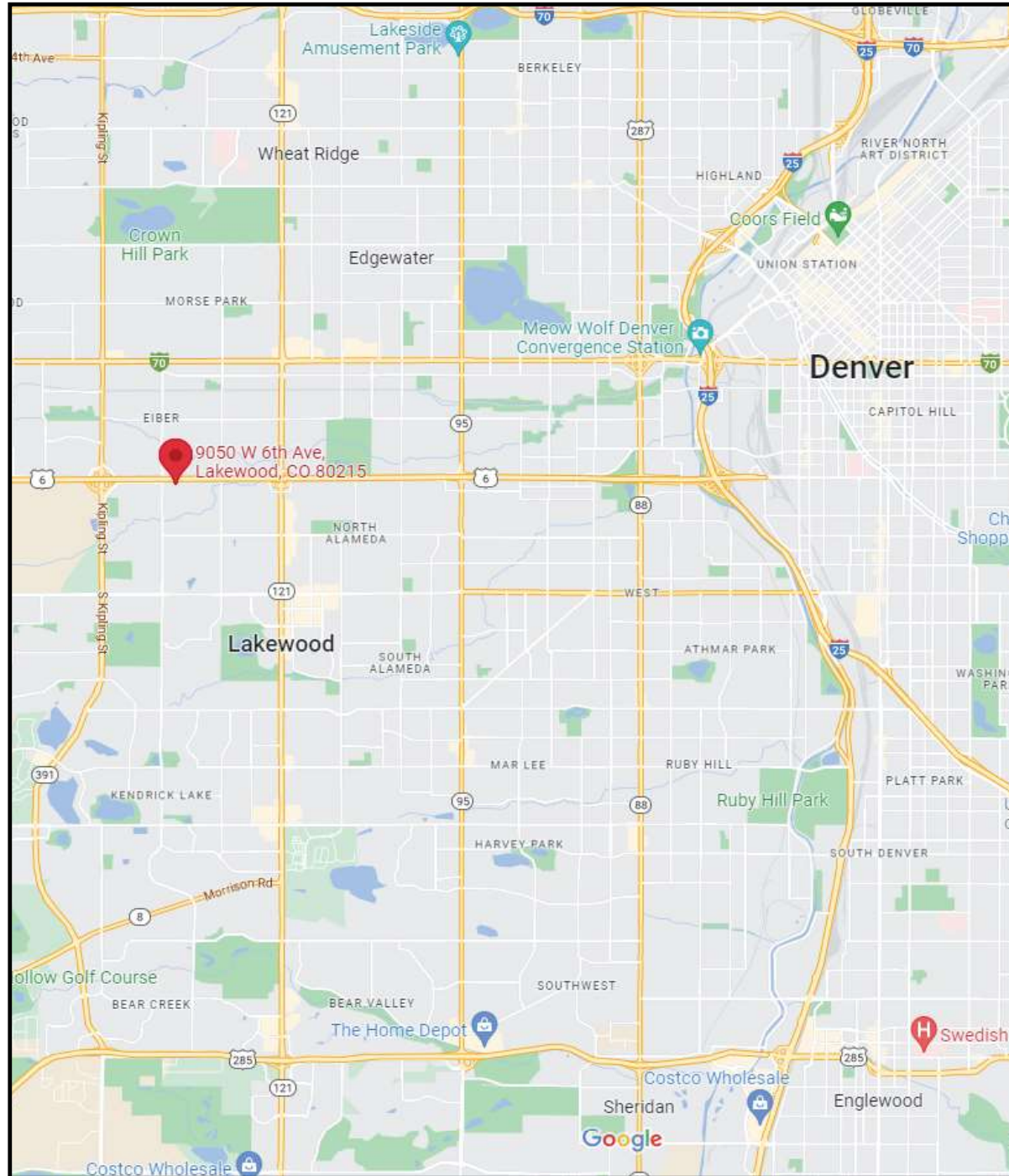
**FOR LEASE: Retail**

LEASE RATE: \$15.00/SF NNN

AVAILABLE: 2,519 -2,652 SF

**Location Map**

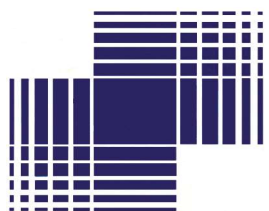
**MEADOWLARK HILLS SHOPPING CENTER**



**PROPERTY FEATURES AND CONTACT INFORMATION**

- NNN Expenses (2024): \$6.63
- Recent exterior remodel
- Great central location off of 6th Ave Freeway
- Easy freeway accessibility
- LED monument signage
- Easy access to Hwy 6

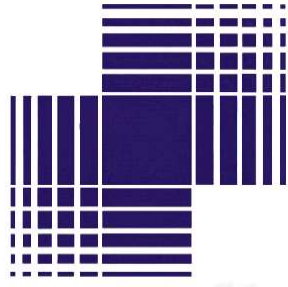
Matt Landes  
 303.741.6343 ext. 101  
 Matt@jandbbuilding.com



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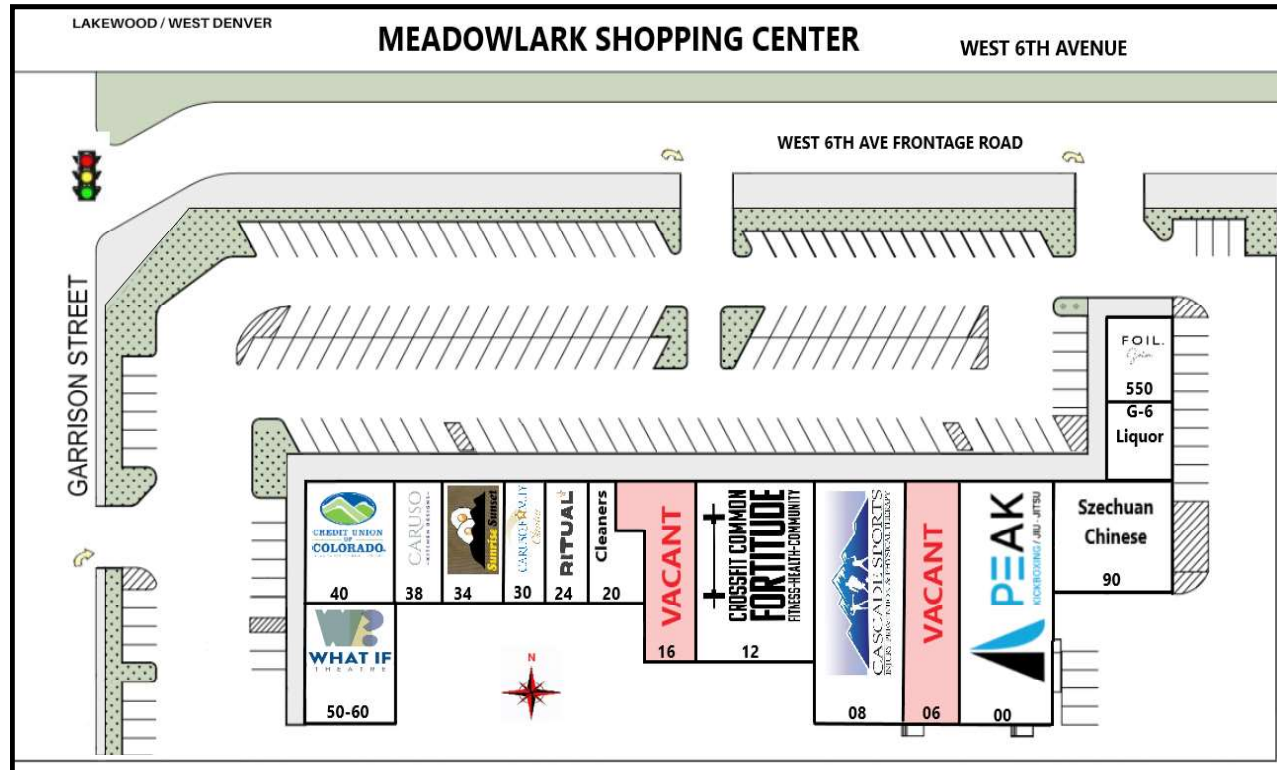
Disclaimer: The information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information are subject to change. J & B Building Company, its broker associates and its salespersons, are or will be acting as agents of this seller/lessor with the duty to represent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





FOR MORE INFORMATION  
CONTACT  
Matt Landes  
303.741.6343 ext. 101  
Matt@jandbbuilding.com

**MEADOWLARK HILLS SHOPPING CENTER SITE PLAN**

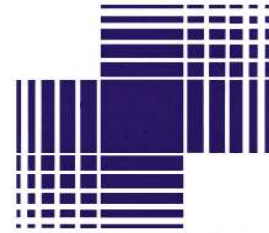


**Rates and Availability**

|                  |          |                |
|------------------|----------|----------------|
| Unit 9106        | 2,519 SF | \$15.00/SF NNN |
| Unit 9114 & 9116 | 2,652 SF | \$15.00/SF NNN |



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**DEMOGRAPHICS**

|               | 1 Mile               | 3 Miles  | 5 Miles  |
|---------------|----------------------|----------|----------|
| POPULATION    | 11,096               | 130,720  | 349,580  |
| HOUSEHOLDS    | 4,528                | 55,330   | 142,462  |
| INCOME        | \$74,767             | \$71,477 | \$77,529 |
| BUSINESSES    | 518                  | 5,676    | 14,262   |
| EMPLOYEES     | 7,968                | 68,674   | 155,675  |
| TRAFFIC COUNT | 94,000 VPD W 6th Ave |          |          |



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