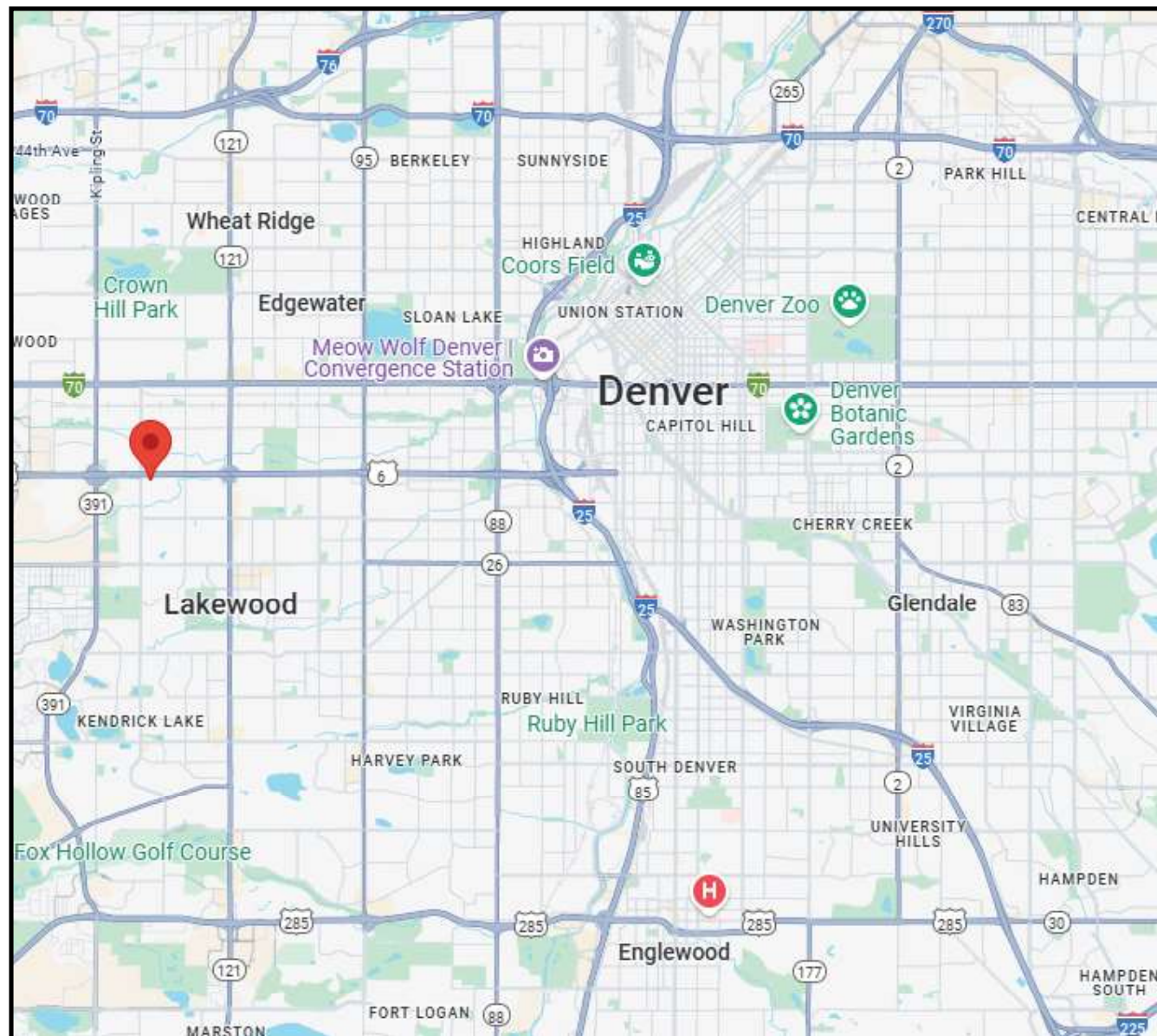




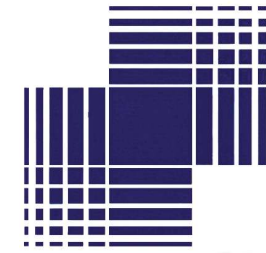
J&B BUILDING COMPANY

8933 E Union Ave #216, Greenwood Village, CO 80111
(303) 741-6343
www.jandbbuilding.com

Location Map



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.



MEADOWLARK SHOPPING CENTER

9050 W 6th Ave, Lakewood, CO 80226

FOR LEASE

LEASE RATE: \$15.00/SF NNN

AVAILABLE: 2,652 SF

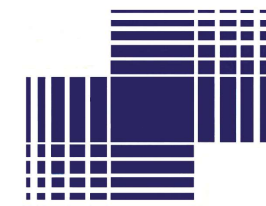
MEADOWLARK HILLS SHOPPING CENTER



PROPERTY FEATURES AND CONTACT INFORMATION

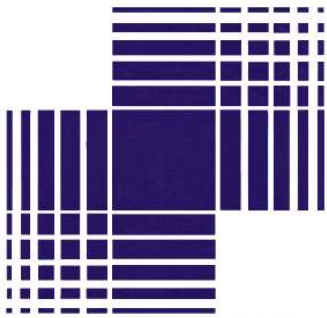
- Available: 2,519 - 2,652 Square Feet
- Est. NNN's (2025): \$6.53
- Easy Highway Access
- Great central location off of 6th Ave Freeway
- Ample parking with easy freeway accessibility
- LED monument signage overlooking 6th Ave

Matt Landes
303.741.6343 ext. 101
Matt@jandbbuilding.com



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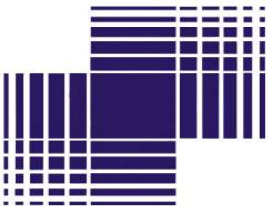
FOR MORE INFORMATION
CONTACT
Matt Landes
303.741.6343 ext. 101
Matt@jandbbuilding.com

MEADOWLARK HILLS SHOPPING CENTER SITE PLAN

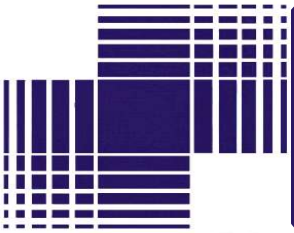


Rates and Availability

Unit 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 and Meadowlark Dr		



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