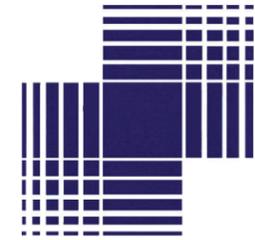




**J&B BUILDING COMPANY**  
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**MEADOWLARK SHOPPING CENTER**

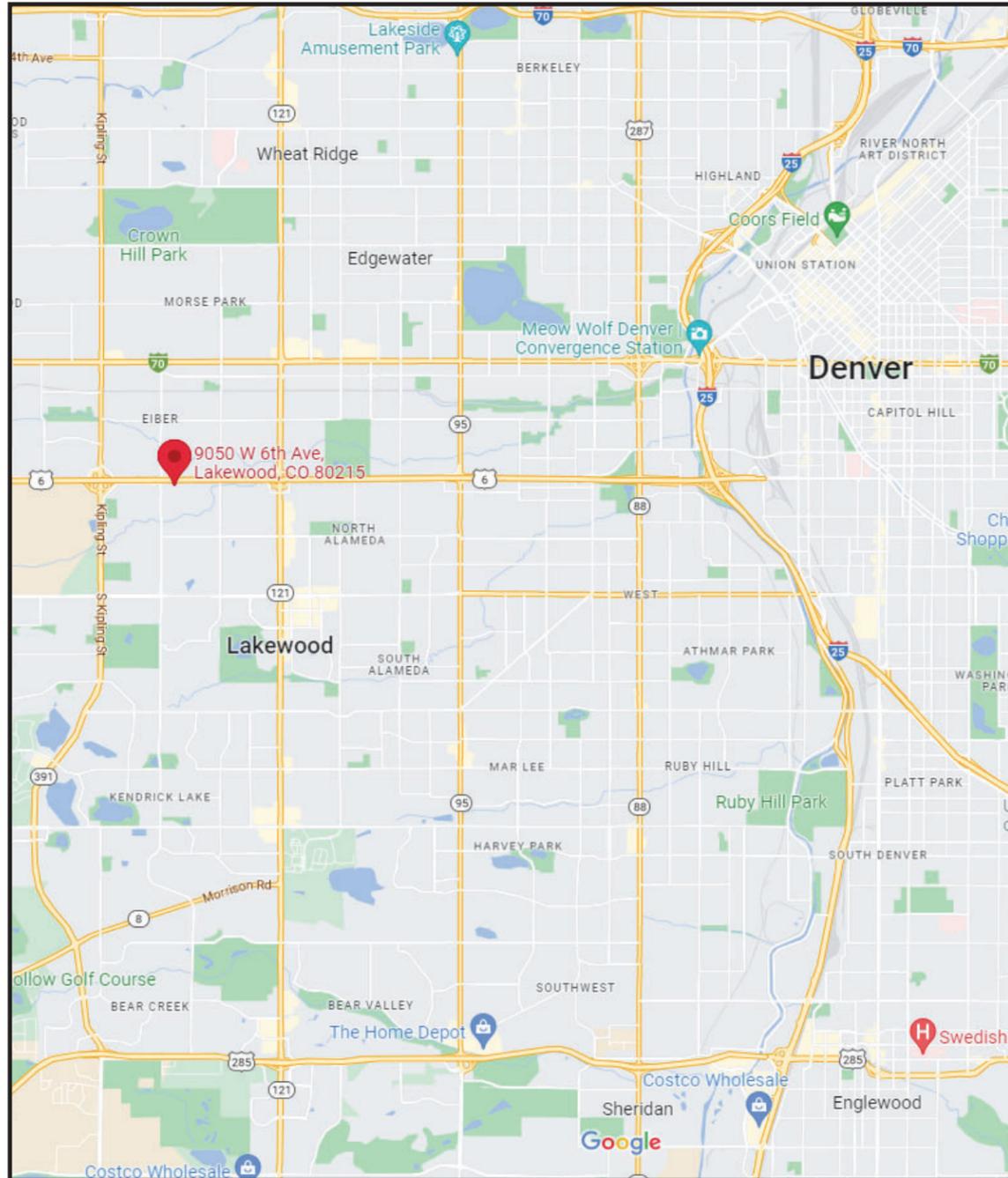
9050 W 6th Ave, Lakewood, CO 80215

**FOR LEASE: Retail**

LEASE RATE: \$17.00/SF NNN

AVAILABLE: 454 SF

**Location Map**



**MEADOWLARK HILLS SHOPPING CENTER**



**PROPERTY FEATURES AND CONTACT INFORMATION**

- NNN Expenses (2026): \$6.97 / SF
- Rare Small Footprint Retail Space
  - Great Central Location
  - LED Monument Signage
  - Easy access to 6th Avenue

Matt Landes  
 303.741.6343 ext. 101  
 Matt@jandbbuilding.com



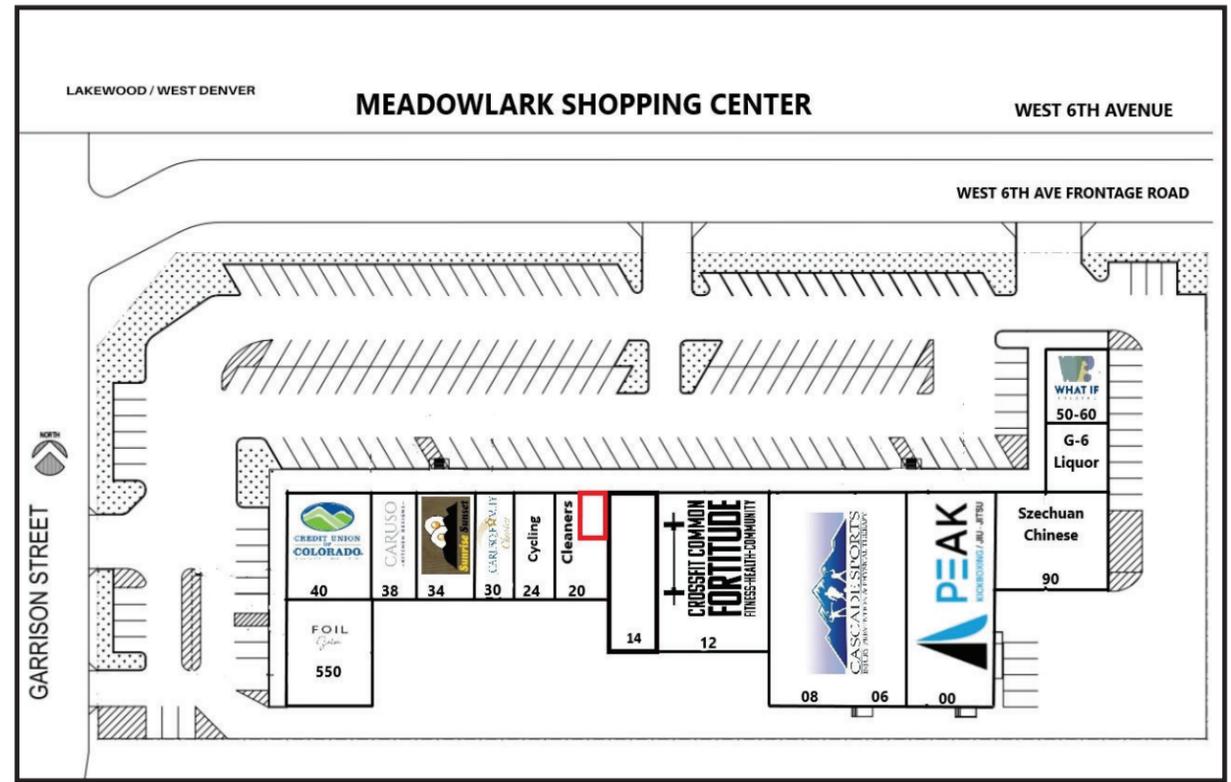
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FOR MORE INFORMATION  
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Matt@jandbbuilding.com

**MEADOWLARK HILLS SHOPPING CENTER SITE PLAN**



**Rates and Availability**

Unit 9116                      454 SF                      \$17.00/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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