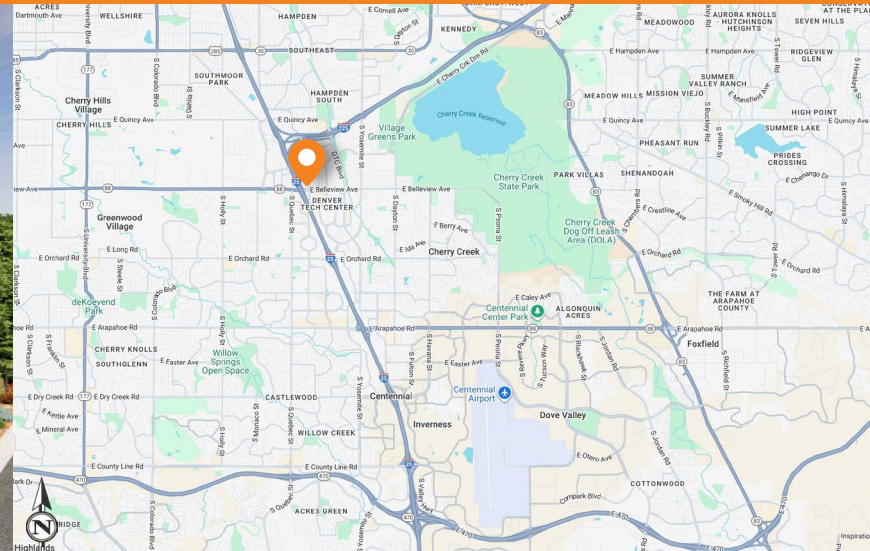


MARINA SQUARE

NEC OF BELLEVUE AVENUE & ULSTER STREET - DENVER, CO



AVAILABLE

- 4,080 RSF
- 2,002 RSF

PROPERTY HIGHLIGHTS

- **LAST 2 SPACES AVAILABLE FOR LEASE.**
- **CONSTRUCTION STARTED!**
- Redevelopment of dominant shopping center serving the Denver Tech Center and the high end communities of Greenwood Village and Cherry Hills Village.
- Site is supported by excellent demographics with over 128,000 employees and 96,000 upper income residents in a three (3) mile radius.
- 480 residential units approved.

NEARBY RETAILERS



TRAFFIC COUNTS

On Bellevue Ave west of Ulster St	35,786 CPD
On Bellevue Ave east of Ulster St	24,426 CPD
On Ulster St south of Bellevue Ave	5,682 CPD
On Ulster St north of Bellevue Ave	7,191 CPD

Source: CDOT 2025

DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
POPULATION	14,410	96,375	304,328
AVERAGE HH INCOME	\$137,158	\$165,977	\$149,994
BUSINESSES	3,888	11,154	26,157
EMPLOYEES	58,529	128,638	263,722

Source: Applied Geographic Solutions, 2025 Estimates

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Developed By:

Shea Properties.

- Shell delivery condition suitable to tenant's requirements (i.e. grease traps, adequate HVAC, etc.).
- Delivery 2nd Quarter 2026.

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