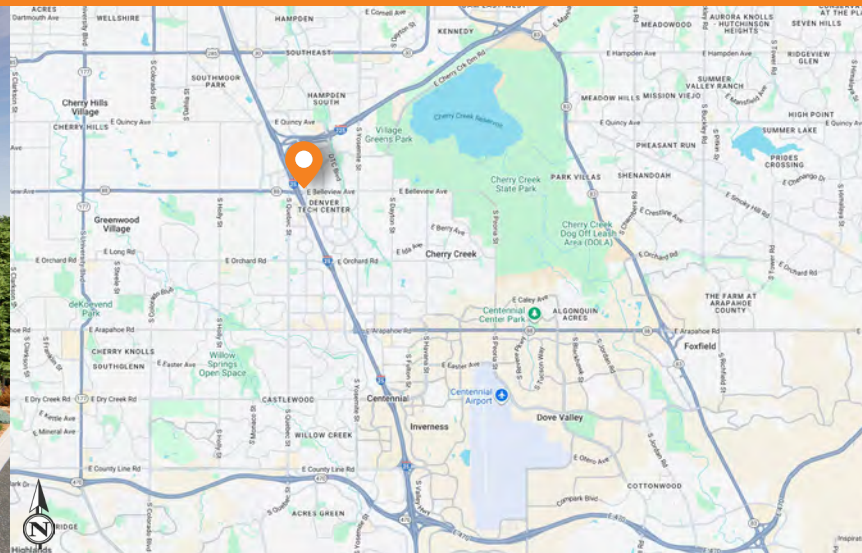


MARINA SQUARE

NEC OF BELLEVUE AVENUE & ULSTER STREET - DENVER, CO



FOR LEASE

AVAILABLE

- 4,080 RSF (Divisible)
- 2,002 RSF
- 2,840 RSF
- 3,000 RSF

PROPERTY HIGHLIGHTS

- UNDER CONSTRUCTION!!
- Redevelopment of dominant shopping center serving the Denver Tech Center and the high end community of Greenwood Village.
- Site is supported by excellent daytime & residential demographics.
- New 480 residential units coming soon!

NEW TENANT MIX!



barcelona

sweetgreen ASH & AGAVE

GOLFTEC Mendocino Farms [solidcore]

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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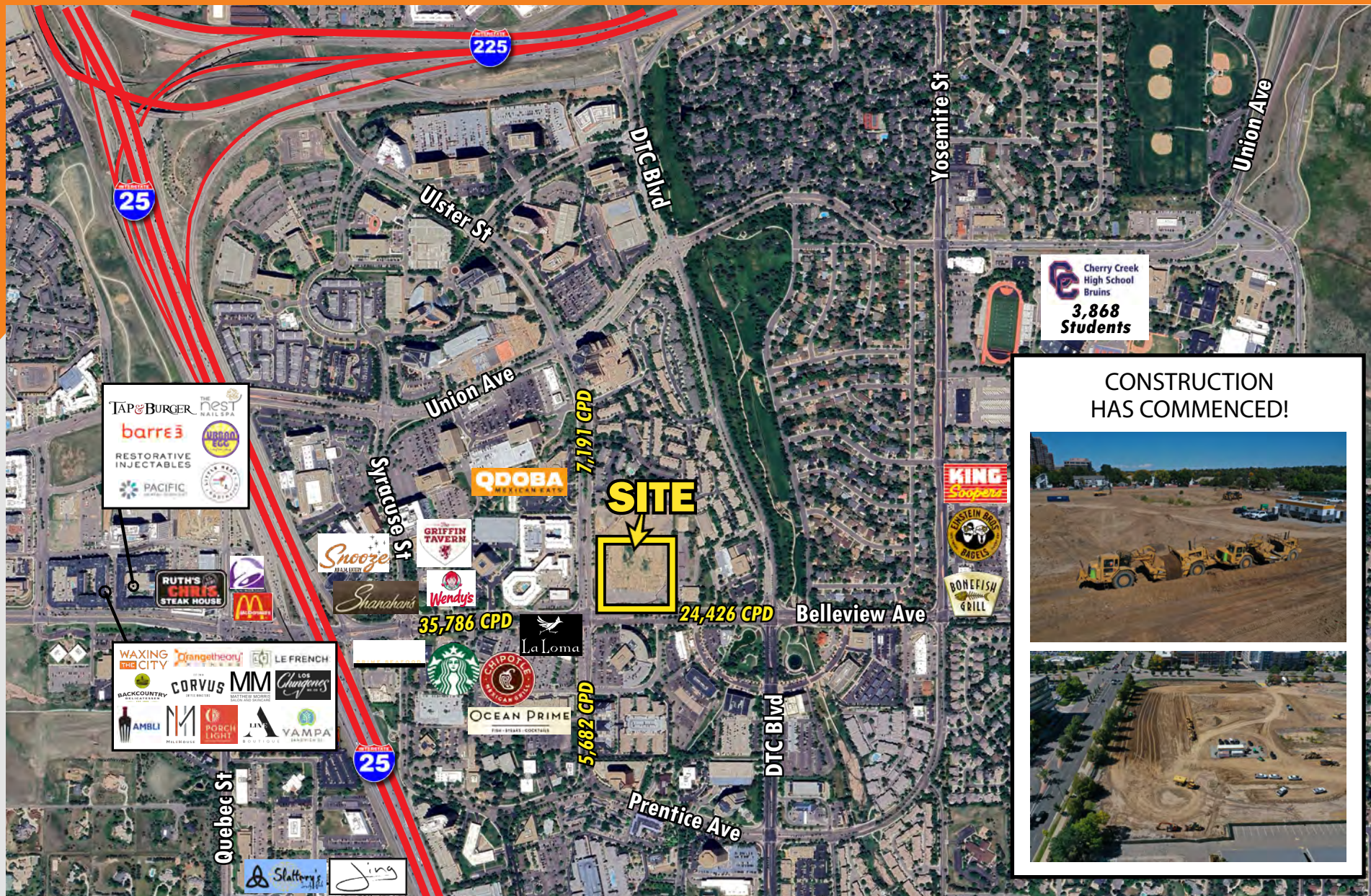
Developed By:

Shea Properties.

- Shell delivery condition suitable to tenant's requirements (i.e. grease traps, adequate HVAC, etc.).
- Delivery 3rd Quarter 2026.

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