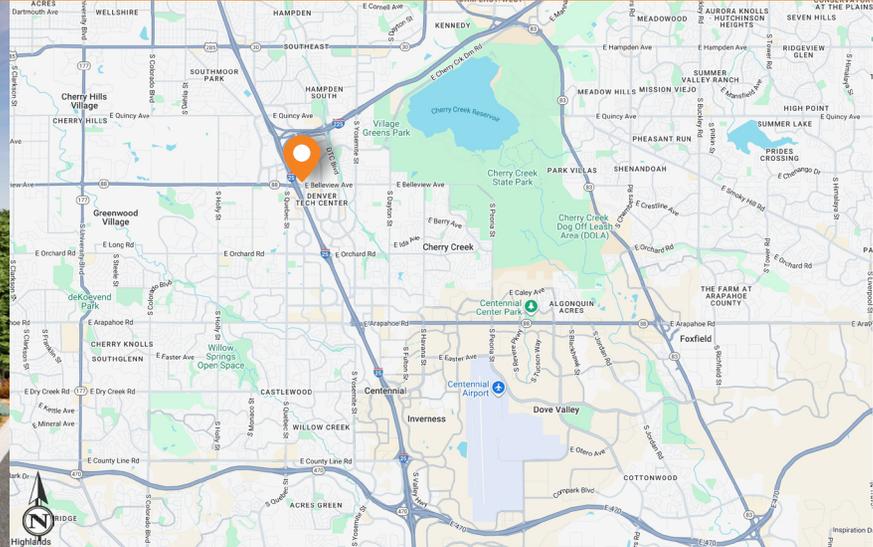


# MARINA SQUARE

NEC OF BELLEVIEW AVENUE & ULSTER STREET - DENVER, CO



FOR LEASE

## AVAILABLE

- 2,002 RSF (LOI)
- 1,400 RSF (Can be combined 2,800 sf)
- 1,400 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!



sweetgreen ASH & AGAVE

barcelona

GOLFTEC Mendocino Farms [solidcore]

## TRAFFIC COUNTS

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

## ROBIN NICHOLSON

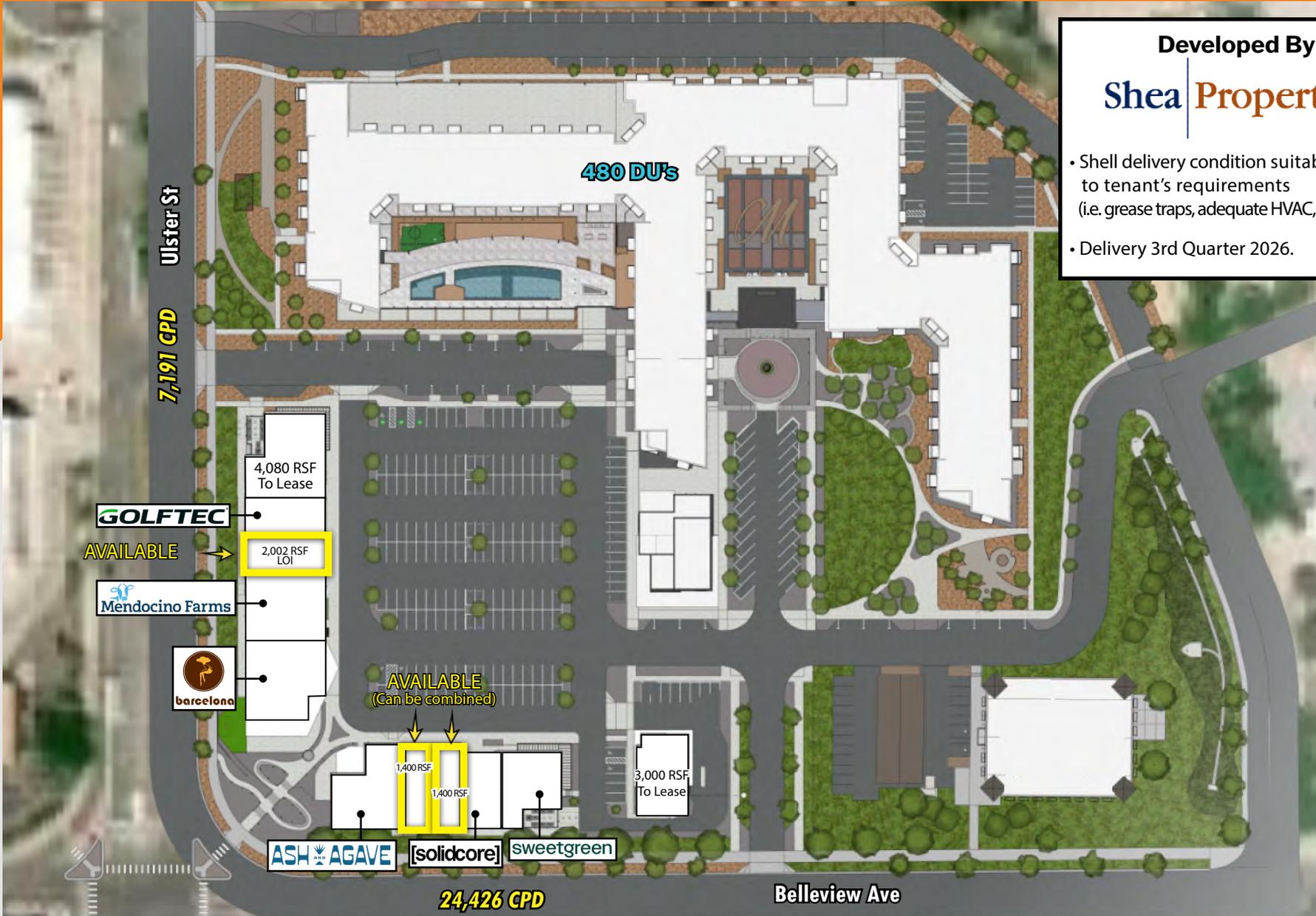
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## PHILIP HICKS

303.694.6082  
phil@dhlb.com

# MARINA SQUARE

NEC OF BELLEVIEW AVENUE & ULSTER STREET - DENVER, CO



Developed By:

Shea Properties.

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

# MARINA SQUARE

NEC OF BELLEVIEW AVENUE & ULSTER STREET - DENVER, CO



Cherry Creek High School Bruins  
3,868 Students

CONSTRUCTION HAS COMMENCED!





5750 DTC Parkway, Suite 200  
Greenwood Village, CO 80111

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