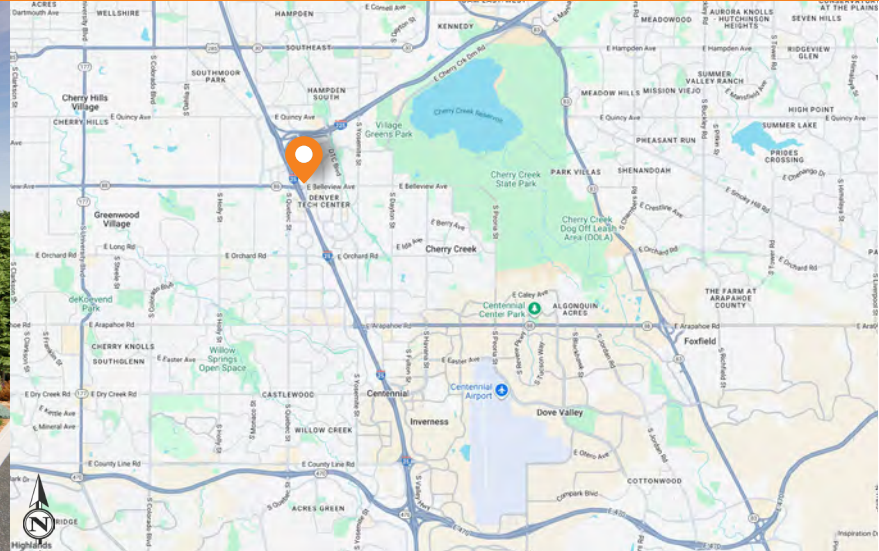


MARINA SQUARE

NEC OF BELLEVIEW AVENUE & ULSTER STREET - DENVER, CO



FOR LEASE

AVAILABLE

- 2,002 RSF

[CLICK HERE FOR RENDERINGS](#)

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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!



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

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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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