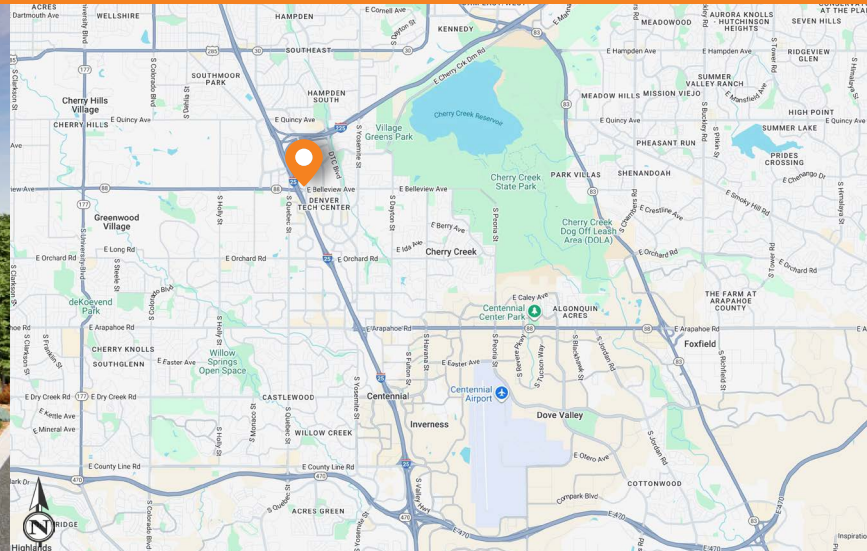


# MARINA SQUARE

NEC OF BELLEVIEW AVENUE & ULSTER STREET - DENVER, CO



**FOR LEASE**

**AVAILABLE  
• 2,002 SF  
LAST SPACE!**

**CLICK HERE  
FOR RENDERINGS**

**ROBIN NICHOLSON**  
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**PHILIP HICKS**  
303.694.6082  
phil@dhlb.com

## 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

|                                            |            |
|--------------------------------------------|------------|
| <b>On Belleview Ave west of Ulster St</b>  | 35,786 CPD |
| <b>On Belleview Ave east of Ulster St</b>  | 24,426 CPD |
| <b>On Ulster St south of Belleview Ave</b> | 5,682 CPD  |
| <b>On Ulster St north of Belleview Ave</b> | 7,191 CPD  |

Source: CDOT 2025

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

Source: Applied Geographic Solutions, 2025 Estimates

# 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.



## NEC OF BELLEVIEW AVENUE & ULSTER STREET - DENVER, CO





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