

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	13,414	89,456	295,494
Average HH Income	\$152,381	\$183,874	\$157,349
Businesses	3,605	10,545	24,854
Employees	57,104	126,023	257,659

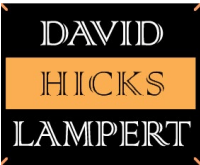
On Bellevue Avenue west of Ulster Street	32,715 Cars/day
On Bellevue Avenue east of Ulster Street	23,895 Cars/day
On Ulster Street south of Bellevue Avenue	8,418 Cars/day
On Ulster Street north of Bellevue Avenue	8,996 Cars/day

Source: CDOT 2024

Source: Applied Geographic Solutions, 2024 Estimates



FOR MORE INFORMATION, PLEASE CONTACT



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# SPACE AVAILABLE FOR LEASE

# MARINA SQUARE

NEC OF BELLEVUE AVENUE & ULSTER STREET - DENVER, CO

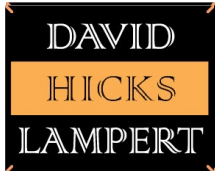


- Approximately 2,002 SF of retail shop space available for lease.
- Redevelopment of dominant shopping center serving the Denver Tech Center and the high end communities of Greenwood Village and Cherry Hills Village.
- Site is supported by excellent demographics with over 126,000 employees and 74,000 upper income residents in a three (3) mile radius.
- 480 residential units approved.

Developed By:  
**Shea Properties.**

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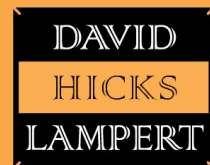
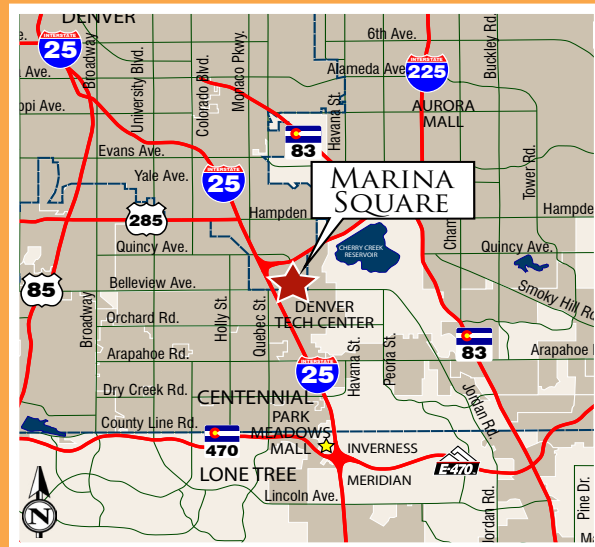
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Developed By:

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



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Site plan for conceptual purposes only.

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