



MARINA SQUARE | 8101 EAST BELLEVIEW AVENUE | DENVER, COLORADO

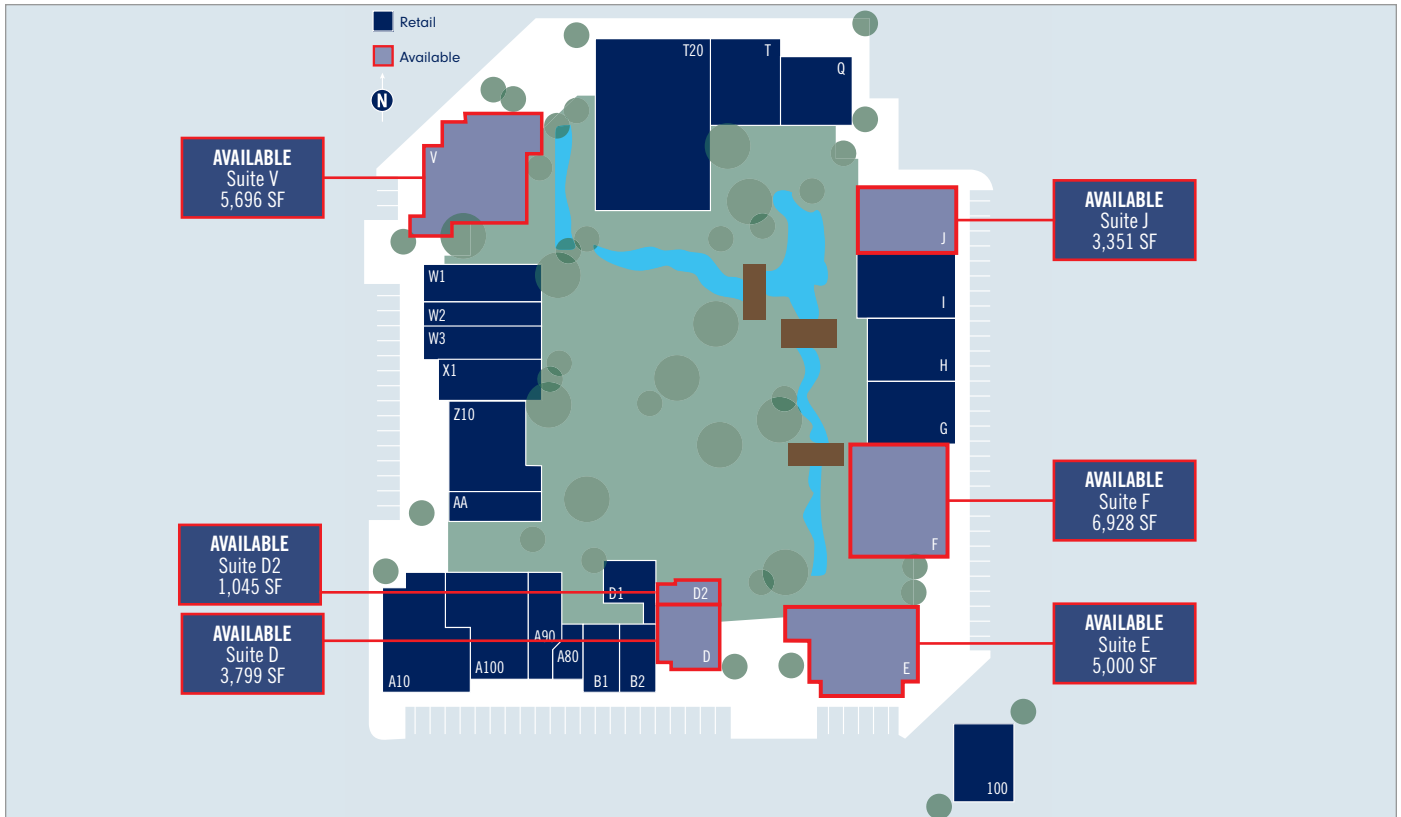
Located in the heart of the Denver Tech Center, Marina Square offers 112,673 SF of retail space that includes a unique mix of restaurant, specialty retail and professional services tenants. The center serves the nearly 100,000 workers in a 3-mile radius.

Tenants include Zane's Italian Bistro, Poke City, Which Wich and many more. The site is supported by excellent demographics and high traffic counts on Belleview and Ulster.

For more about Marina Square or any of our other outstanding properties, visit SheaProperties.com.



Shea Properties Offices



Demographics

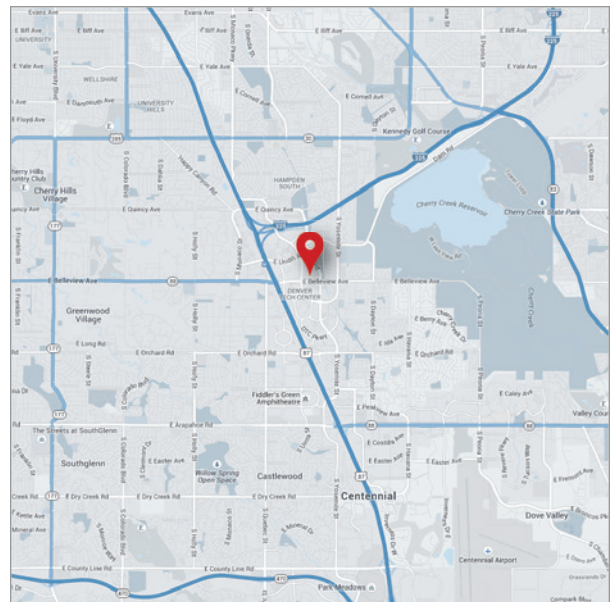
	1 mile	3 mile	5 mile
Population	13,283	93,549	298,229
Average HH Income	\$124,195	\$129,328	\$111,789t
Daytime Employees	61,873	148,896	279,260

Source: Alteryx, Inc. 2021B

Traffic

Traffic Counts on Belleview west of Ulster	32,054 cars/day
Traffic Counts on Belleview east of Ulster	26,207 cars/day
Traffic Counts on Ulster south of Belleview	10,633 cars/day
Traffic Counts on Ulster north of Belleview	11,834 cars/day

Source: DRCOG 2017



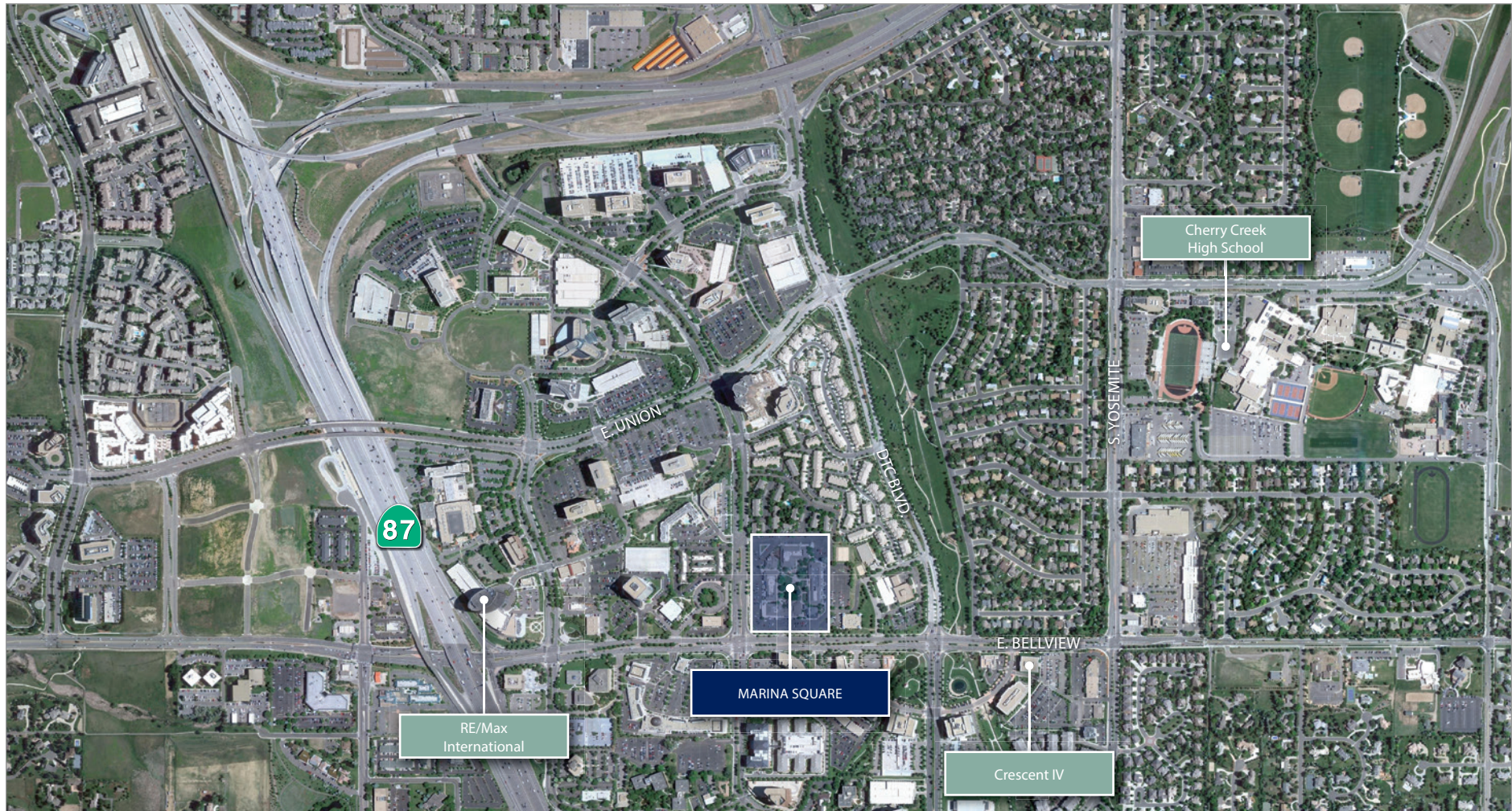
8101 E. Belleview Ave., Denver, CO 80237

DAVID, HICKS & LAMPERT BROKERAGE

Philip Hicks • (303) 694-6082 x335 • philip.hicks@dhlb.com
 Joe David • (303) 694-6082 x308 • joe.david@dhlb.com



MARINA SQUARE | 8101 EAST BELLEVUE AVENUE | DENVER, COLORADO



DAVID, HICKS & LAMPERT BROKERAGE

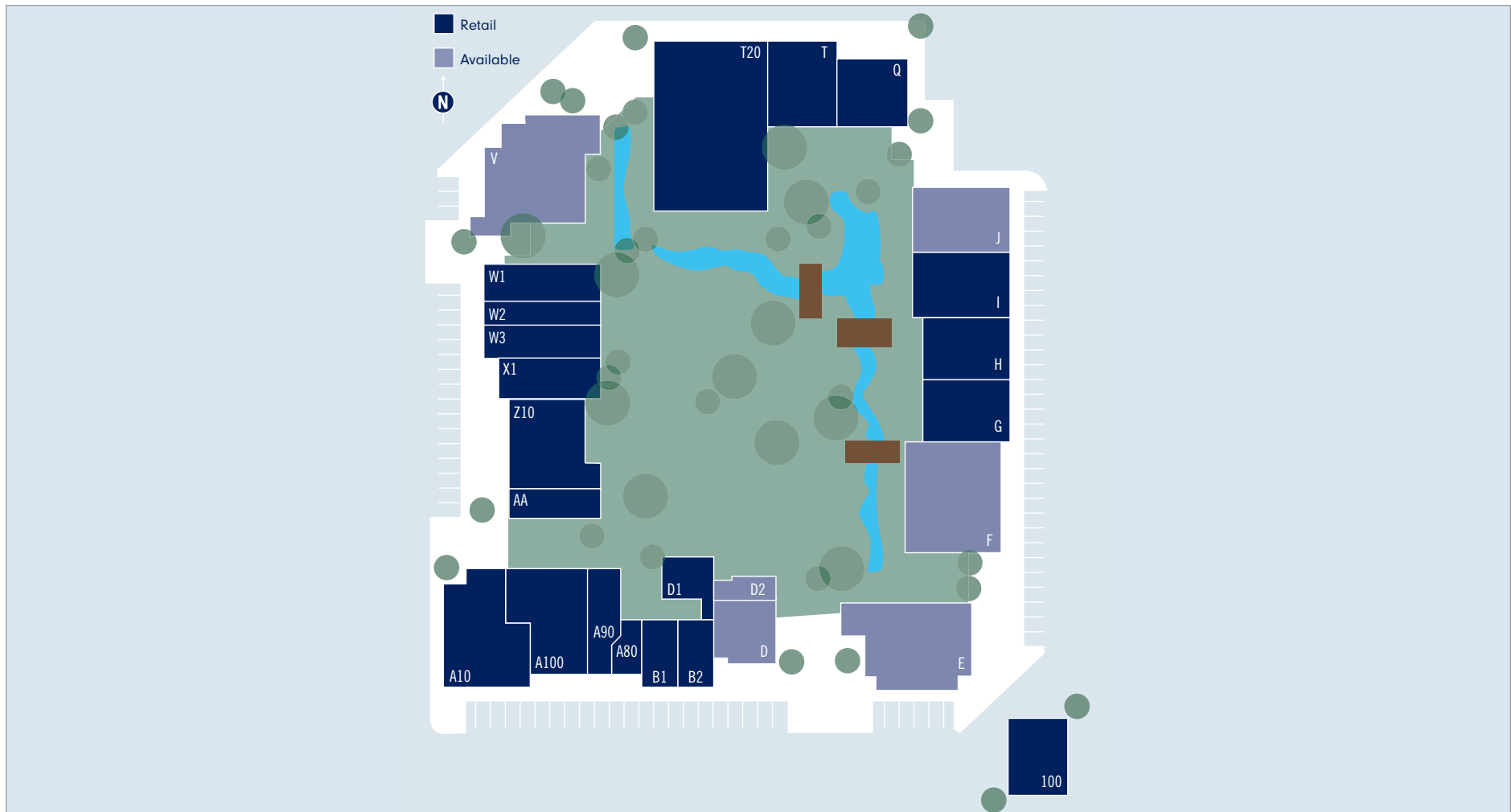
Philip Hicks • (303) 694-6082 x335 • philip.hicks@dhlb.com

Joe David • (303) 694-6082 x308 • joe.david@dhlb.com

AERIAL



MARINA SQUARE | 8101 EAST BELLEVUE AVENUE | DENVER, COLORADO



DAVID, HICKS & LAMPERT BROKERAGE

Philip Hicks • (303) 694-6082 x335 • philip.hicks@dhlb.com
Joe David • (303) 694-6082 x308 • joe.david@dhlb.com

SITE PLAN



MARINA SQUARE | 8101 EAST BELLEVIEW AVENUE | DENVER, COLORADO



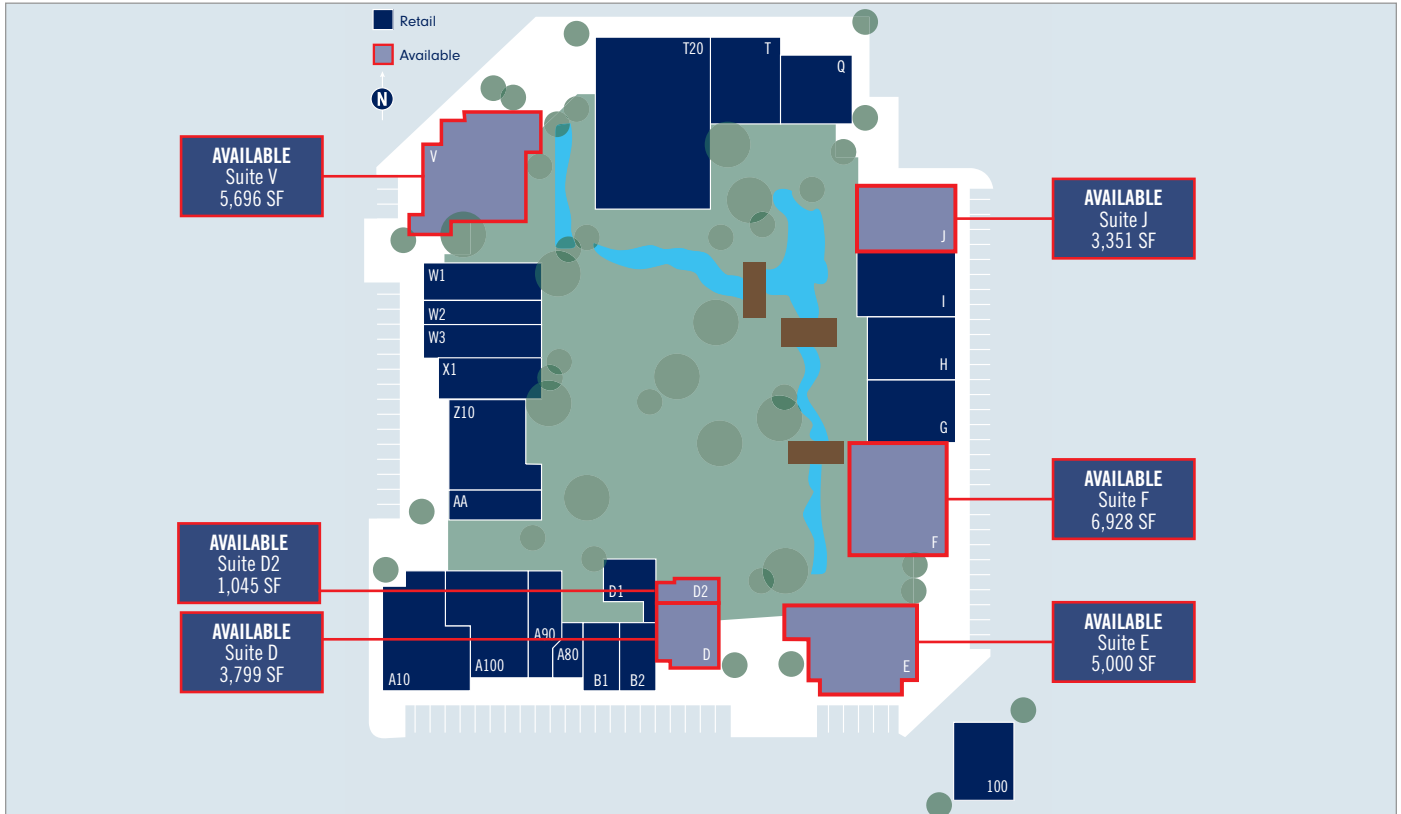
DAVID, HICKS & LAMPERT BROKERAGE

Philip Hicks • (303) 694-6082 x335 • philip.hicks@dhlb.com

Joe David • (303) 694-6082 x308 • joe.david@dhlb.com



MARINA SQUARE | 8101 EAST BELLEVUE AVENUE | DENVER, COLORADO



AA	Which Wich	D2	AVAILABLE (1,045 SF)	T20	Montessori School
A10	BBVA Compass Bank	E	AVAILABLE (5,000 SF)	V	AVAILABLE (5,696 SF)
A60	Zane's Italian Bistro	F	AVAILABLE (6,928 SF)	W1	Latitude Sports Marketing
A80	D&L Chi Spa	G	The Center for Relationship Education	W2	The Fit Foods
A90	Blue Ocean Asian Café	H	Fitness Together DTC	W3	Dependable Cleaners
B1	Poke City	I	Rebound Therapy	X1	Soundings Hifi
B2	Marina Square Liquors	J	AVAILABLE (3,351 SF)	Z10	ONE Yoga
D	AVAILABLE (3,799 SF)	Q	The Fit Foods		
D1	Notable Kids Arts Center	T	TGDanzport	100	Shea Properties

DAVID, HICKS & LAMPERT BROKERAGE

Philip Hicks • (303) 694-6082 x335 • philip.hicks@dhlb.com
 Joe David • (303) 694-6082 x308 • joe.david@dhlb.com

As of May 2022
TENANT LIST