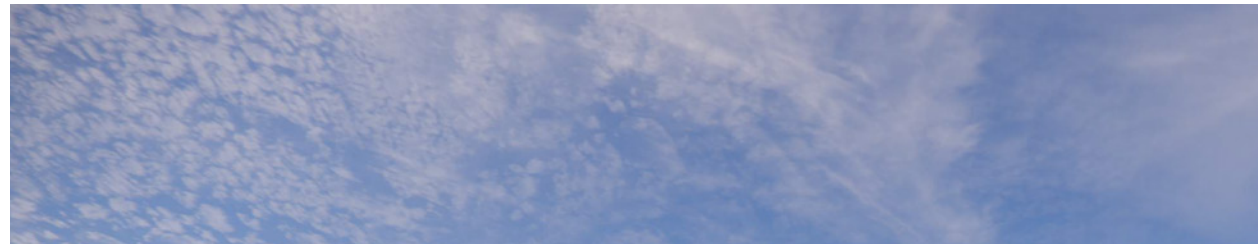




MARINA SQUARE

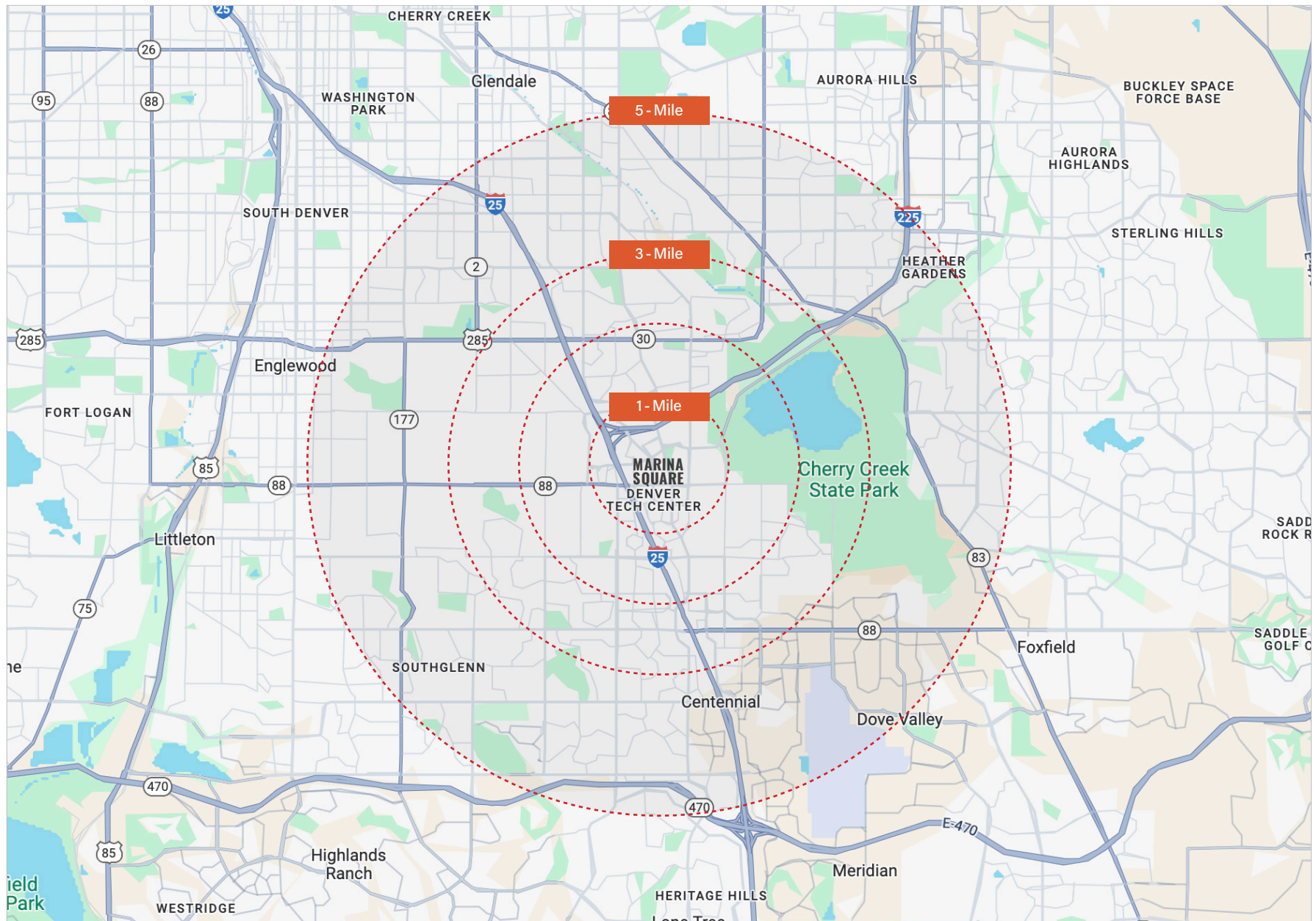
Shea Properties





WHY MARINA SQUARE

Located in the heart of the Denver Tech Center, Marina Square will be the epitamy of mixed-used development, incorporating 38,000 SF of retail adjacent to 481 Class-A apartment homes. Together, this 13 acre site will be the new focal point of the community. With a **population of 303,887 within five miles** and an **average household income of \$145,302 within a three-mile radius** Marina Square offers a solid location for any retail tenant.



KEY DEMOGRAPHICS

\$145,302

Avg. Household Income
Within 3 Miles

303,887

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	13,913	96,138	303,887
Median Age	38.0	41.0	40.0
Number of Households	7,762	43,733	136,924
Average Household Income	\$134,301	\$145,302	\$132,026
Daytime Population	41,167	145,910	281,873

Source: eSite Analytics, 2026



DAILY

Beauty

Coffee

Dinner

Drinks

Health

Juice

Lunch



MARINA SQUARE

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