

# Marina Square Shopping Center

8101 East Belleview Avenue, Denver, Colorado 80237



## Retail Space Available

**RATE**    \$23.00/SF  
**NNN**     \$ 7.68/SF

- ▶ **2,649 SF AVAILABLE**
- ▶ Located in the heart of the Denver Tech Center
- ▶ Excellent visibility to Belleview Avenue
- ▶ Exceptional Access
- ▶ Outstanding mix of retailers
- ▶ Convenient parking
- ▶ Monument Signage Available

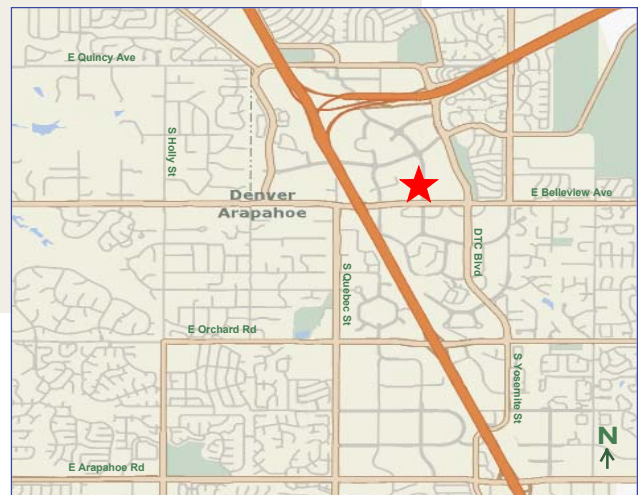
### Traffic Counts (2006)

On E Belleview Ave at DTC Parkway (2006)    **33,980 VPD**  
 On S Ulster Street at E Belleview Ave (2006)    **44,000 VPD**

### Area Demographics (2008)

	1-Mile	3-Miles	5-Miles
Population Census	8,720	83,020	254,831
Average HH Income	\$89,640	\$95,493	\$81,775

Sources: Traffic, DataMetrix/CoStar (2-2-2009)  
 Demogr, CoStar Realty Information (2-2-2009)



**weststar**

acquisitions, development, leasing, management

6795 EAST TENNESSEE AVENUE, SUITE 601, DENVER, CO 80224

Jeremy C. Coward 720-880-2925

www.weststarcommercial.com

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# Marina Square Shopping

8101 East Belleview Avenue, Denver, Colorado 80237



E Quincy Ave

225

Qdoba  
MEXICAN GRILL

Panera  
BREAD

E Belleview Ave

WaMu

S Holly St

S Quebec St

DTC Blvd

S Yosemite St

E Orchard Rd

KING Soopers  
christy sports  
your ski and board shop

SPORTS AUTHORITY

LOWE'S  
Let's Build Something Together™

THE HOME DEPOT

E Arapahoe Rd

SAFeway

OfficeMax

KING Soopers

Office DEPOT  
Taking Care of Business

Albertsons

BARNES & NOBLE

25

TARGET

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