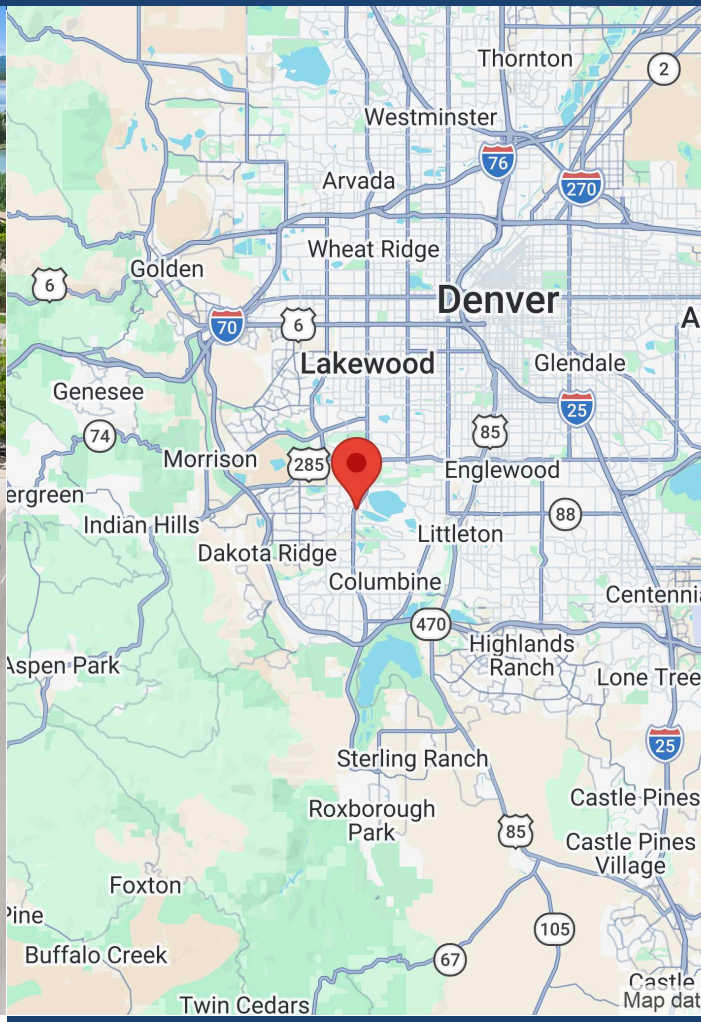
MARSTON PARK PLAZA

5066 S WADSWORTH BLVD // LITTLETON, CO 80123



OWNED GLA
90,200 SF

TRAFFIC COUNTS
S Wadsworth Blvd : 45,000 VPD
Belleview Ave : 20,000 VPD

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	14,726	109,733	263,137
Avg Income	$87,397	$105,319	$103,869

Marston Park Plaza sits within a primary retail node in an affluent, densely populated Southeastern Denver suburb. Strategically positioned at a fully signalized intersection on the corner of S Wadsworth Blvd and W Belleview Ave, the center sees nearly 65,000 vehicles per day.

Major Tenants: The Tile Shop, Turn Style Consignment, City Buffet, Veterinary Emergency Group, Easton Training Center Littleton
Neighbours: Whole Foods, Sprouts, Total Wine, Sierra, TJ Maxx

ZRP

ZIFF REAL ESTATE PARTNERS

FOR LEASING INFORMATION
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Available | Coming Available | Occupied | Non-Controlled

SUITE#	Tenant Name	GLA(SF)
108	AVAILABLE	1,590 SF
113	AVAILABLE	2,570 SF
114	AVAILABLE	1,005 SF
118	AVAILABLE	1,302 SF

SUITE#	Tenant Name	GLA(SF)
104	VETERINARY EMERGENCY GROUP	7,300 SF
105	EDIBLE ARRANGEMENTS	1,372 SF
109	KIDSTRONG	5,016 SF
111	VITALANT	2,250 SF
112	CREER FAMILY DENTISTRY & ASSOC	2,288 SF
115	TURN STYLE CONSIGNMENT	10,538 SF
117	EASTON TRAINING CENTER LITTLETON	5,200 SF
119	NAILS TALK & SPA	1,002 SF
120	AMERICA'S BEST CONTACTS	4,971 SF
121	WAG N WASH	4,960 SF
123	CITY BUFFET	8,999 SF
125	THE TILE SHOP	15,440 SF
125C	WALLY'S BARBER SHOP	490 SF
126	LITTLE CAESARS PIZZA	1,534 SF
128	MY FAVORITE THINGS	3,300 SF
129	CRICKET COMMUNICATION INC	1,936 SF
131	LITTLETON VAPE AND SMOKE	963 SF
132	SAIRA'S BOUTIQUE	978 SF
133	CONTINENTAL CLEANERS	3,780 SF
134	STATE FARM INSURANCE AGENCY	1,416 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.

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