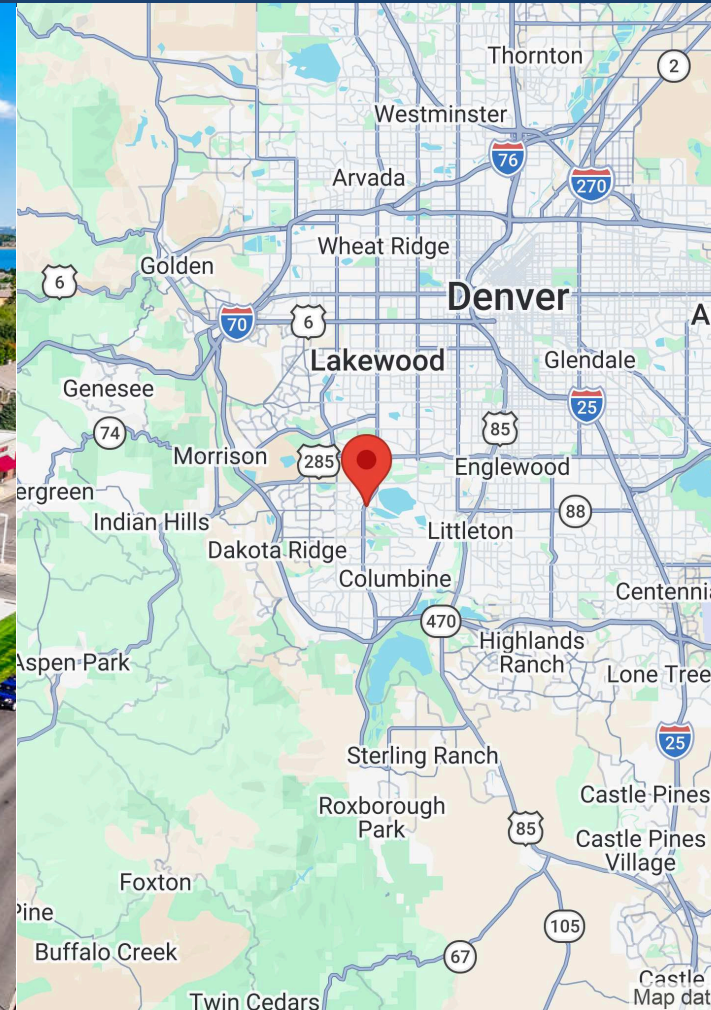


MARSTON PARK PLAZA

5066 S WADSWORTH BLVD // LITTLETON, CO 80123



OWNED GLA
90,200 SF

TRAFFIC COUNTS
S Wadsworth Blvd : 45,000 VPD
Bellevue 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 Bellevue 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



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
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843.724.3485
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www.ziffcre.com

MARSTON PARK PLAZA

5066 S WADSWORTH BLVD // LITTLETON, CO 80123

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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