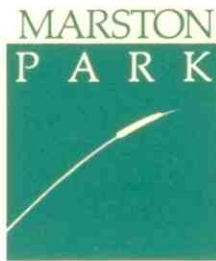


A QUALITY RETAIL CENTER

140,000 Square Feet
at
WADSWORTH AND BELLEVIEW
in
SOUTHWEST DENVER



Location: Marston Park Retail Center is located on the northeast corner of Bellevue Avenue and Wadsworth Boulevard.

Access: Access is provided on Bellevue Avenue (13,000 cars per day) and Wadsworth Boulevard (40,000 cars per day). There are 708 parking spaces in the center.

Site: The Marston Park Retail Center consists of approximately 136,000 square feet of in-line and free-standing retail space.

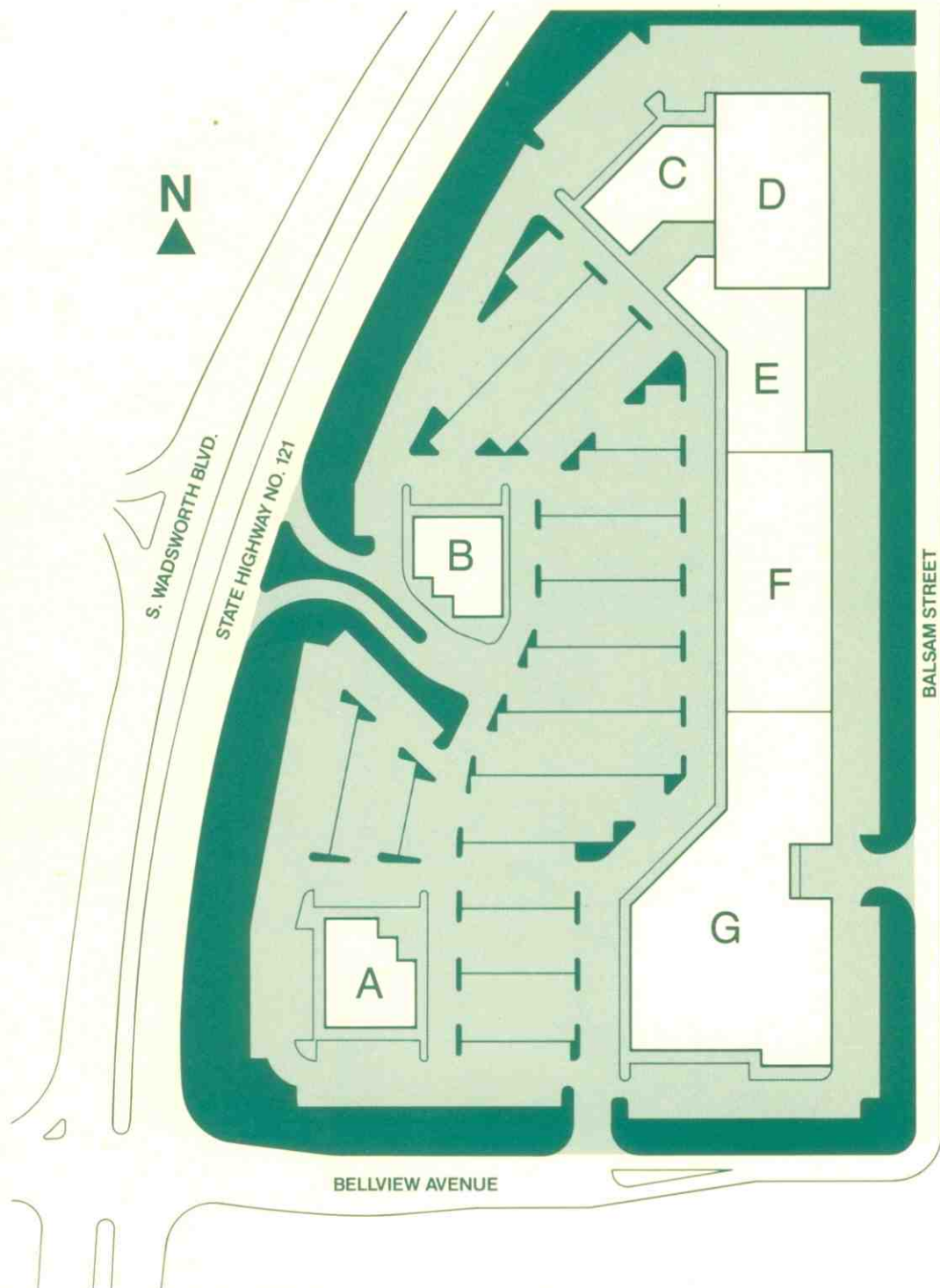
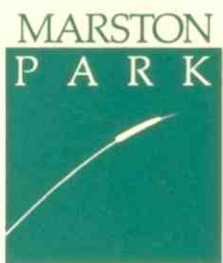
Terms: Tenants pay their prorata share of common area maintenance, real estate taxes and building insurance along with their own separately metered utilities. A three (3) to five (5) year lease is preferred.

Tenant Finish: Landlord will provide the following:

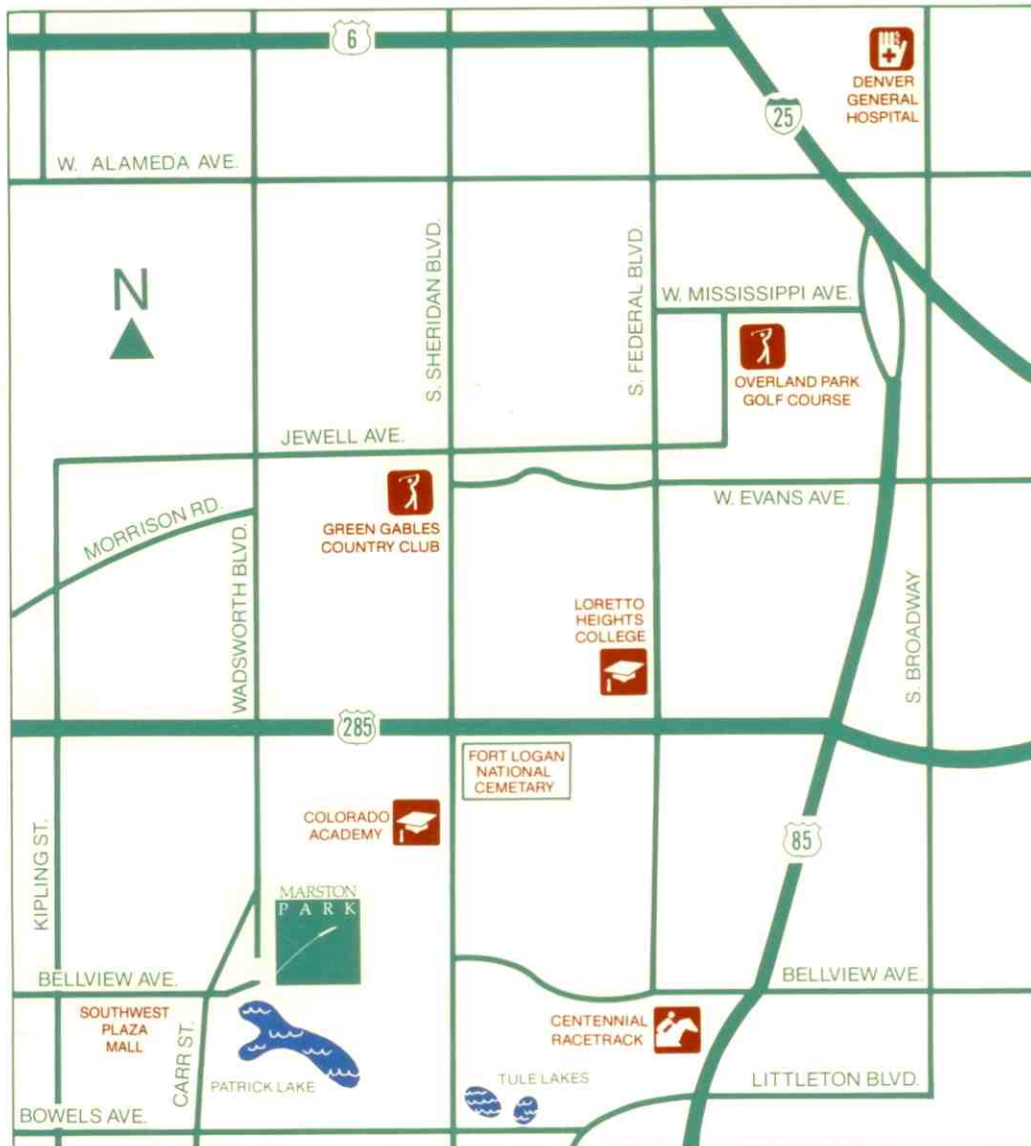
- 2' x 4' drop acoustical tile ceiling with one 2' x 4' recessed fluorescent ceiling fixture per 150 sq. ft.
 - Demising walls ready for paint or wallpaper.
 - Concrete floor ready for tile or carpet.
 - HVAC system to tenant space.
 - Electrical receptacles per code and one storefront sign outlet.
-

Demographics:		Three Mile Radius	
Population	—		124,881
Average Family Income	—		\$36,323
Owner Occupied Housing	—		87.4 %
		Five Mile Radius	
Population	—		284,930
Average Family Income	—		\$34,038
Owner Occupied Housing	—		79.6 %
Source: National Planning Data Corporation.			





MARSTON P A R K



Developed by TRINITY DEVELOPMENT COMPANY
1424 Kelly Johnson Blvd.
Colorado Springs, Colorado 80918
(303) 593-8781