

RETAIL FOR LEASE



**BIRCHTREE CENTER
1930 S. HAVANA, #1/2
AURORA, CO 80014**

HIGHLIGHTS

- Busy neighborhood shopping center.
- Great signage and visibility from S. Havana Avenue and East Jewell Avenue.
- Join 7/11, flower shop, Katsu Ramen, Korean BBQ, bakery, insurance, lock and key, liquor and hair salon.
- Surrounded by numerous apartment and residential communities.
- In close proximity to Lowe's, Ed Bozarth Chevrolet, numerous specialty markets and restaurants.
- 46,766 vehicles per day on Havana

2,160 SF

\$13.00 PSF NNN

Rent: \$2,340.00/month
CAM: \$1,046.60/month
Total: \$3,386.60/month

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	25,571	SITE SIZE	1.88 acres
YOC	1973	PARKING	65 Surface
MATERIALS	Masonry	ZONING	All Retail
CAM (2017)	\$5.82 PSF	TAXES	\$43,039.70

FOR MORE INFORMATION, PLEASE CALL:
John V. Propp, CCIM—303-692-1816
6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111
learn more at www.JohnProppCommercial.com



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DEMOGRAPHICS (2017)

Radius	1-Mile	3-Mile	5-Mile
Population	23,854	185,136	473,982
Households	10,978	85,689	204,729
Median Income	\$46,630	\$48,313	\$53,073
Traffic Counts	46,766	Havana North of Jewell	

7/Even & Korean BBQ



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