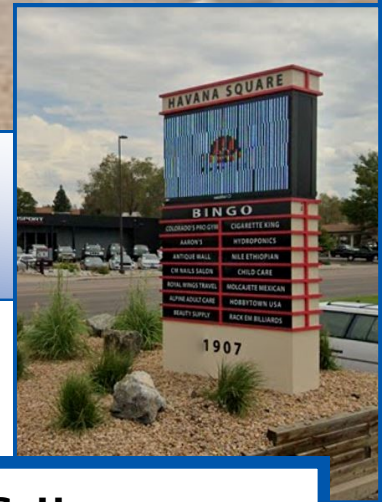


## RETAIL FOR LEASE



# HAVANA SQUARE

1907 - 1999 S. HAVANA ST.  
AURORA, CO 80014



Join Comfort Dental, Aaron's Rental, Mexican and Ethiopian restaurants, hobby & antique shops, children and adult day care, European Deli, Garden Supply, hair and nail salons, and clinic, to name a few.

Havana Square is situated on the west side of Havana at Jewell Avenue and is accessible via a signalized intersection, with multiple curb cuts. This busy center, visited by many patrons, offers a great mix of tenants. The center is surrounded by residential communities, automotive dealerships and numerous retail.

Havana Square offers ample parking, good visibility, great access and competitive rates.

**Please do not disturb current tenant.**

**1919 S. Havana**  
**8,946 square feet**  
**Grease Trap and Hood**  
**\$9.50 PSF NNN**  
**\$7,082.25 Rent**  
**\$3,966.06 CAM**  
**\$11,048.31 / Month**

### PROPERTY STATISTICS

	<u>BUILDING</u>		<u>SITE</u>
<b>SIZE</b>	105,944 SF	<b>SITE SIZE</b>	6.32 Acres
<b>YOC</b>	1983	<b>PARKING</b>	Surface
<b>MATERIALS</b>	Masonry	<b>ZONING</b>	B-4
<b>NNN (2021)</b>	\$5.32		

### DEMOGRAPHICS (2020)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
<b>Population</b>	24,675	181,733	467,777
<b>Households</b>	11,379	82,671	201,404
<b>Median Income</b>	\$55,661	\$55,388	\$61,796

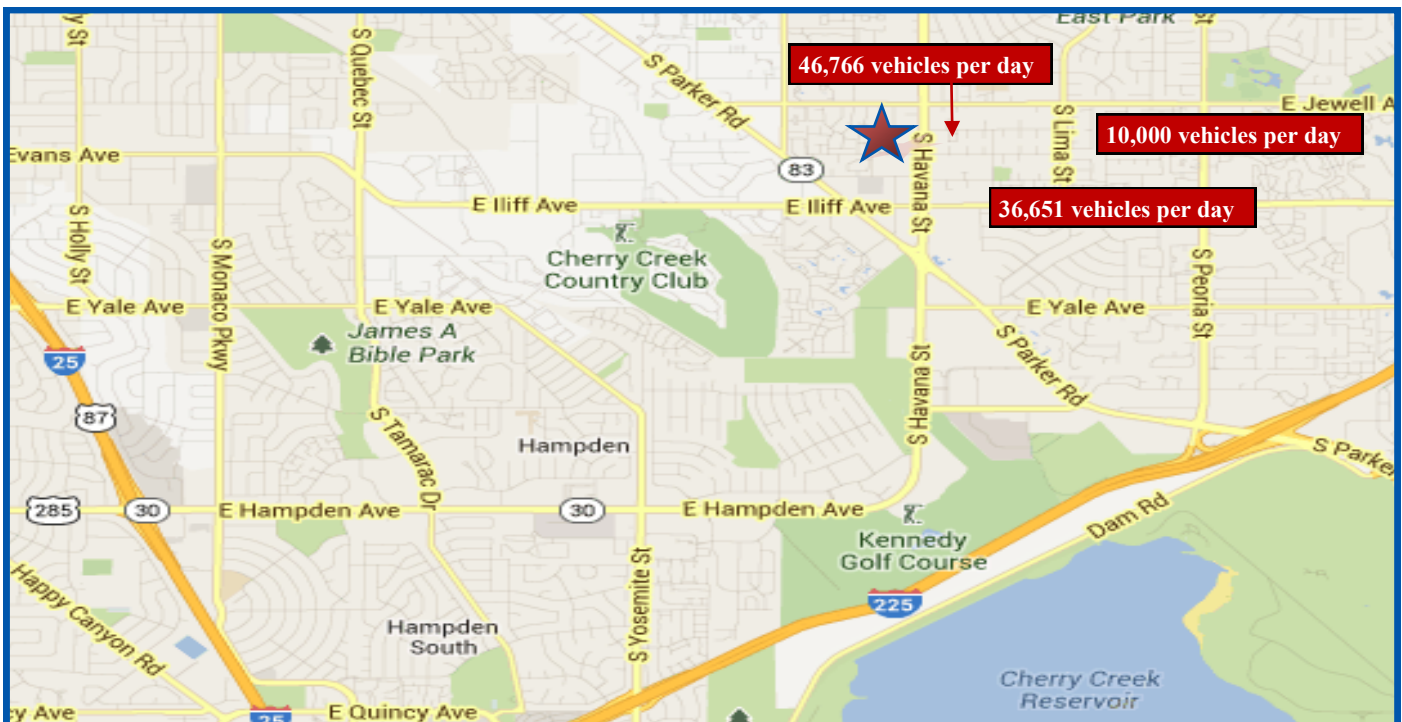
**FOR MORE INFORMATION, PLEASE CALL:**

**John V. Propp, CCIM**  
**303-692-1816**  
**6565 S. Dayton St., Suite 3000**  
**Greenwood Village, CO 80111**

**learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)**



**HAVANA SQUARE  
1911 - 1999 S. HAVANA ST.  
AURORA, CO 80014**



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.