

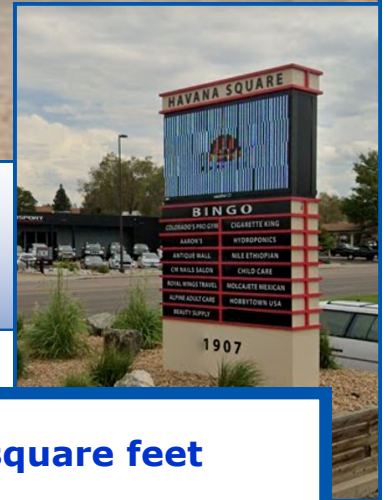
## RETAIL FOR LEASE



# HAVANA SQUARE

## 1919 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, travel agency 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.

**8,946 square feet**

**\$9.00 PSF NNN**

**\$6,709.50 Rent**

**\$5,389.96 CAM**

**\$12,099.46 / Month Total**

Former billiard hall that used to hold Vegas qualifying tournaments. Also suitable for church, events center.

### PROPERTY STATISTICS

	<u>BUILDING</u>		<u>SITE</u>
<b>SIZE</b>	105,944 sqft	<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 (2024)</b>	\$7.23		

### DEMOGRAPHICS (2023)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
<b>Population</b>	<b>23,940</b>	<b>182,036</b>	<b>468,388</b>
<b>Households</b>	<b>10,952</b>	<b>83,578</b>	<b>201,918</b>
<b>Median Income</b>	<b>\$72,940</b>	<b>\$62,996</b>	<b>\$68,969</b>

**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.