

ARGENTA LAND

333 Havana Street // Aurora, CO 80010

LAND FOR SALE



41,000 vpd

HIGHLIGHTS

LAND FOR SALE:

APPROXIMATELY 3 ACRES OF LAND AVAILABLE

THREE PADS LOCATED DIRECTLY ON HAVANA THAT CAN ACCOMMODATE BUILDINGS OF UP TO 7,000 SF, 8,700 SF, AND 3,300 SF. FOOD AND BEVERAGE USERS ARE WELCOME AND PREFERRED.

ARGENTA RESIDENTIAL CONSTRUCTION IS UNDERWAY WITH 86 TOWNHOMES AND 200 APARTMENTS. CONDO UNITS ARE SCHEDULED FOR COMPLETION IN 2022.

THE RETAIL AND LAND PADS HAVE AMPLE ON-SITE, CROSS EASEMENT SURFACE PARKING.

FANTASTIC VISIBILITY TO HAVANA ST. (34,000 VPD)

ASKING PRICE: \$15.00 / SF

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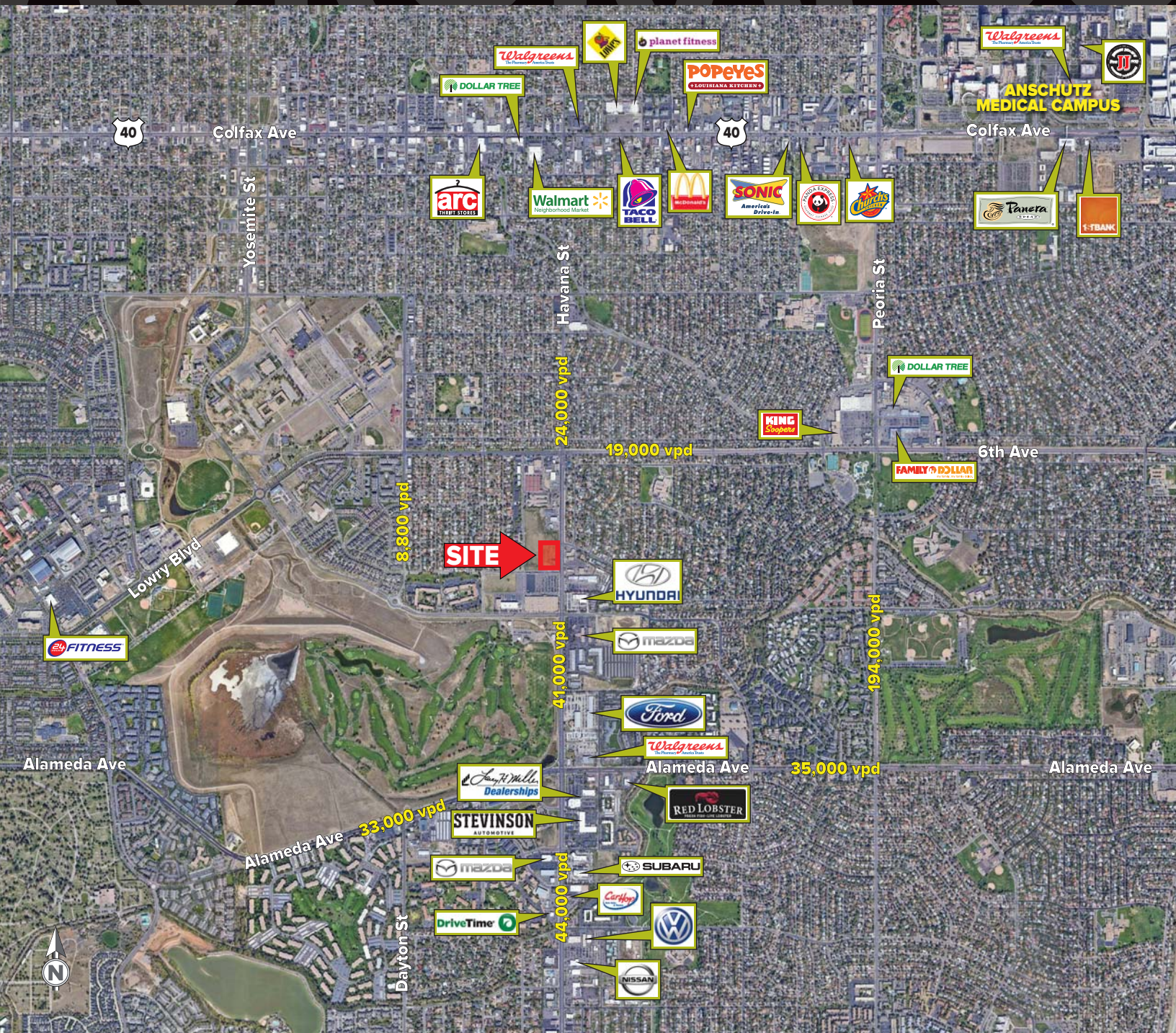
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LEGEND
PARTNERS ■■■■

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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|-----------|
| 2021 EST. POPULATION | 24,051 | 202,537 | 461,080 |
| 2026 PROJECTED POPULATION | 24,119 | 209,606 | 480,991 |
| 2021 EST. DAYTIME POPULATION | 10,040 | 109,988 | 335,546 |
| 2021 EST. AVG HH INCOME | \$73,261 | \$89,998 | \$101,634 |
| 2021 EST. HOUSEHOLDS | 9,173 | 81,960 | 197,547 |
| 2021 EST. BUSINESSES | 533 | 6,848 | 23,657 |

TRAFFIC

HAVANA STREET
41,000 VEHICLES PER DAY

ALAMEDA AVENUE
35,000 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS