

800-850 S. HAVANA STREET

AURORA, CO 80012



**800 S. HAVANA
BUILDING D
1,563 SF**

**810 S. HAVANA
BUILDING A
12,100 SF**

**850 S. HAVANA
BUILDING B
9,600 SF**

**830 S. HAVANA
PARKING LOT**

**840 S. HAVANA
PARKING LOT**

**840 S. HAVANA
BUILDING C
7,750 SF**

PREMIER LEASE OFFERING ■ 5 SPACES AVAILABLE

KW COMMERCIALSM

CHARLIE CUMMINGS
(720) 583-5794
charlie@charliecummings.us

RETAIL SYNERGY FACING SOUTH



THE GARDENS ON HAVANA

BUCKINGHAM VILLAGE

MARKET SQUARE

MERIDIAN GARDENS

KNIGHT BRIDE APTS

840 S. HAVANA BUILDING C
7,750 SF

840 S. HAVANA PARKING LOT

850 S. HAVANA BUILDING B
9,600 SF

810 S. HAVANA BUILDING A
12,100 SF

800 S. HAVANA BUILDING D
1,563 SF

830 S. HAVANA PARKING LOT

SUBJECT PROPERTY

IRON TON ST REAR ACCESS

HAVANA ST 53-204 UPD

Lease Summary



NNNS ESTIMATED AT \$5.50 PSF

Address	Units	Estimated SF	Lease Rate	Heating	Cooling	Power	Clear Height	Garage Doors
800 S Havana St	Building D	1,563	\$18 /SF	Yes	Yes	120V/240V	9 ft	N/a
850 S Havana St	Building B	9,600	\$16 /SF	Yes	Yes	120V	13	1
840 S Havana St	Building C	7,750	\$16 /SF	Yes	Yes	120V/240V	18 ft	2 (7 repair bays)
810 S Havana St	Building A	12,100	\$16 /SF	Yes	Yes	120V	13 ft	1

31,013
(Estimated)



OPPORTUNITY



- Estimated 31,103 SF Available for Lease



- Superb Traffic Counts - Over 50,000 VPD



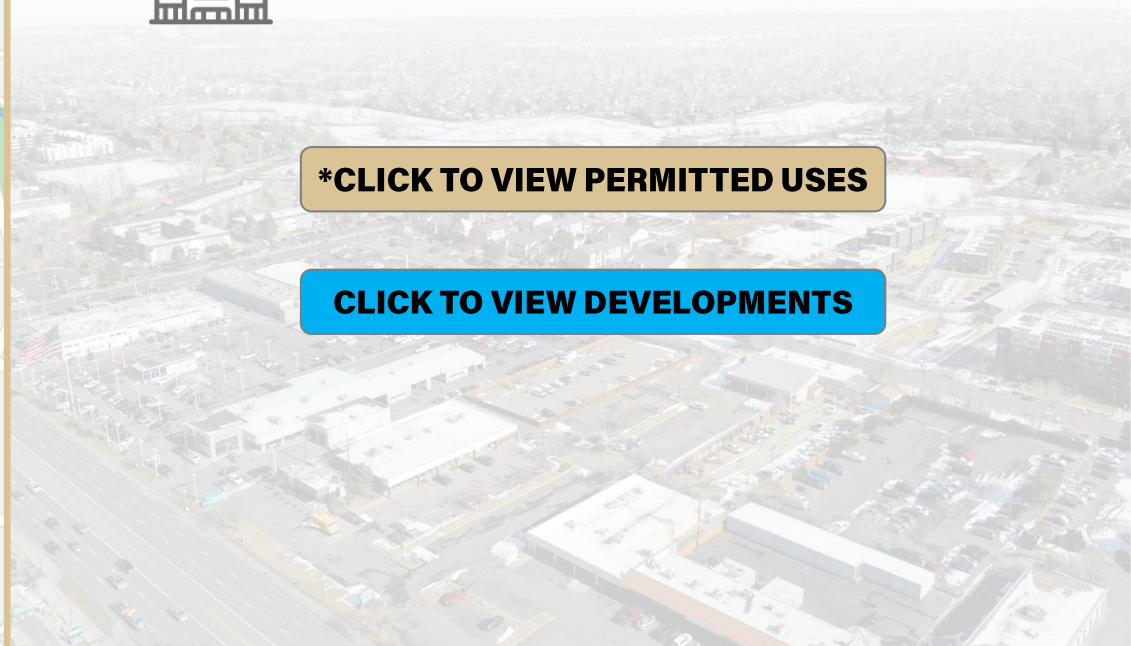
- Mixed-Use Corridor (MU-C) Zoning*



- Strong Retail Synergy along Havana St

***CLICK TO VIEW PERMITTED USES**

CLICK TO VIEW DEVELOPMENTS



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DEMOGRAPHIC SNAPSHOT

373,487

POPULATION

67,723

MEDIAN HH INCOME

AURORA COLORADO

Aurora is a Home Rule Municipality in the U.S. state of Colorado, spanning Arapahoe and Adams counties, with the extreme southeastern portion of the city extending into Douglas County. Aurora is one of the principal cities of the Denver-Aurora-Lakewood, CO Metropolitan Statistical Area (Metro Denver). The city's population is 373,444, making it the third most populous city in the state of Colorado, Denver's largest suburb and the 54th most populous city in the United States.

The city of Aurora manages more than 100 parks, more than 6,000 acres (24 km²) of open space and natural areas, and six award-winning municipal golf courses (Aurora Hills, Meadow Hills, Murphy Creek, Saddle Rock, Springhill and Fitzsimons). Aurora also is home to several privately owned golf courses including CommonGround Golf Course, Heather Ridge Country Club, Heritage Eagle Bend Golf Club and Valley Country Club.



A LINE

A LINE

RESTAURANTS

SHOPPING

SERVICES

Saint Joseph Hospital
Fillmore Auditorium
Ogden Theatre

Satellite Bar
Prohibition
Sassafraz
Bourbon

UC Hospital

Whole Foods
Cherry Cricket
North Italia
Macy's
Nordstrom
Urban Outfitters

Hapa Sushi
Grind Kitchen
Tequila & Tacos

Orangetheory
Delectable Egg
Einstein Bros.

Community College of Aurora

Lowry Beer Garden
North County
Wings Over Rockies

PetSmart
Bed Bath & Beyond
Target
24 Hour Fitness

Safeway
Tavern Lowry
Chop Shop
PeiWei

24 Hour Fitness

Market Square
King Soopers
Hobby Lobby

Leetsdale Market
County Fair
Sally Beauty

Shorty's Sports
Grill
Mix Lounge

Target
PetSmart
Michaels
Ross
Conn's Home Plus

Save a Lot
Dollar Tree
TCF Bank
Chamber's Centre
O'Reilly Auto

Town Ctr Aurora
Macy's
JC Penney
Sears
JOANN Fabrics





ROCKIES GATEWAY

Attractions: Explore the beauty of Colorado’s outdoors at one of the parks, trails, golf courses, or gorgeous reservoirs—not to mention the thousands of acres of open space. Spend an afternoon at Cherry Creek Reservoir hiking the trails, trying stand-up paddleboarding, or riding horses off into the mountain sunset. Realize Aurora’s cultural art district, visit galleries or stop by the Art in Public Places exhibits placed throughout the city. Shop around at locally-owned boutiques and national brands all in one. Or visit Colorado’s largest indoor marketplace, Stanley Marketplace for Aurora-based shopping, dinner, and drinks. Set out early for a morning of site-seeing and searching for historical sites or bring the kids along and view native wildlife.

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Star K Ranch, home to Aurora's Morrison Nature Center, provides important habitat for wildlife. It has several trails for nature exploration, including access to the Sand Creek Greenway Trail. Jewell Wetland, a 50-acre (200,000 m²) wooded wetland, features trails, boardwalk/deck access into the wetland and a butterfly garden. Aurora Reservoir and Quincy Reservoir offer plenty of opportunities for outdoor water pursuits.

Top Private Employers

1	The Children's Hospital (Aurora)	4,100
2	Raytheon Company	2,200
3	Kaiser Permanente	1,690
4	ADT Security Services	1,600
5	HealthONE Colorado:	1,480
6	Northrop Grumman	920
7	Lockheed Martin Corporation	810
8	Staples	800
9	Beverage Distributors Co.	600
10	Advantage Security, Inc	580

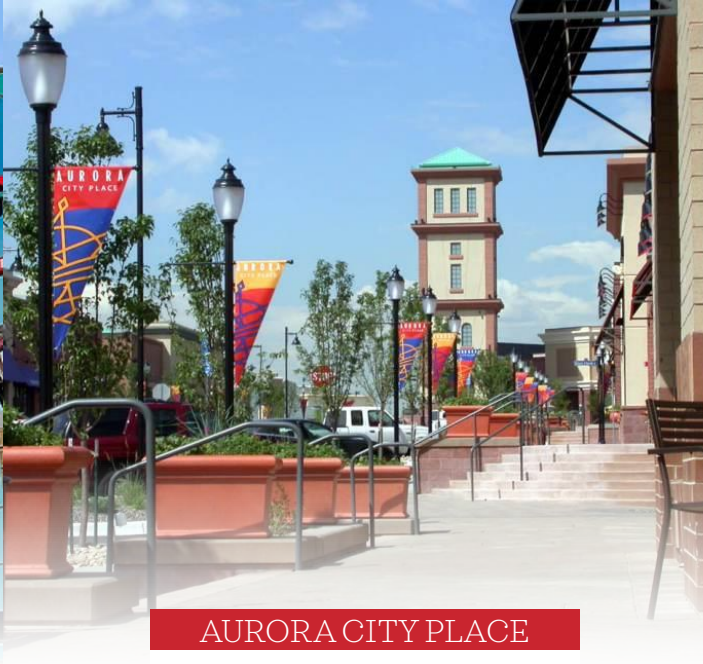
Largest Public Employers

1	Buckley Air Force Base	12,100
2	Anschutz Medical Campus	6,360
3	University of Colorado Hospital	4,050
4	Aurora Public Schools	4,020
5	Cherry Creek Schools	3,820
6	City of Aurora	3,740
7	Community College of Aurora	540



ARAPAHOE CROSSING

**6400 S. Parker Rd.
Aurora, Colorado 80016**



AURORA CITY PLACE

**Alameda Ave. & I-225
Aurora, Colorado 80012**



CORNERSTAR

**6790 S. Cornerstar Way
Aurora, Colorado 80016**

Notable Shopping Hubs

GOOSE & THE GOAT

**2501 Dallas St, Suite 174
Aurora, Colorado 80010**



THE LOCAL

**6205 S Main St.
Aurora, Colorado 80016**



SOUTHLANDS

**6155 S. Main St. Suite 260
Aurora, Colorado 80016**





Arts & Culture





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charlie@charliecumings.us

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