

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



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S. Havana St. Retail Lease Available

1990 S. Havana St., Aurora, CO 80014



Located at the NEC of S. Havana St and Asbury Ave., this used car lot is in the heart of Havana St. Motor Mile. The car lot is about one-half of an acre in size and can hold about 60 vehicles. The building consists of 1,958± SF with three bays w/lifts and air compressor. Access off of Havana St and Asbury Ave with great visibility on Havana St.

FOR LEASE

Year 1 Base Rent: \$8,200/month NNN

Year 2 Base Rent: \$9,000/month NNN

Year 3 Base Rent: \$9,500/month NNN

Year 4 Base Rent: \$10,000/month NNN

Year 5 Base Rent: \$10,500/month NNN

NNN's estimated at \$1,700/month



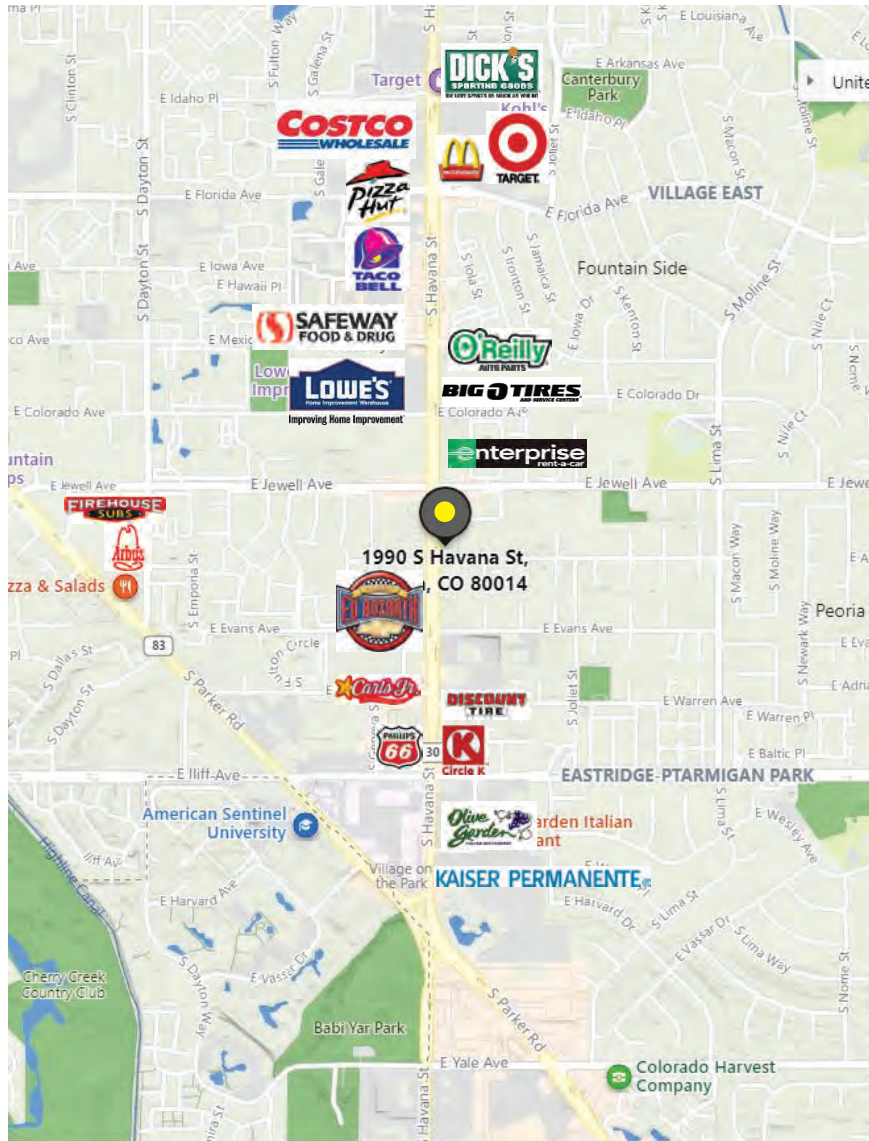
Fuller Real Estate
(303) 534-4822

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Andrew Dodgen
(720) 287-5412 direct
(720) 670-0377 mobile
ADodgen@FullerRE.com



Street view in front of the subject property



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	24,362	182,391	469,364
Households	11,251	83,643	201,858
Median HH Income	\$66,534	\$60,663	\$67,356
Median Age	37.00	36.70	35.80
Traffic	47,036 VPD @ S. Havana St. at E. Evans Ave..		

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.