

RETAIL FOR LEASE



HAVANA SQUARE 1929 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, 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.

1,920 square feet

\$17.50 PSF NNN

\$2,800.00 Rent

\$1,156.80 CAM

\$3,956.80 / Month Total

PROPERTY STATISTICS

	<u>BUILDING</u>		<u>SITE</u>
SIZE	105,944 sqft	SITE SIZE	6.32 Acres
YOC	1983	PARKING	Surface
MATERIALS	Masonry	ZONING	B-4
NNN (2025)	\$7.23		

DEMOGRAPHICS (2023)

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

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



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



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