

810 & 840 S. HAVANA STREET



EXTENSIVE PARKING LOT

Aurora, CO 80012

PRIME LEASE OFFERING



810 & 840 S. HAVANA STREET

AURORA, CO 80012



CHARLIE CUMMINGS
Founder and Employing Broker
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charlie@innovatecommercialre.com



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Innovate Commercial Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Innovate Commercial Real Estate' principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Innovate Commercial Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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An aerial photograph of Aurora, Colorado, taken during the "golden hour" of sunset. The sky is a mix of deep blues and soft oranges, with a large, bright cloud catching the low sun. In the background, a range of mountains is visible under the twilight sky. The foreground shows a dense urban area with various buildings, streets, and a basketball court. A semi-transparent teal banner is overlaid across the middle of the image, containing the title text.

SECTION 1

EXECUTIVE SUMMARY

Aurora, CO

Lease Summary



Address	Estimated SF	Lease Rate	Heating	Cooling	Power	Clear Height	Garage Doors
840 S Havana St	7,700	\$16/SF	Yes	Yes	120V/240V	18 ft	2 (7 repair bays)
810 S Havana St	5,180	\$16/SF	Yes	Yes	120V	13 ft	1
	12,880 (Estimated)						



OPPORTUNITY



- Estimated 12,880 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



Retailer Synergy



SPROUTS
FARMERS MARKET

Office DEPOT
OfficeMax

ULTA
BEAUTY

ROSS
DRESS FOR LESS

KOHL'S

petco

Applebee's

Chick-fil-A

Freddy's
STEAKBURGERS

STEPPINGTON PLACE

LOWE'S

BUCKINGHAM VILLAGE

COSTCO
WHOLESALE

Hamburger STAND

AutoZone

MERIDIAN GARDENS

KNIGHT BRIDE APTS

NAPA AUTO PARTS

MARKET SQUARE

KING
Scoopers

DOLLAR TREE

Bank of America

WING-STOP

840 S. HAVANA
7,700 SF

810 S. HAVANA
5,180 SF

IRON TON ST REAR ACCESS

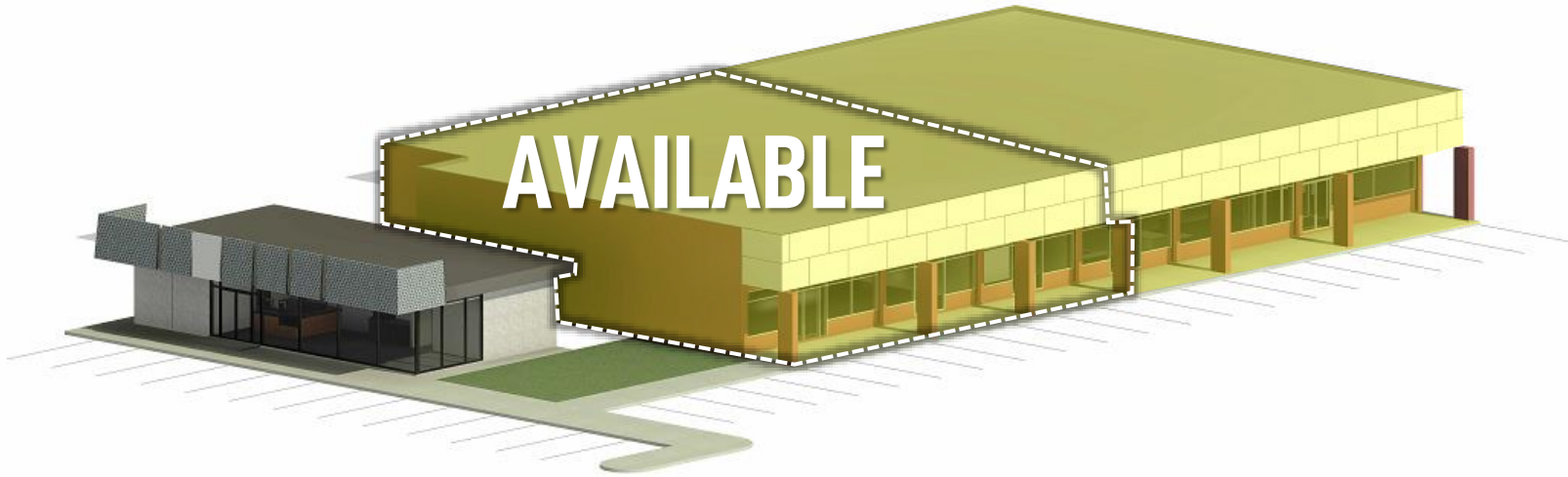
HAVANA ST 53-204 VPD



810 & 840 S. HAVANA STREET



PERSPECTIVE



① PERSPECTIVE - EXISTING BUILDING



② PERSPECTIVE - DESIGN PROPOSAL



PROPOSED ARCHITECTURAL PLAN, E.I.A.
THIS PLAN IS PREPARED FOR THE PROJECT AND THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE ARCHITECTURAL DRAWINGS. THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE ARCHITECTURAL DRAWINGS. THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE ARCHITECTURAL DRAWINGS. THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES.

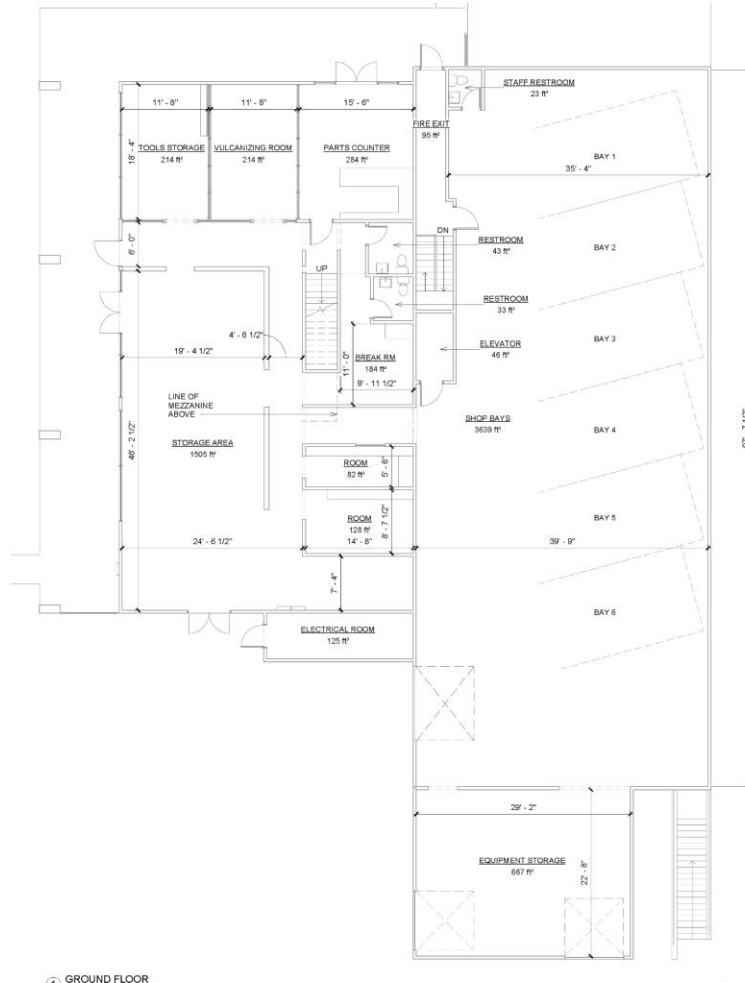
SHEET NAME: PERSPECTIVE

PROJECT: 810 S. HAWANA STREET AURORA, CO 80012

Drawn by: AulFior
Checked by: Checkel
Project Date: -
Project #: -

TYPE A
D01

GROUND FLOOR PLAN 840 S. HAVANA



① GROUND FLOOR
1/8" = 1'-0"



PROJECT: 840 S. HAVANA, AURORA, CO
 ARCHITECT: ARCHITECTURE 4, AURORA, CO
 DATE: 10/2012
 SCALE: 1/8" = 1'-0"
 SHEET NO.: A-101
 PROJECT NO.: 12-001

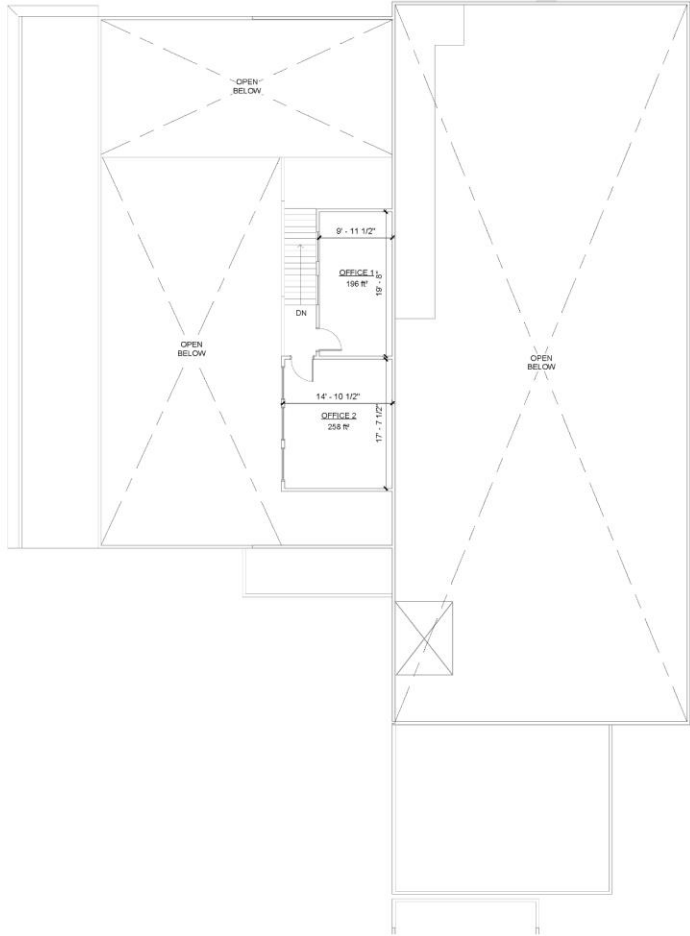
SHEET NAME: GROUND FLOOR PLAN

PROJECT: SOUTH HAVANA SHOP/GARAGE
 810 S. HAVANA STREET
 AURORA, CO 80012

PROJECT: SOUTH HAVANA SHOP/GARAGE
 810 S. HAVANA STREET
 AURORA, CO 80012

A-101
 1/8" = 1'-0"

MEZZANINE PLAN 840 S. HAVANA



1 MEZZANINE
1/8" = 1'-0"



ARCHITECTURE 4 ARCHITECTS, P.C. is a registered professional architectural firm in the State of Colorado. The firm is licensed under the Professional Architecture Act, C.R.S. 12-201. The firm's principal office is located at 1000 17th Street, Suite 100, Aurora, CO 80012. The firm's telephone number is (303) 733-4444. The firm's website is www.architecture4.com. The firm is a member of the Colorado State Board of Architecture and Professional Engineers, Architects, and Land Surveyors. The firm is also a member of the American Institute of Architects (AIA) and the Colorado Chapter of the AIA. The firm is committed to providing high-quality architectural services to its clients. The firm's services include architectural design, construction documents, and construction administration. The firm is proud to be a part of the Colorado architectural community and to contribute to the state's economic and cultural development.

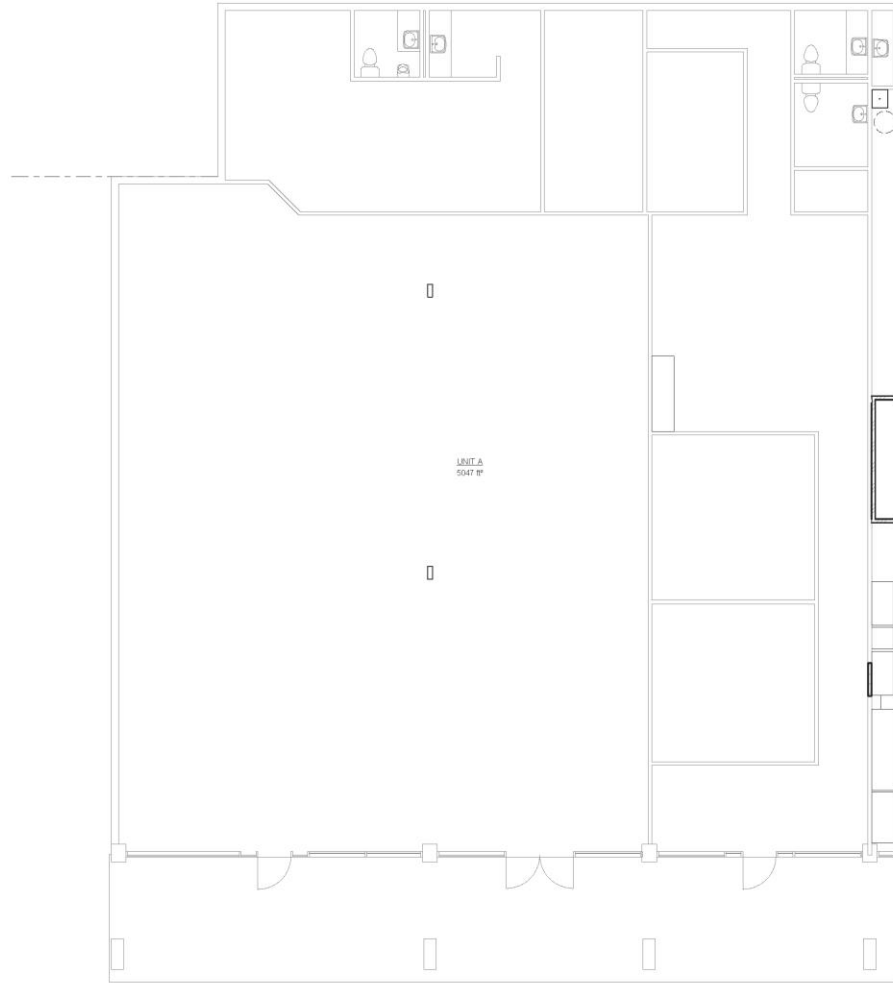
SHEET NAME: MEZZANINE PLAN

PROJECT: SOUTH HAVANA SHOP/GARAGE
810 S. HAVANA STREET
AURORA, CO 80012

Drawn by: Author
Checked by: Checker
Project Date: -
Project #: -

A-102
1/8" = 1'-0"

810 S. HAVANA



1 GROUND FLOOR - UNIT A
SCALE: 3/16" = 1'-0"



1805 LAWRENCE ST. #111
DENVER, CO 80202
PH: 303.445.3388

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND INSURANCE. ARCHITECT SHALL BE RESPONSIBLE FOR ALL DESIGN AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR. ARCHITECT SHALL BE RESPONSIBLE FOR ALL DESIGN AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR. ARCHITECT SHALL BE RESPONSIBLE FOR ALL DESIGN AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR.

SHEET NAME: FLOOR PLAN

PROJECT: 810 S. HAVANA STREET AURORA, CO 80012

Drawn by: Author
Checked by: Checker
Project Date: -
Project #: -

TYPE A
SP1
3/16" = 1'-0"



SECTION 2

LOCATION OVERVIEW

Aurora, CO

Aurora, CO

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.



\$67,723

AVG HH INCOME



379,434

TOTAL POPULATION



\$322,200

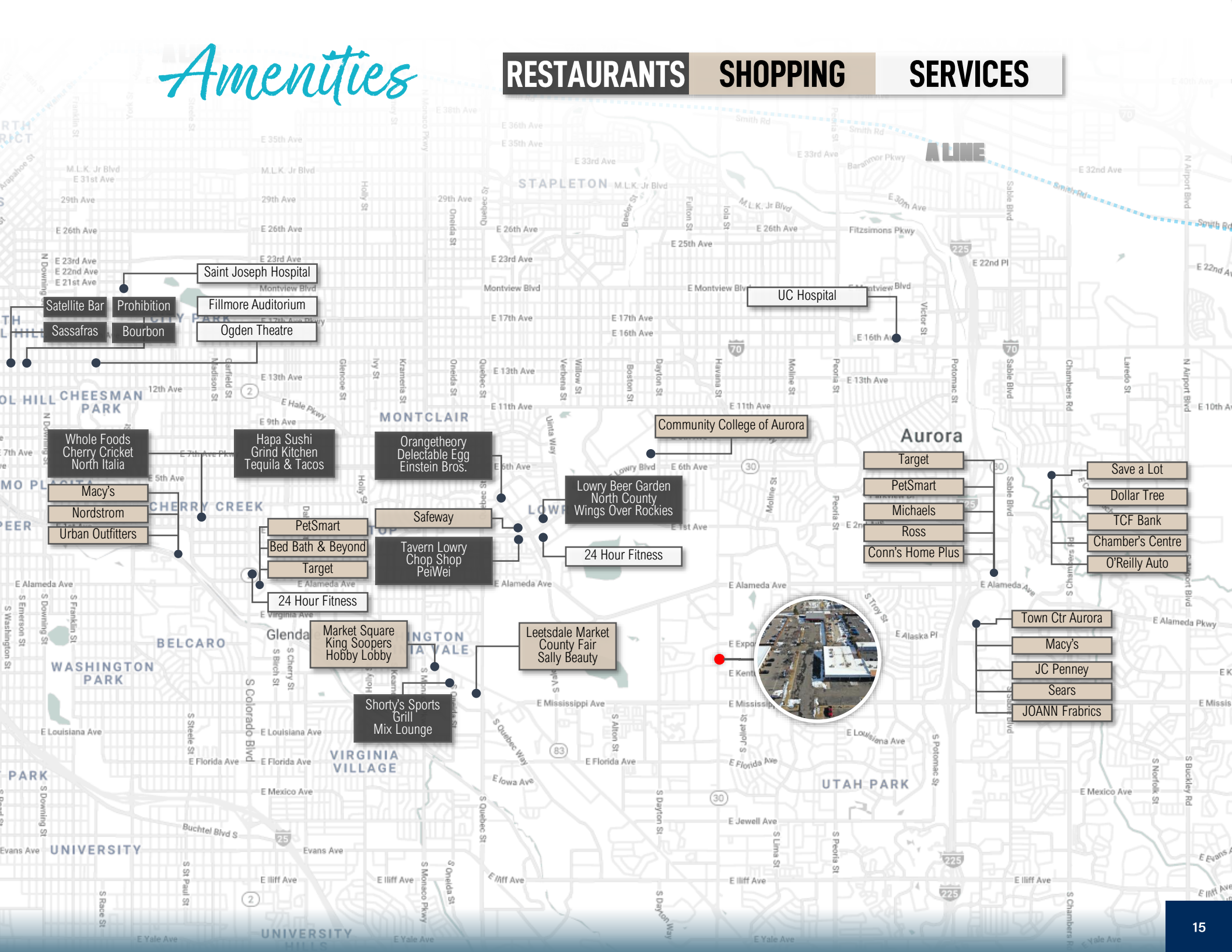
MEDIAN HOME PRICE

Amenities

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

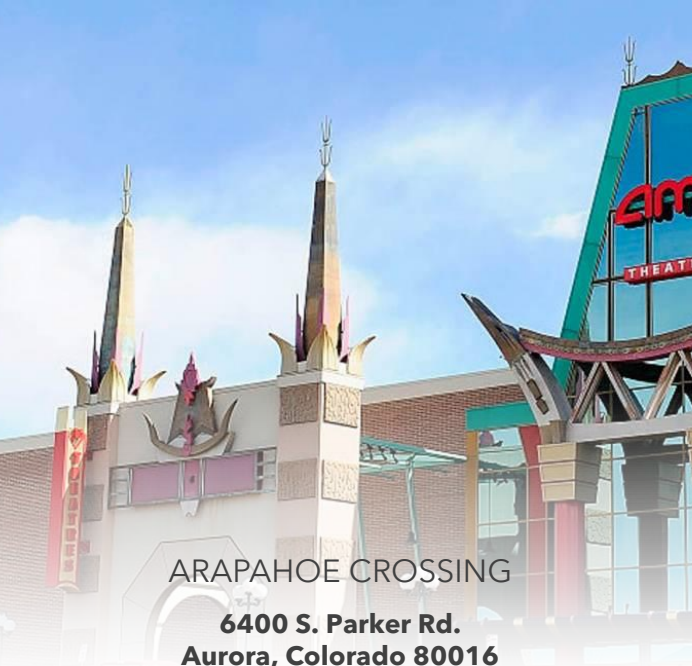
Aurora

Target
 PetSmart
 Michaels
 Ross
 Conn's Home Plus

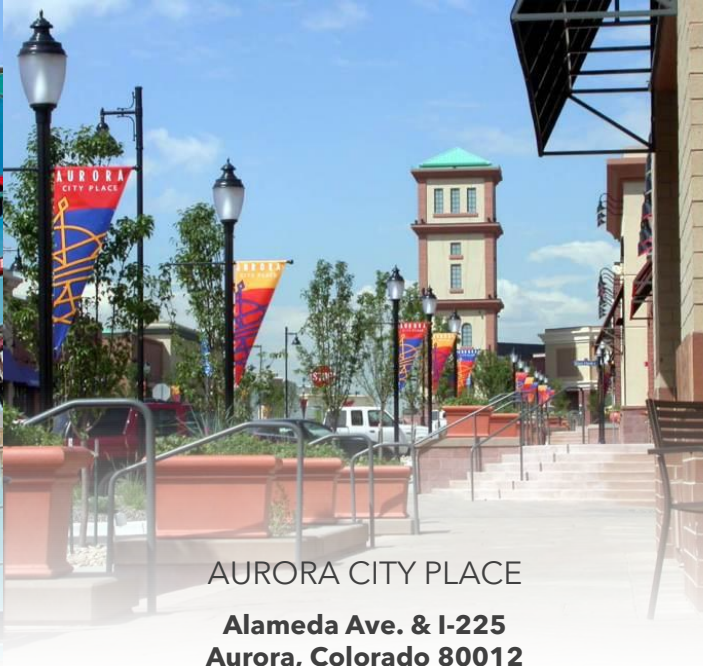
Save a Lot
 Dollar Tree
 TCF Bank
 Chamber's Centre
 O'Reilly Auto

Town Ctr Aurora
 Macy's
 JC Penney
 Sears
 JOANN Fabrics





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 Centers



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



Rockies Gateway

Aurora, Colorado, is a diverse and vibrant city located in the Denver metropolitan area. It is known for its unique combination of urban amenities and outdoor recreational opportunities. Aurora is situated in the northeastern part of the Denver metropolitan area, making it part of the larger Denver-Aurora-Lakewood metropolitan statistical area. It is the third-largest city in Colorado by population.

Aurora's economy is diverse and includes sectors such as healthcare, aerospace and defense, technology, and education. Buckley Space Force Base (formerly Buckley Air Force Base) is a significant economic driver in the area. Aurora has a growing cultural scene, with art galleries, theaters, and museums. The Aurora History Museum showcases the history of the city and the surrounding region.



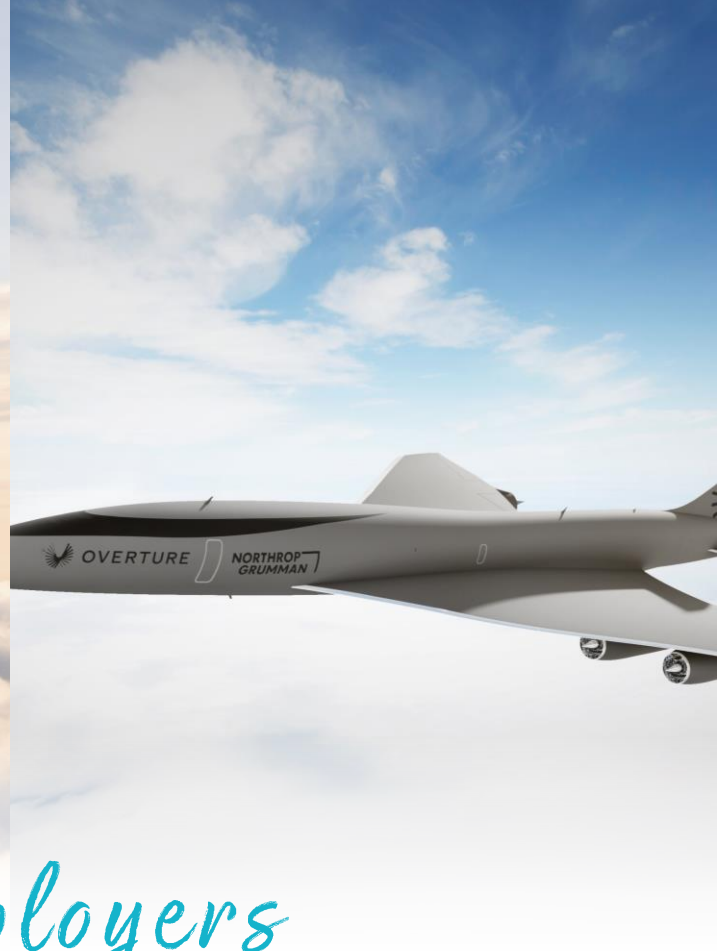
AURORA RESERVOIR



BUCKLEY SPACE FORCE BASE



STANLEY MARKETPLACE



Aurora, CO-Top Employers

Children's Hospital Colorado, is a prominent pediatric medical center located in Aurora, Colorado. It is one of the leading pediatric hospitals in the United States and serves as a major healthcare institution for children in the Denver metropolitan area and the Rocky Mountain region.



Raytheon is an American multinational defense and aerospace technology company that specializes in providing a wide range of products and services for defense, government, and commercial customers. It has a long history of innovation in technology, particularly in the fields of defense, electronics, and aerospace.



Northrop Grumman Corporation is a prominent American global aerospace and defense technology company. It is known for its significant contributions to the defense and aerospace industries. The company operates in various sectors of the aerospace and defense industry.



Buckley Space Force

Space Operations: As a Space Force base, Buckley is primarily focused on space operations, including satellite command and control, space surveillance, missile warning, and space-based communications.

Space-Based Infrared Systems (SBIRS): Buckley is home to the SBIRS Operations Squadron, which operates the Space-Based Infrared Systems, a constellation of satellites that provide early warning of missile launches and other infrared surveillance capabilities.

Colorado Air National Guard: The base is also home to units of the Colorado Air National Guard, which work alongside Space Force personnel. This collaboration enhances the overall mission capabilities of the base.



UNITED STATES
SPACE FORCE

810 & 840 S. HAVANA STREET

AURORA, CO 80012



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COMMERCIAL REAL ESTATE