

33,994 sf PAD Site For Lease

NEC area of E Florida Avenue & S Havana Street, Aurora, Colorado

PAD location within the popular Gardens on Havana retail power center | 1400 S Havana St, Aurora, CO 80012



Disclaimer: drawn yellow perimeter is only an approximation of pad site boundary

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PAD Site For Lease

PAD Size 33,994 sf
unsubordinated ground lease

Please call for further information

Traffic Counts (2025)

On S Havana St at E Arizona Pl S **48,083 VPD**
 On S Havana St at E Florida Ave S **43,844 VPD**

Area Demographics (2024)	1-Mile	3-Miles	5-Miles
Population	23,925	196,750	482,161
Average HH Income	\$86,819	\$84,146	\$94,496
Median Age	37.1	37.4	37.1

2026 Sources: TrafficMetrix and CoStar Realty Information, Inc. | 1-21-2026



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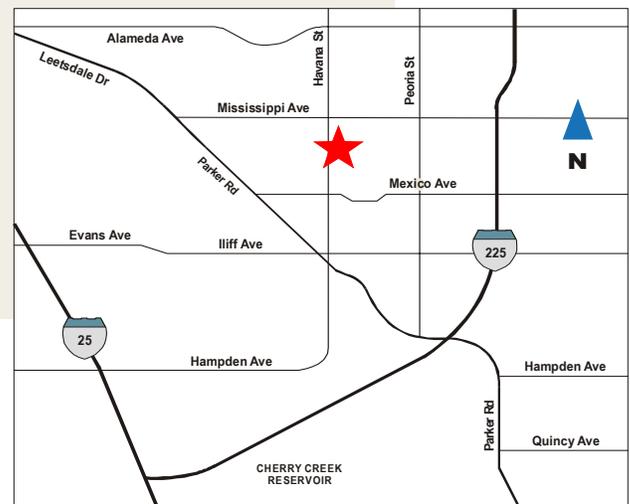
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Currently, an unsubordinated ground lease for a PAD site a little under one-acre rests just west of an established Target store and located among the surrounding massive retail power center, The Gardens on Havana in Aurora, Colorado.

This available 33,994 sf site rests within the surrounding densely populated communities, and has a strong visibility rating from the high volume of daily traffic in both directions on S Havana St.

With ample onsite parking, easy access to and from S Havana St, as well as the visitors that frequent this massive retail center daily, the location of this PAD SITE is worth calling for more information on how you can become a part of this ideal opportunity.



Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, and information subject to change

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 GHPAD - 012126



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GHPAD - 01212.6

PAD Site For Lease

NE of E Florida Avenue & S Havana Street, Aurora, CO 80012



OVERVIEW

- ▶ Easy access both to and from S Havana St
- ▶ Location to power retail destination
- ▶ Perfect for restaurant or free standing retail

- ▶ High daily traffic both directions on S Havana
- ▶ Within dense residential populations
- ▶ Ample onsite parking

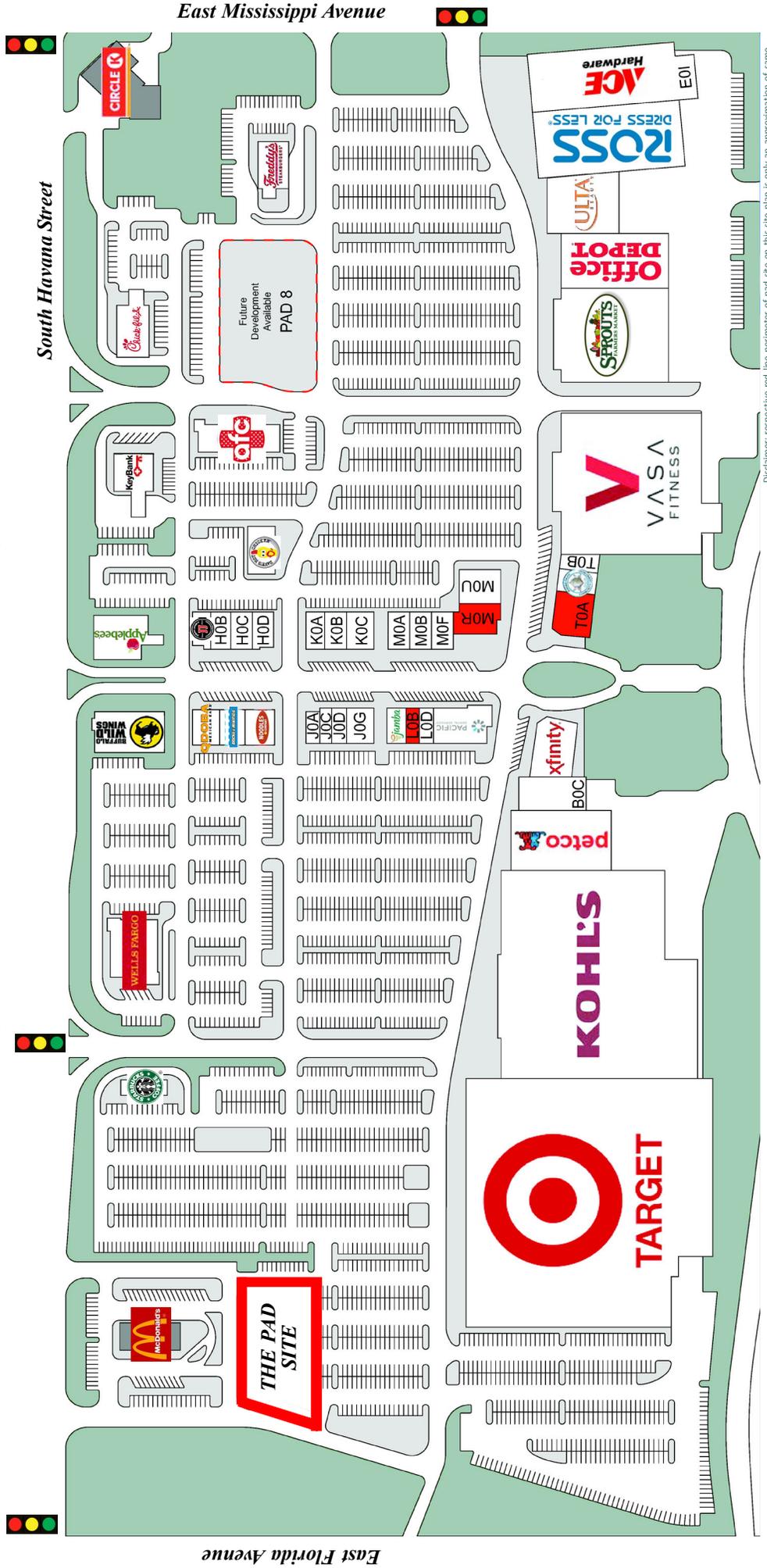
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Disclaimer: respective red line perimeter of pad site on this site plan is only an approximation of same.

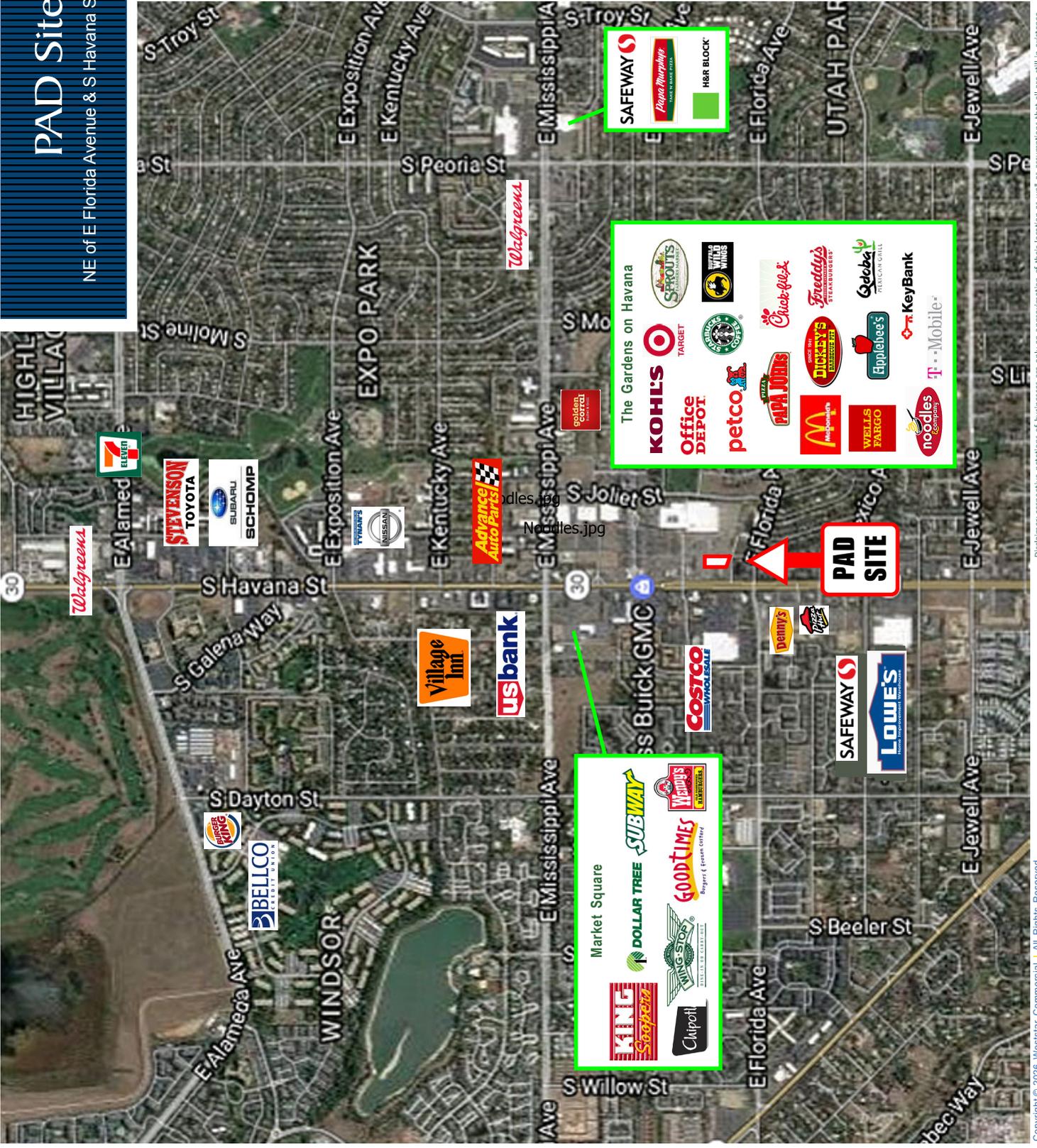
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Feel free to give us a call for more detailed information about how you can take advantage of this rare opportunity to explore possibilities. Let us help you find the answers.

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Disclaimer: respective notations of businesses are only an approximation of their location as well as assumptions that all are still in existence.

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