

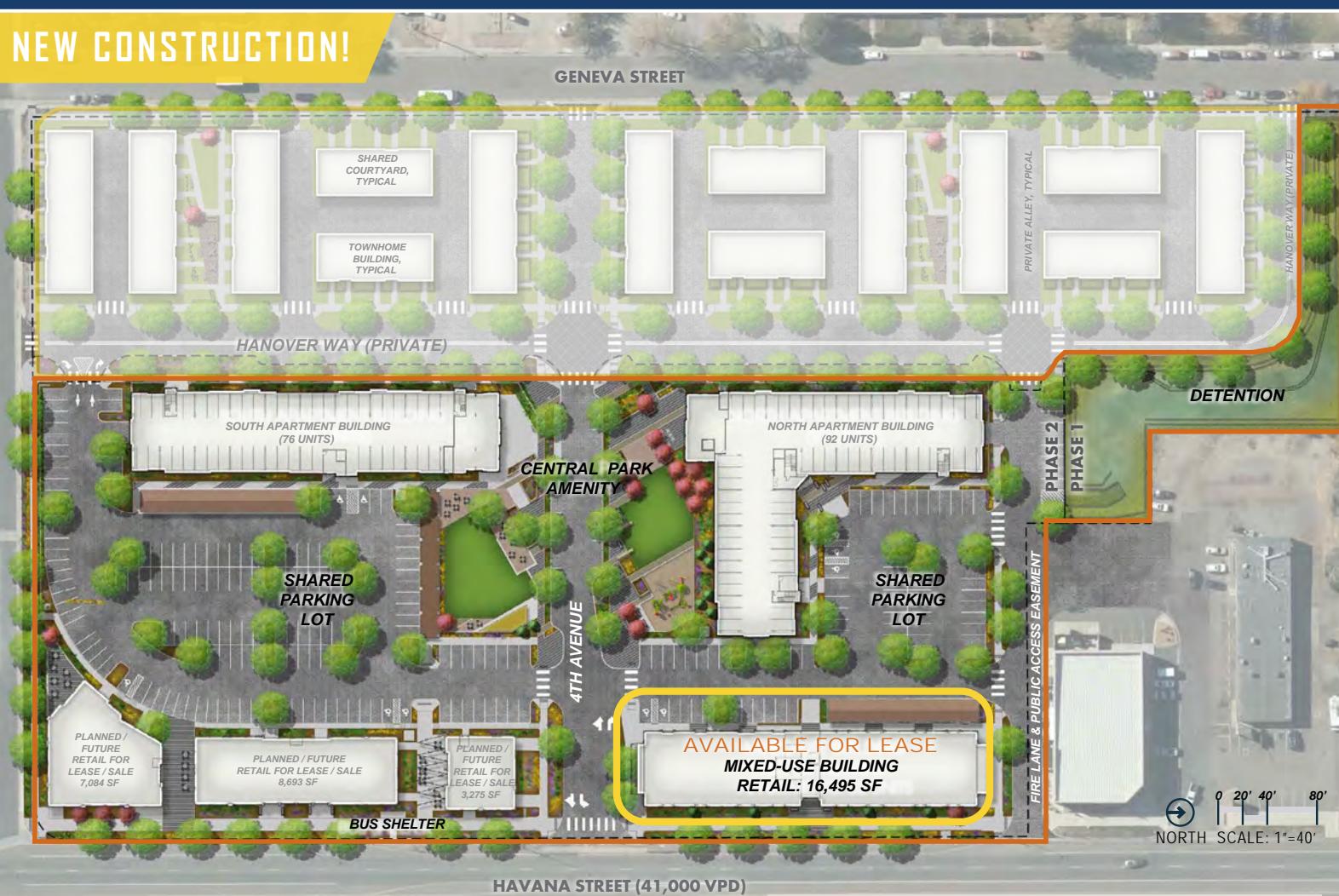
PRIME MIXED-USE RETAIL SPACE FOR LEASE / CONDOS FOR SALE

LOWRY EAST

433 HAVANA STREET, AURORA, CO 80010

TREVEY
COMMERCIAL

NEW CONSTRUCTION!



PROPERTY FEATURES

- 1,000 - 16,495 SF of New Construction Retail & Restaurant Space for Lease - Ideally Located in the Havana District
- Ample On-site Cross Easement Parking
- Adjacent to Argenta Residential Featuring 86 Townhomes & 200 Residential Condos
- Excellent Access to Havana Street via 6th Avenue (E. Lowry Blvd.) and E. Alameda Avenue
- Strong / Growing Traffic Counts: 36,000 VPD along Havana
- Excellent Connection to 6th Avenue & I-225
- 3,300 SF; 7,000 SF & 8,700 SF Buildings Available for Sale, Lease, Build-to-Suit or Ground Lease
- Three (3) Retail Pad Sites Available for Potential Sale with Havana Street Frontage & Visibility

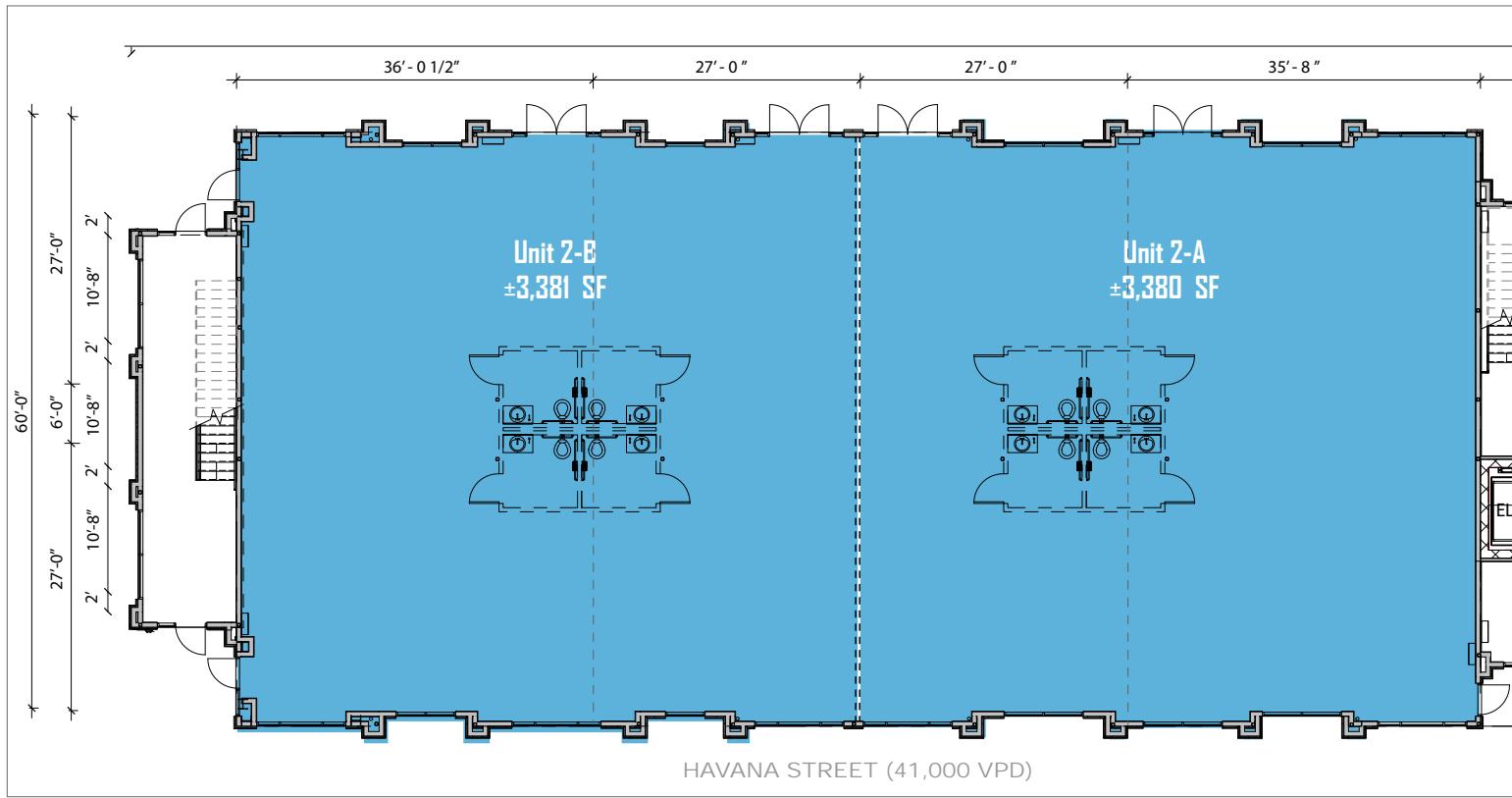
PROPERTY DETAILS

FOR LEASE	1,000 - 16,495 SF
LEASE RATE	\$35.00 / SF NNN
NNN / CAM RATE	TBD
SALE PRICE	\$350.00 / SF
DELIVERY CONDITION	Gray Shell
AVAILABLE	Q2-2026
PARKING RATIO	Ample, Cross Easement
ZONING	Zoned MU-C (Mixed-Use Corridor District)
URBAN RENEWAL AREA	Havana North URA
CITY / COUNTY	Aurora / Arapahoe

MIXED-USE RETAIL SPACE FOR LEASE

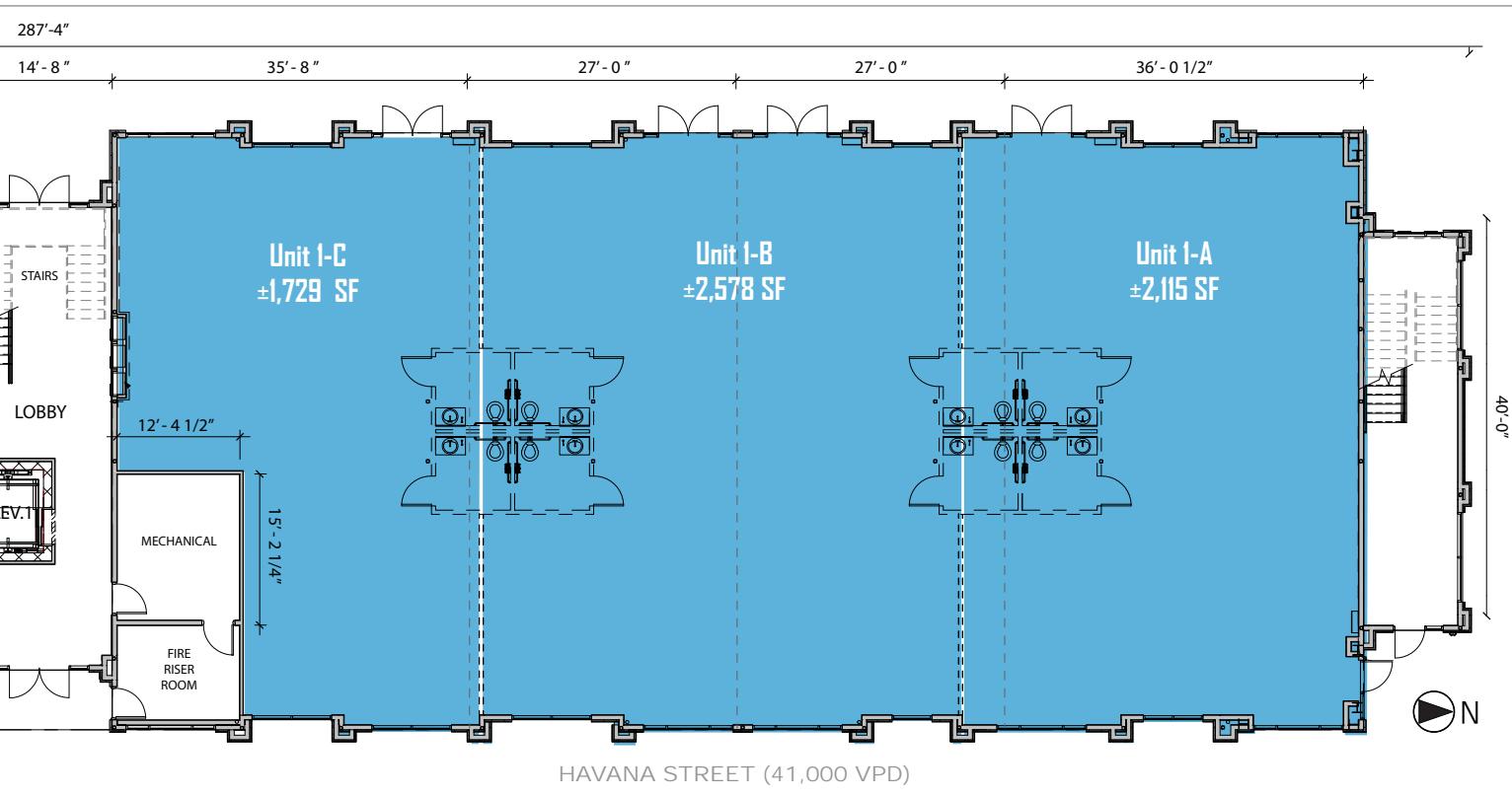
433 HAVANA STREET, AURORA, CO

SITE PLAN



BUILDING RENDERING





CONTEXT MAP



E. COLFAX AVENUE (24,000 VPD)



Community College of Aurora - Lowry Campus

FITZSIMONS

University of Colorado Anschutz Medical Campus



E. 6TH AVENUE (28,000 VPD)



LOWRY

Lowry Blvd.

Lowry Sports Complex



S. HAVANA STREET (41,000 VPD)



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	98,895	\$74,939	\$368,804
5 Mile	469,409	\$95,705	\$462,805
10 Mile	1,259,630	\$106,719	\$484,444

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 28,000 VPD along E. 6th Ave. at Havana St.

Approx. 41,000 VPD along Havana St. & E. Alameda Ave.

Approx. 172,000 VPD along I-225 at E. 6th Ave.