

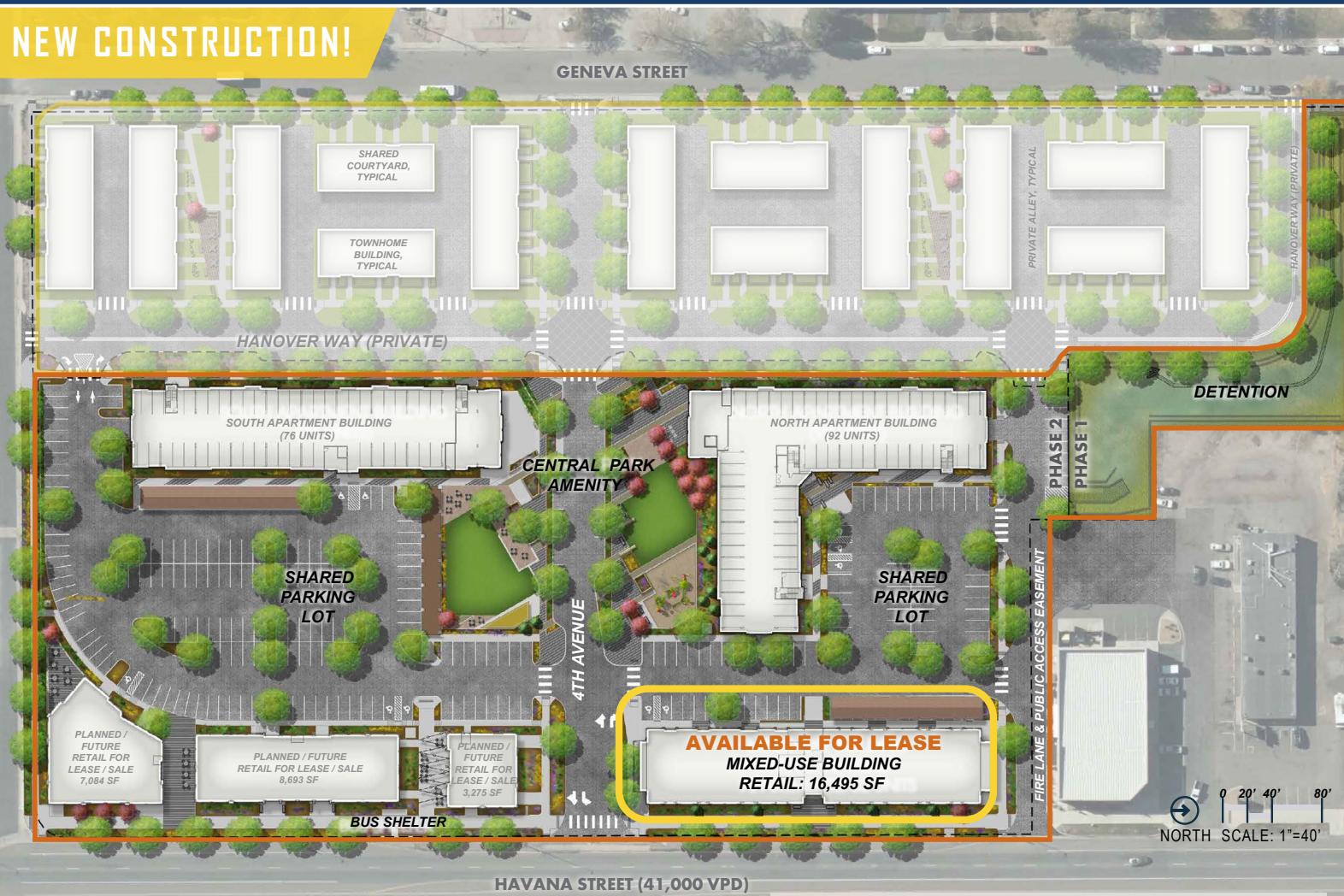
PRIME MIXED-USE RETAIL SPACE FOR LEASE / CONDOS FOR SALE

# 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

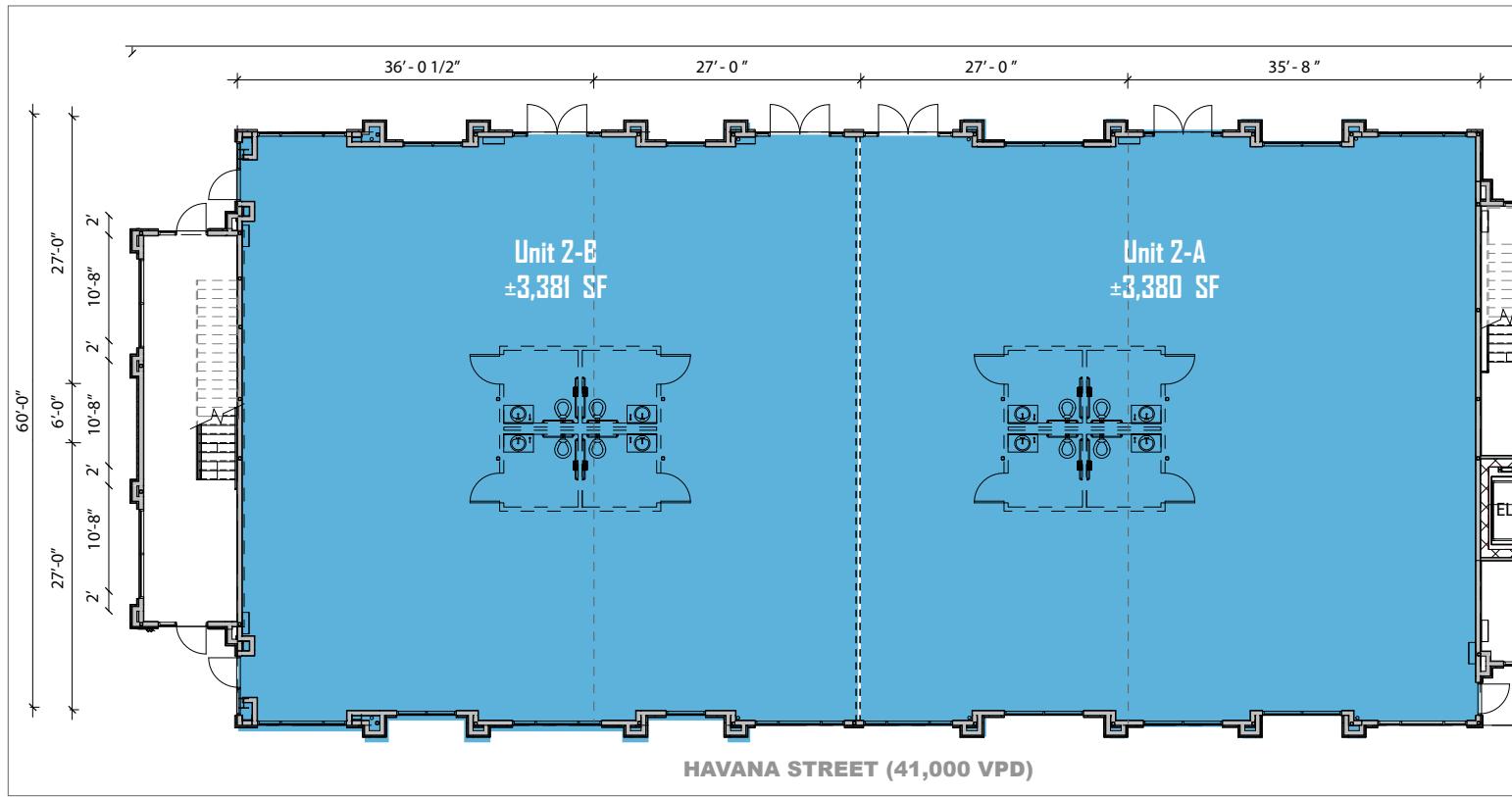
## PROPERTY DETAILS

FOR LEASE	1,000 - 16,495 SF
LEASE RATE	\$35.00 / SF NNN
NNN / CAM RATE	TBD
SALE PRICE	\$350.00 / SF
TENANT FINISH	Delivery Condition
AVAILABLE	Immediately
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

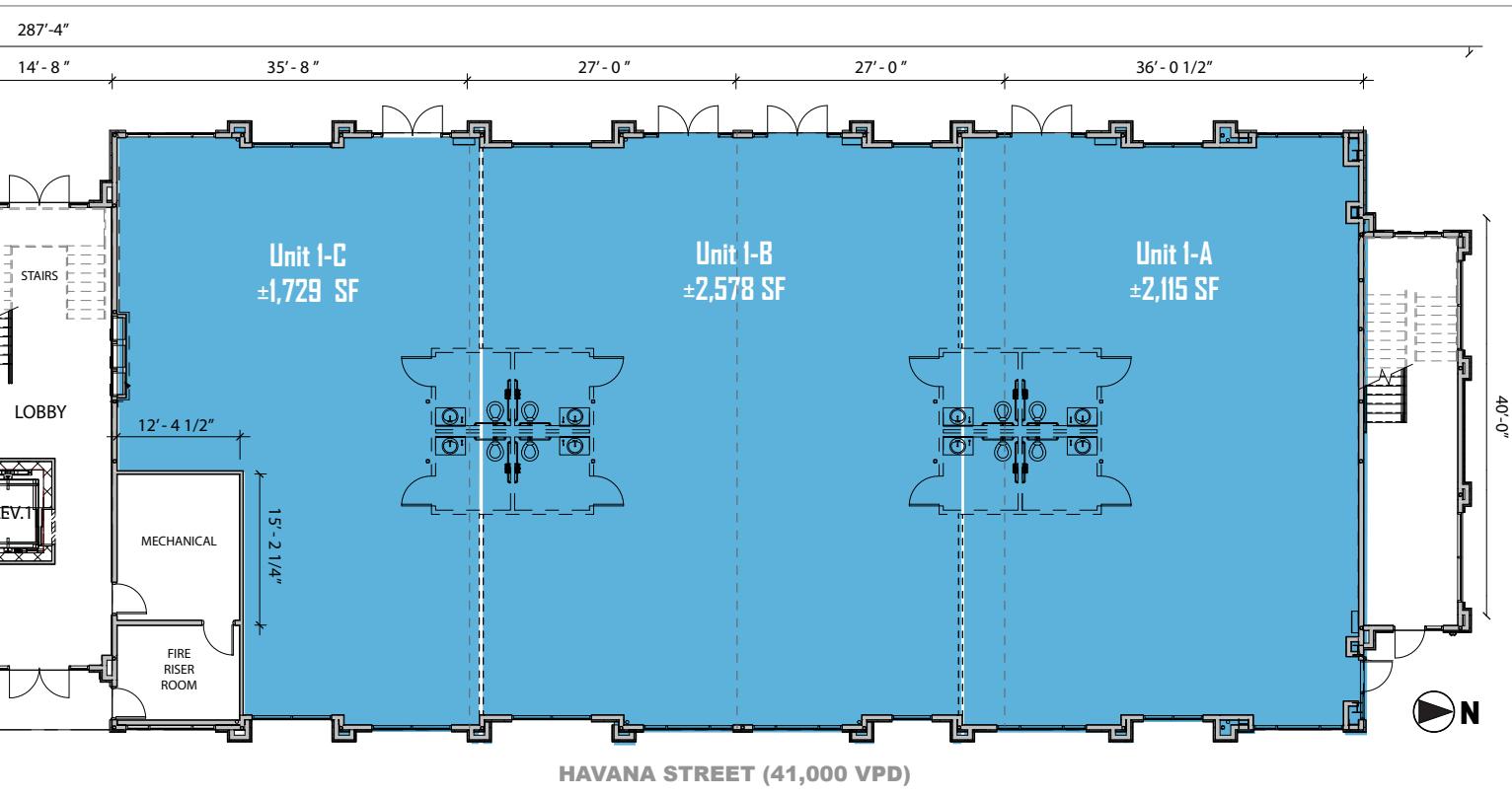
**433 HAVANA STREET, AURORA, CO**

# 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



E. ALAMEDA AVENUE (36,000 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. &amp; E. Alameda Ave.

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

## BROKERAGE DISCLOSURE