

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

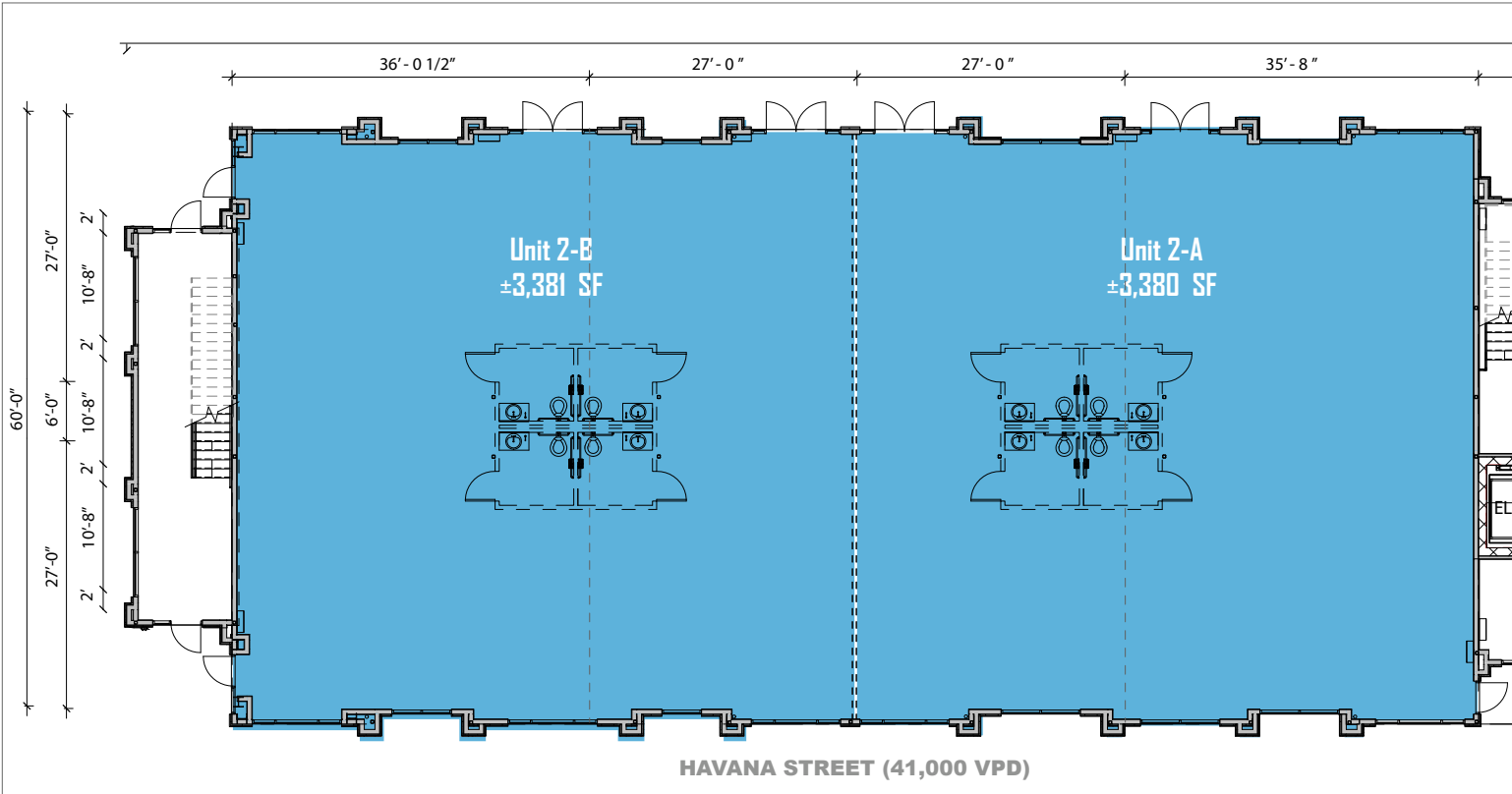
PROPERTY DETAILS

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

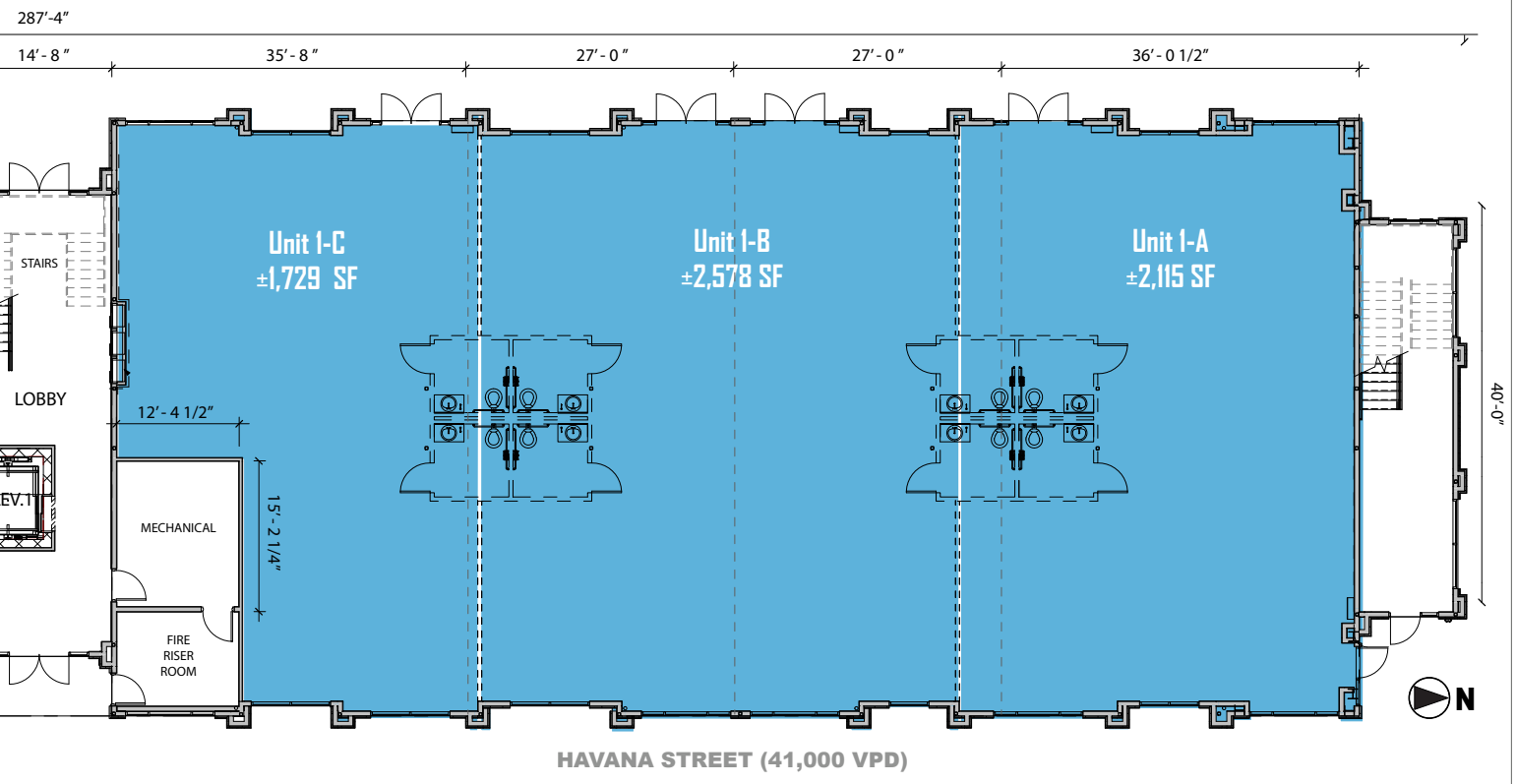
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SITE PLAN



BUILDING RENDERING












CONTEXT MAP



SITE INFORMATION

ZONING	MIXED-USE CORRIDOR
SUBAREA	A
SPECIAL DISTRICTS	HAVANA STREET OVERLAY
TOTAL ACREAGE	12.15 ACRES

LEGEND

-  PARKS
-  SCHOOL
-  GOLF COURSE
-  HIGH LINE CANAL TRAIL
-  1/4 MILE DISTANCE
-  1/2 MILE DISTANCE
-  HAVANA DISTRICT



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