

AUTO DEALERSHIP FACILITY

FOR SALE OR LEASE

PRICE REDUCED

NEWMARK

**2150 S. HAVANA STREET
AURORA, CO 80014**

THE OPPORTUNITY

Don't miss this chance to acquire a turnkey automotive dealership opportunity. Alternative potential uses include a variety of retail, office, multi-family and general commercial uses.

PERMITTED USES INCLUDE



Auto
Related
Uses



Sales
Repairs
& Rental
Facilities



Gas
Station,
C-Store,
Car Wash



Fast
Food &
Coffee
Drive-
Thru

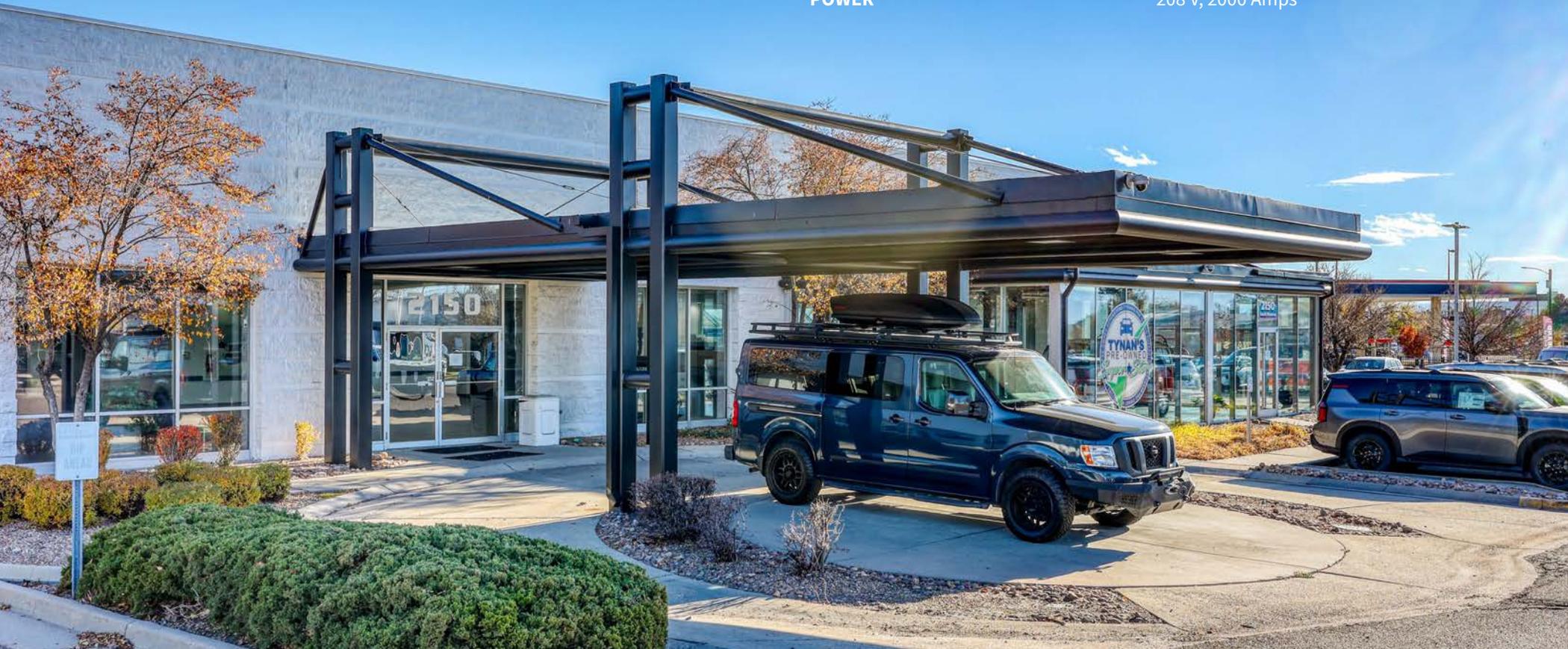


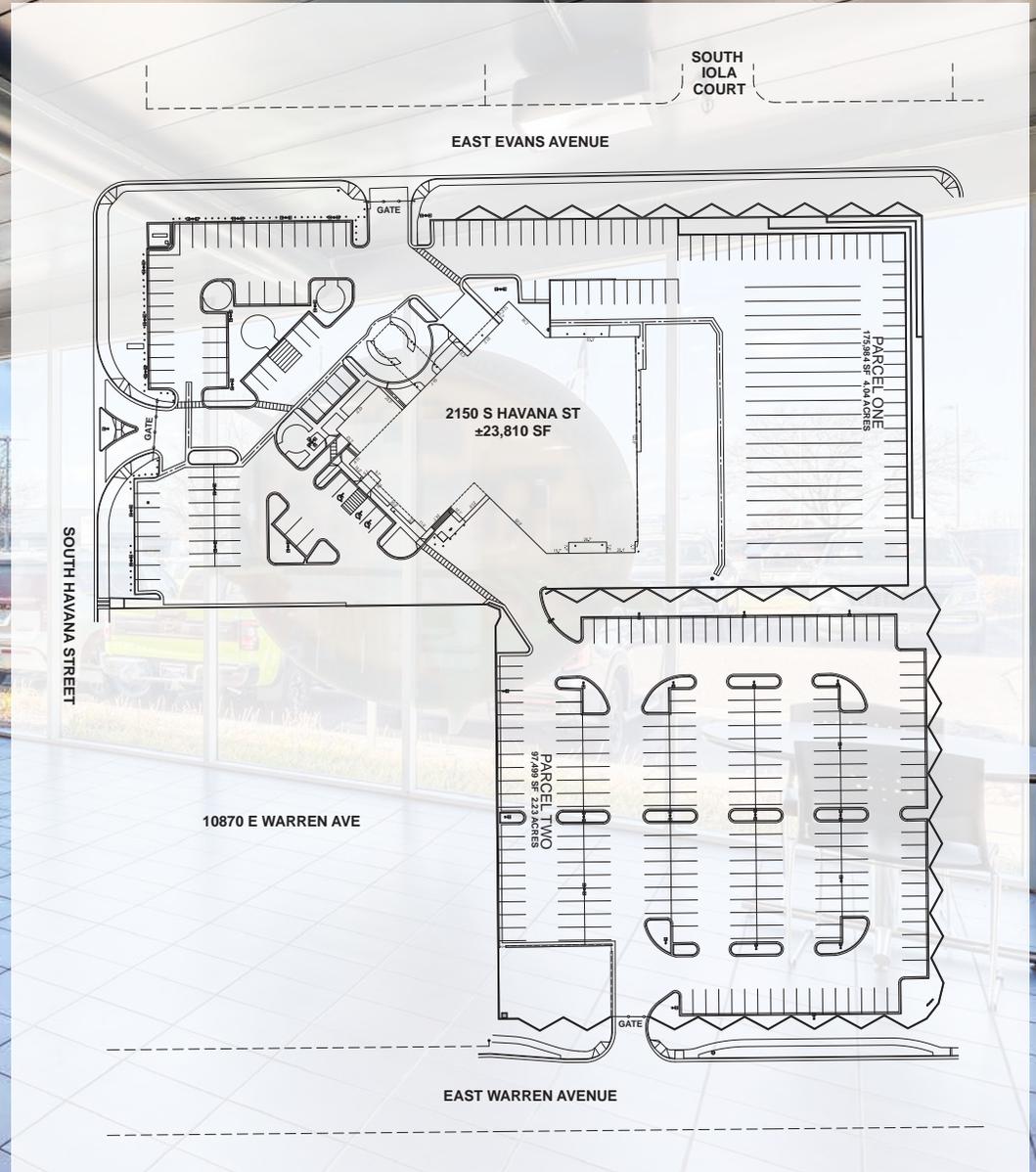
Banks



HIGHLIGHTS

SALE PRICE	\$9,500,000.00 — \$9,150,000	ZONING	MU-C (Mixed-Use Commercial)
LEASE RATE	\$23.00/SF NNN — \$21.00/SF NNN	SERVICE BAYS	17
BLDG SIZE	30,215 SF	WASH/DETAIL BAYS	3
OFFICE/SHOWROOM	11,222 SF	LIFTS	10 (10k lb)
SERVICE SHOP	12,859 SF	ALIGNMENT RACK	1
PARTS STORAGE	6,134 SF	LOADING	11 Grade Level Doors
SITE SIZE	6.28 Acres (Fully fenced and secure)	YEAR BUILT	1994
PARKING SPACES	366	ROOF	New TPO in 2023, 20-yr warranty
SPRINKLERED	Yes	TELECOM	CenturyLink/Lumen Fiber
		POWER	208 V, 2000 Amps





PRIME COMMERCIAL OPPORTUNITY IN THE HAVANA BUSINESS IMPROVEMENT DISTRICT

WHERE BUSINESS AND NEIGHBORHOOD LEADERS BUILD A STRONGER, BETTER COMMUNITY

A community-driven special district in Aurora/Arapahoe County, Colorado, established to strengthen commerce, celebrate cultural diversity, and enhance quality of life along the Havana Street corridor.

Shavana
STREET

havana
motor mile

2007

4.3 MILES

209

YEAR
ESTABLISHED

BUSINESS
CORRIDOR

COMMERCIAL
PROPERTIES

~2,100

20+

PARTICIPATING
BUSINESSES

ANNUAL
EVENTS



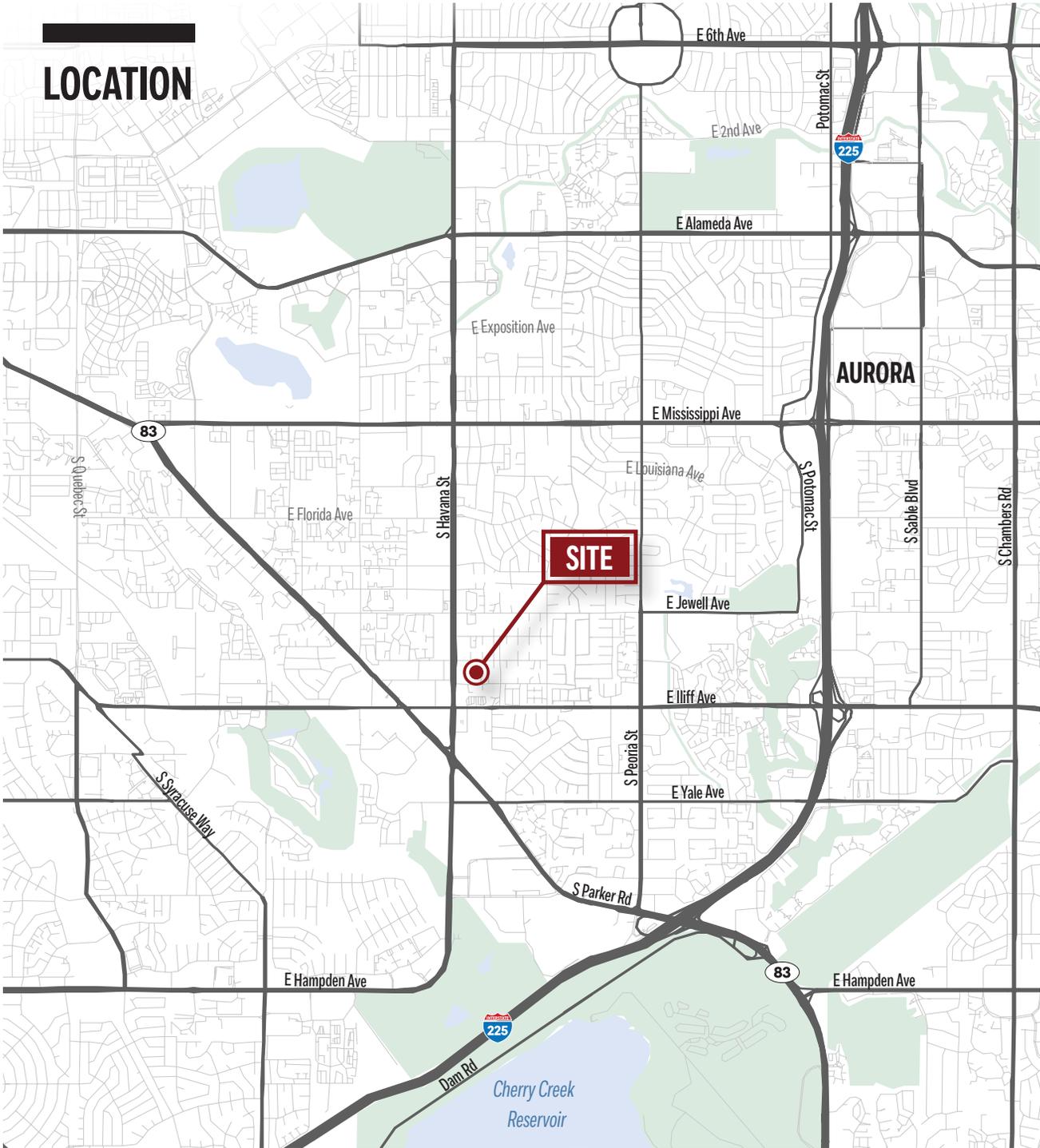
DOWNTOWN
DENVER

SITE

E. EVANS AVENUE

S. HAVANA STREET

LOCATION



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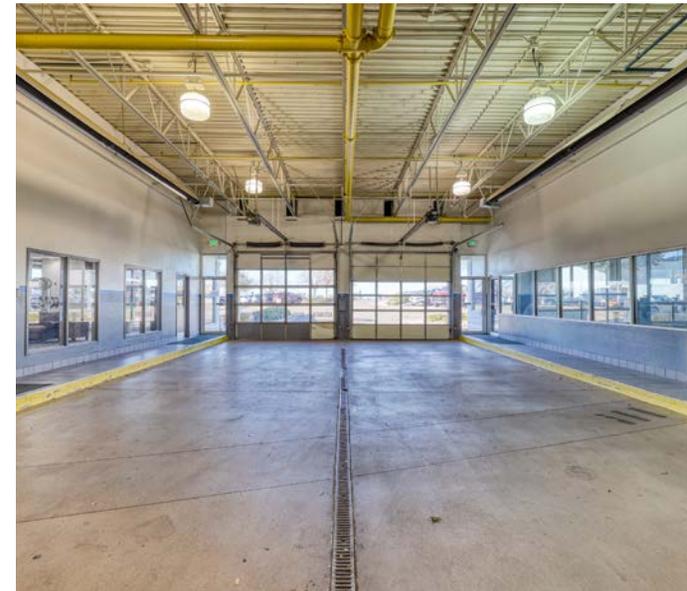
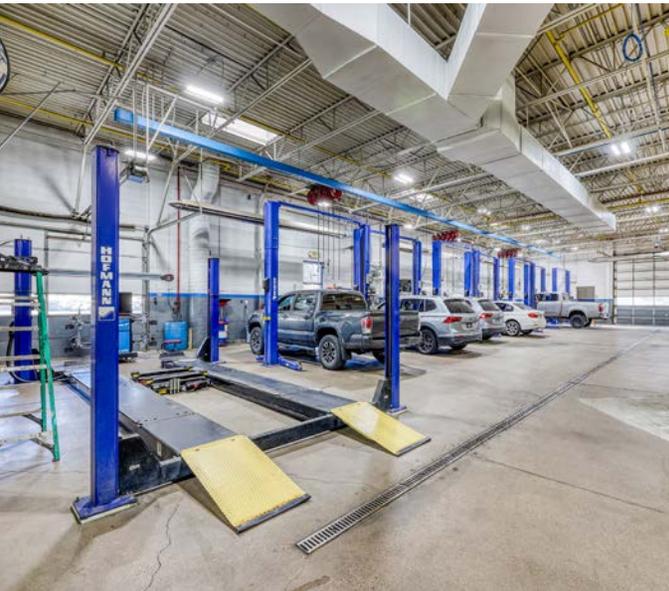
2025 TRAFFIC COUNT:	47,552 VPD		
	1 MILE	5 MILES	10 MILES
2024 POPULATION:	21,726	454,909	1,323,894
2024 HOUSEHOLDS:	9,488	190,652	547,456
2024 AVG HOUSEHOLD INCOME:	\$96,126	\$94,774	\$109,724



RETAIL NEIGHBORHOOD

	1 MILE			5 MILES			10 MILES		
	TOTAL SPENDING	AVG HOUSEHOLD	PER CAPITA	TOTAL SPENDING	AVG HOUSEHOLD	PER CAPITA	TOTAL SPENDING	AVG HOUSEHOLD	PER CAPITA
APPAREL	\$14,771,355	\$1,557	\$680	\$304,652,039	\$1,598	\$670	\$943,445,592	\$1,723	\$713
ENTERTAINMENT, HOBBIES & PETS	\$44,878,149	\$4,730	\$2,066	\$892,622,951	\$4,682	\$1,962	\$2,808,079,587	\$5,129	\$2,121
FOOD & ALCOHOL	\$81,537,772	\$8,594	\$3,753	\$1,665,493,339	\$8,736	\$3,661	\$5,139,460,103	\$9,388	\$3,882
HOUSEHOLD	\$48,987,394	\$5,163	\$2,255	\$984,513,927	\$5,164	\$2,164	\$3,196,378,371	\$5,839	\$2,414
TRANSPORTATION & MAINTENANCE	\$72,045,416	\$7,593	\$3,316	\$1,488,691,527	\$7,808	\$3,273	\$4,663,944,560	\$8,519	\$3,523
HEALTH CARE	\$13,704,088	\$1,444	\$631	\$275,839,708	\$1,447	\$606	\$856,693,025	\$1,565	\$647
EDUCATION & DAYCARE	\$19,217,569	\$2,025	\$885	\$395,568,589	\$2,075	\$870	\$1,362,986,354	\$2,490	\$1,030
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$295,141,743	\$31,107	\$13,585	\$6,007,382,080	\$31,510	\$13,206	\$18,970,987,592	\$34,653	\$14,330





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