

AUTO DEALERSHIP FACILITY

FOR SALE OR LEASE



2150 S. HAVANA STREET

NEWMARK

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

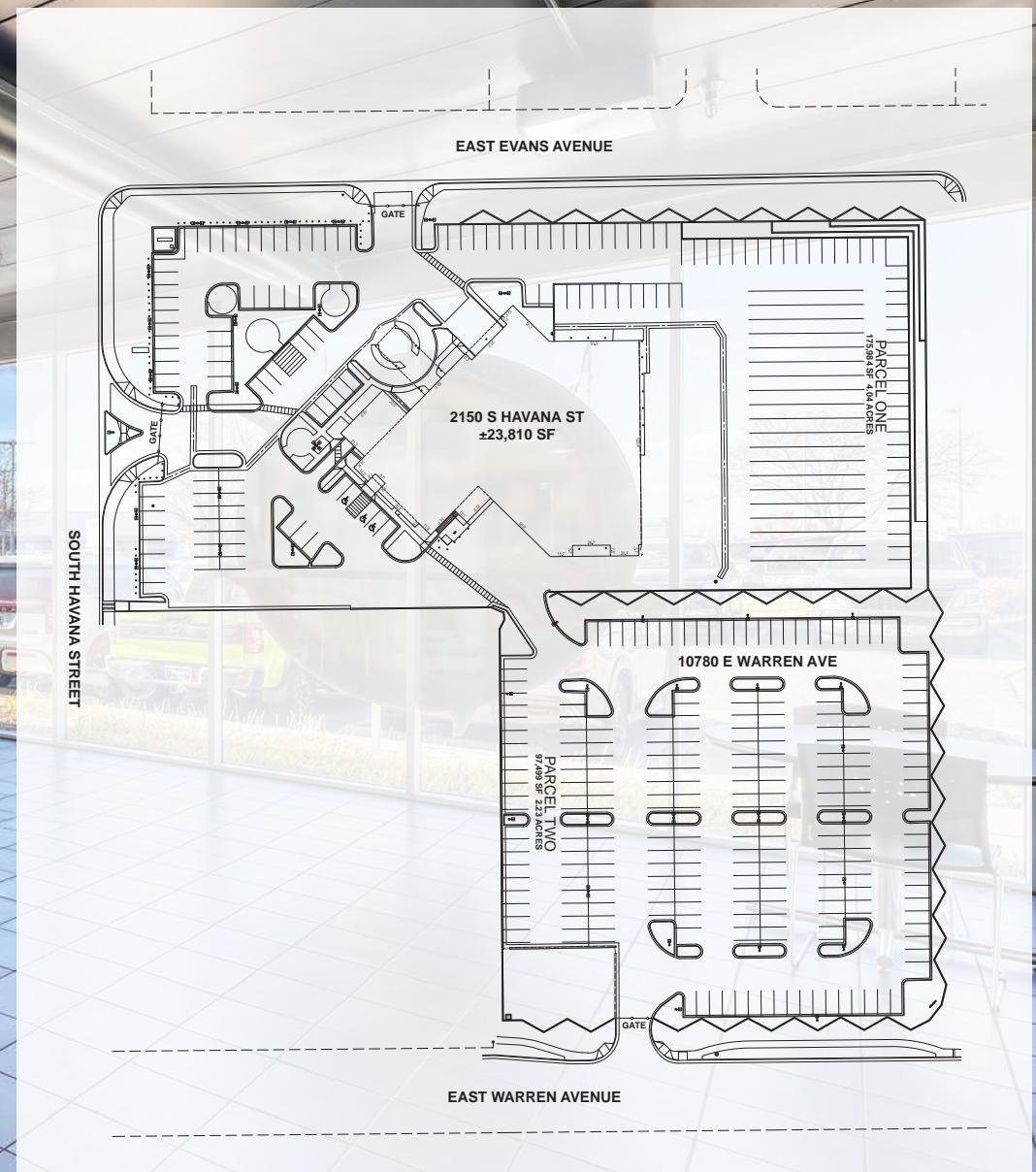


HIGHLIGHTS

SALE PRICE	\$9,500,000.00	ZONING	MU-C (Mixed-Use Commercial)
LEASE RATE	\$23.00/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



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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.

Havana
STREET

 havana
motor mile

2007

YEAR
ESTABLISHED

~2,100

PARTICIPATING
BUSINESSES

4.3 MILES

BUSINESS
CORRIDOR

209

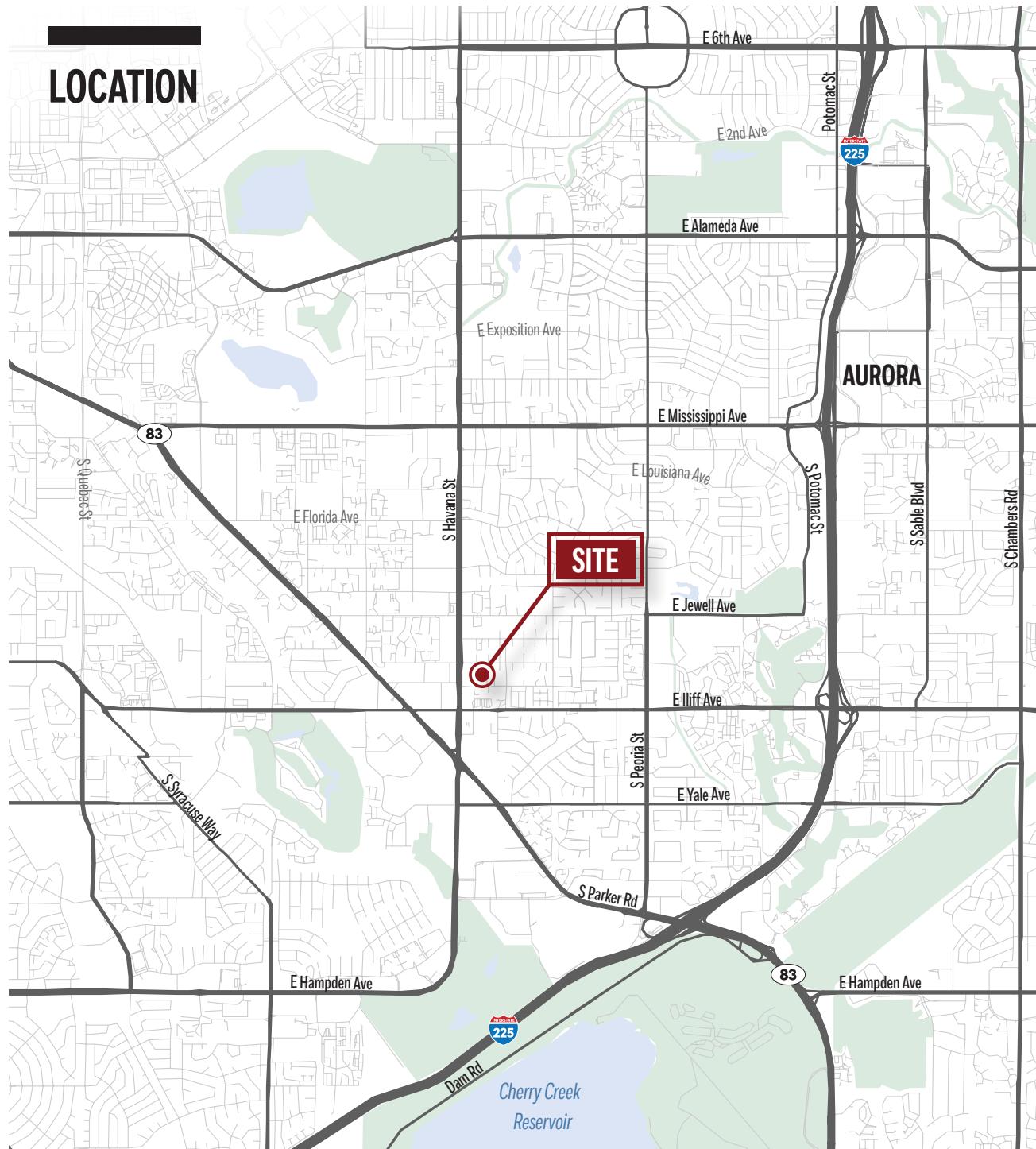
COMMERCIAL
PROPERTIES

20+

ANNUAL
EVENTS



LOCATION



2150 S. HAVANA STREET | AURORA, CO 80014



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

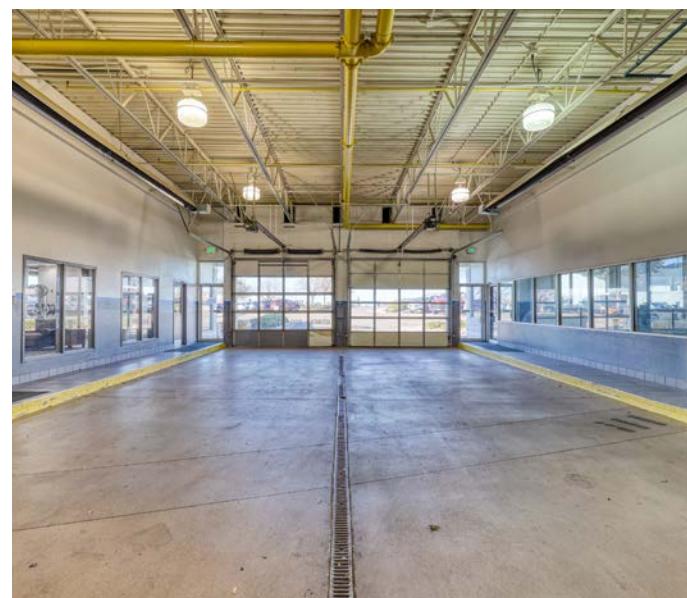
\$109,724



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





For more information, contact:

MIKE WAFER, SIOR
Executive Managing Director
303-260-4242
mike.wafer@nmrk.com

MICHAEL WAFER JR, SIOR
Managing Director
303-260-4407
mike.waferjr@nmrk.com

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