



TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR SALE: RETAIL INVESTMENT

3,313 SF
SQUARE FEET

6,350/0.15
SF/ACRE LOT

1966
YEAR BUILT

\$875,000
PRICE



2 TENANT RETAIL INVESTMENT

OFFERED BY:

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**1417 Havana Street
Aurora, CO 80010**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$875,000
Cap Rate:	7.58%
NOI:	\$66,311
Building Size:	3,313 SF
Lot Size:	6,350 SF
Year Built:	1966
County:	Arapahoe
Taxes:	\$11,149
Zoning:	OA-G

PROPERTY OVERVIEW

1417 Havana Street is a 3,313 SF, multi-tenant retail building situated on a 6,350 SF parcel and located in Aurora, Colorado. The building was built in 1966 and is zoned OA-G (Original Aurora General) which permits a wide variety of retail, office and mixed uses. With its versatile layout, high-visibility location, tenant signage and parking it's an ideal space for retailers seeking to establish a strong presence in the thriving Aurora area. This investment property features 2 tenants on term leases occupying the building and providing great cash flow for a buyer.

PROPERTY HIGHLIGHTS

- Two Tenant Retail Investment Property
- Tenant Signage and Parking Available
- Busy Commercial Area Just off of Colfax Avenue at Havana Street
- Zoned OA-G Permitting Retail, Office and Mixed Uses

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ADDITIONAL PHOTOS



LOCATION DESCRIPTION

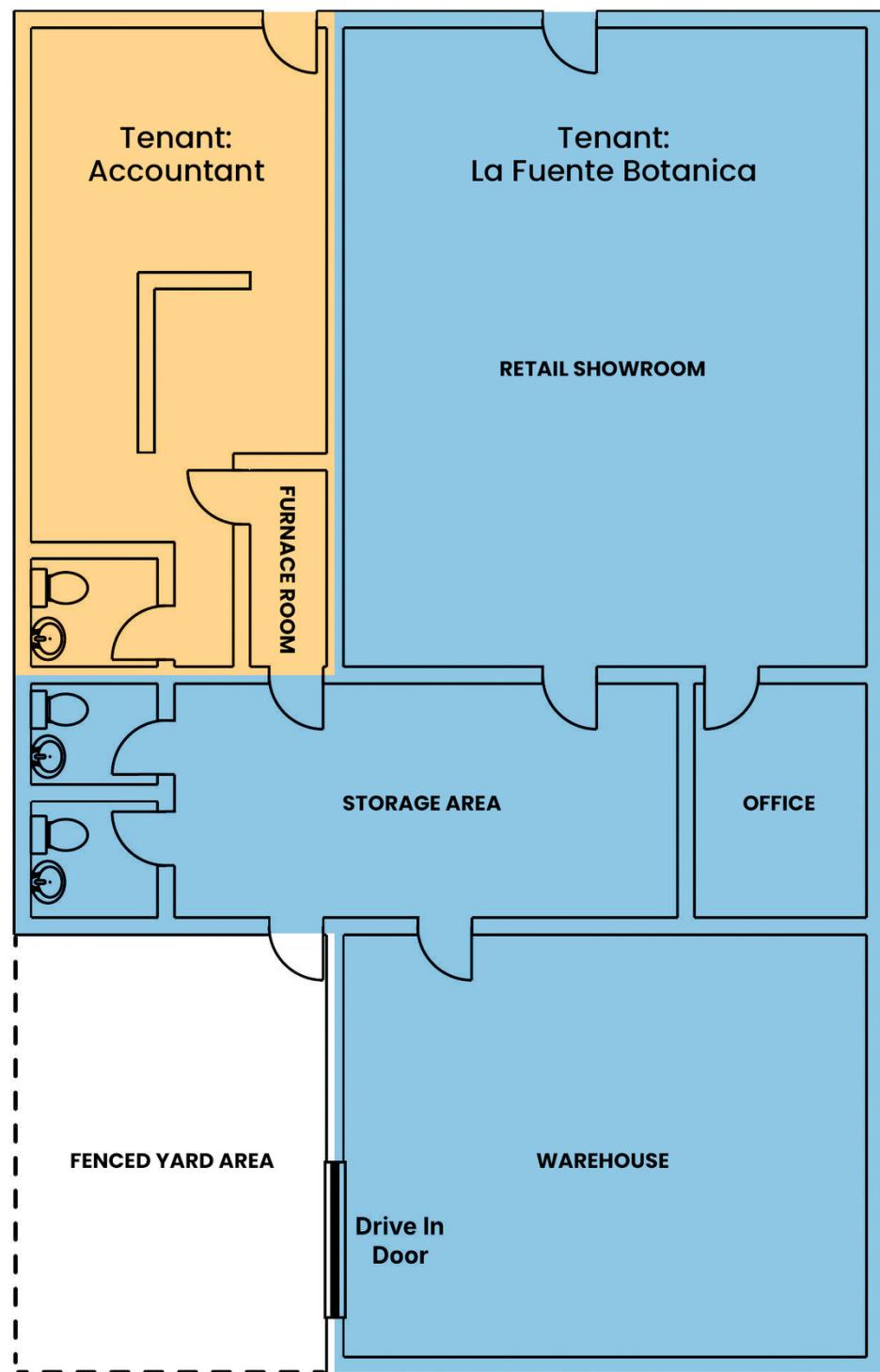


LOCATION DESCRIPTION

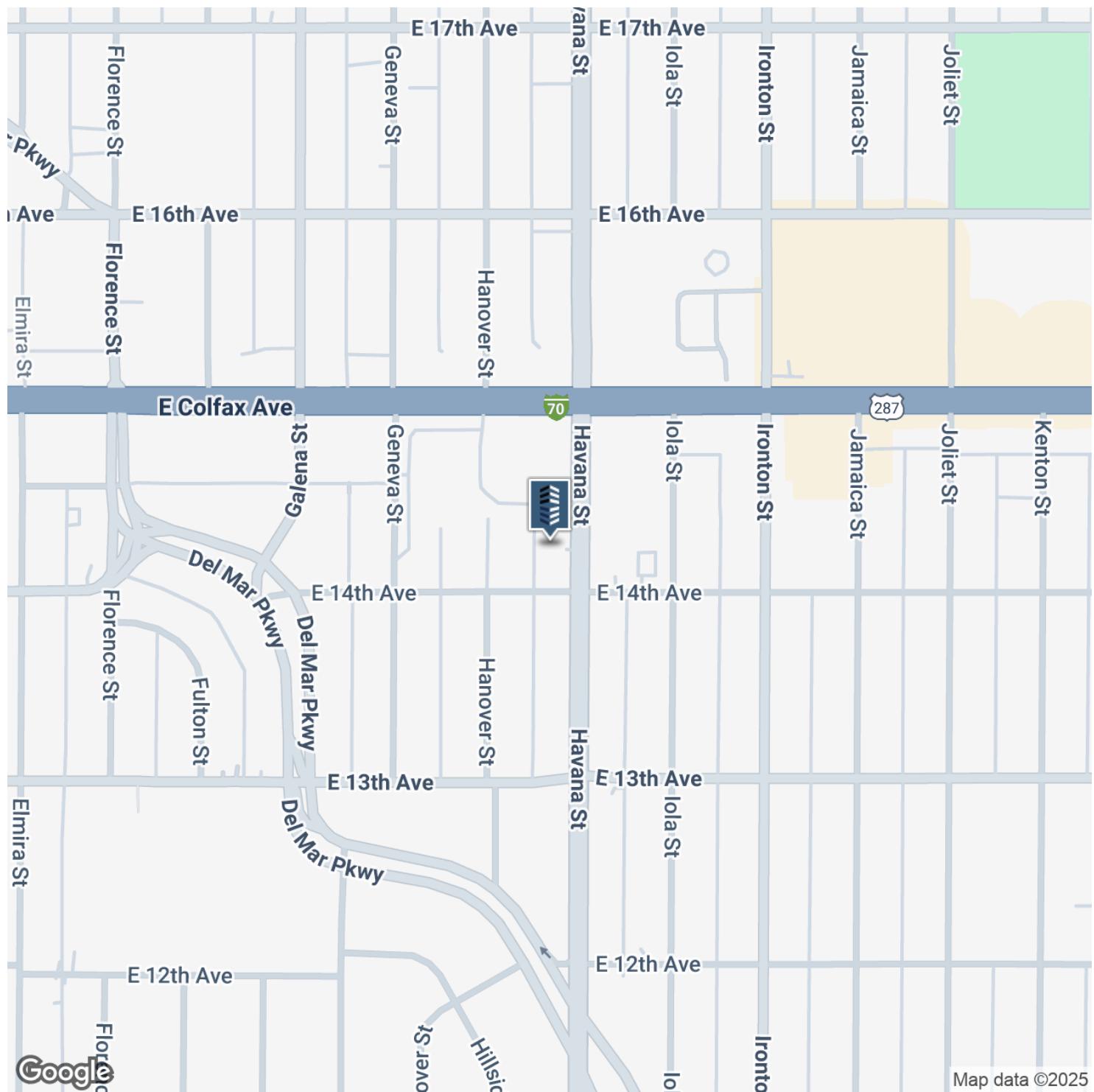
1417 Havana Street is well located just off of East Colfax Avenue in a busy commercial trade area in Aurora, Colorado. The property is within close proximity to major transportation routes and nearby points of interest including the Anschutz Medical Campus, a hub for healthcare and research, and the 'Old Aurora' Downtown area that is home to the Aurora Cultural Arts District (ACAD), the Martin Luther King Library/Fletcher Plaza, the Aurora People's Building. With its strategic location and diverse local attractions, this neighborhood offers an array of amenities, restaurants, banking and personal service options. The area surrounding the property presents an opportunity for a property owner to capitalize on Aurora's thriving community and economic growth.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,932	26,852	53,250
Total Population	27,638	78,804	139,895
Average HH Income	\$34,379	\$45,002	\$51,189

BUILDING FLOORPLAN



LOCATION MAP



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	La Fuente Botanica	2,600 SF	78.48%	\$18.42	\$47,880	6/1/2024	5/31/2029
B	Accountant	713 SF	21.52%	\$30.04	\$21,420	9/1/2025	8/31/2026
TOTALS		3,313 SF	100%	\$48.46	\$69,300		

INCOME & EXPENSES

INCOME SUMMARY

La Fuente Botanica	\$47,880
La Fuente Reimbursements	\$11,400
Accountant	\$21,420
Accountant Reimbursements	\$2,040
GROSS INCOME	\$82,740

EXPENSES SUMMARY

Tax	\$11,149
Insurance	\$2,280
CAM	\$3,000
OPERATING EXPENSES	\$16,429

NET OPERATING INCOME	\$66,311
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$875,000
Price per SF	\$264
CAP Rate	7.58%
Cash-on-Cash Return (yr 1)	6.01%
Total Return (yr 1)	\$23,974
Debt Coverage Ratio	1.25

OPERATING DATA

Gross Scheduled Income	\$82,740
Total Scheduled Income	\$82,740
Gross Income	\$82,740
Operating Expenses	\$16,429
Net Operating Income	\$66,311
Pre-Tax Cash Flow	\$13,138

FINANCING DATA

Down Payment	\$218,750
Loan Amount	\$656,250
Debt Service	\$53,173
Debt Service Monthly	\$4,431
Principal Reduction (yr 1)	\$10,836

Debt Service assumes: 6.5% Interest Rate, 25 Year Amortization, 75% Loan to Value