



**SUBJECT
PROPERTY**

E ILIFF AVE

S HAVANA ST

HAVANA PLAZA

2222 S Havana St, Aurora, CO 80014

Lease Rate: \$25.00/ SF NNN

Available Space: Unit F | Available May 1, 2026

Available Size: 1,300 SF

Lot Size: 1.82 AC



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PROPERTY OFFERING

The neighborhood retail center at **2222 S Havana Street** offers adaptable retail space along a highly trafficked commercial corridor with strong daily visibility.

The property benefits from convenient access, ample parking, and proximity to established residential neighborhoods and nearby employment hubs.

A balanced mix of surrounding uses and consistent area traffic position the center to support a variety of retail and service-oriented businesses.

LOCATION DESCRIPTION

The retail strip center at 2222 S Havana St is ideally positioned along one of Aurora's most active commercial corridors, surrounded by dense residential neighborhoods and a strong mix of national and local retailers. **Its location near East Evans Avenue and quick access to I-225 provides excellent visibility and convenient connectivity throughout the southeast metro area.** The area benefits from steady daily traffic, nearby employment centers, and a diverse customer base that supports consistent retail demand.

PROPERTY HIGHLIGHTS

- **Located along the highly trafficked Havana Street commercial corridor**
- **Strong visibility and easy access with ample on-site parking**
- **Surrounded by dense residential neighborhoods and established businesses**
- **Suitable for a variety of retail and service-oriented uses**
- **Consistent daily traffic supporting neighborhood-focused demand**



Building Name	Havana Plaza
Property Address	2222 S Havana St, Aurora, CO 80014
Lot Size	1.82 Acres
Building Size	22,048 SF
Year Built	1976
Zoning	MU-C
Available Space	Unit F Available May 1, 2026
Available Size	1,300 SF
Lease Rate	\$25/SF NNN NNN's \$10.69/SF



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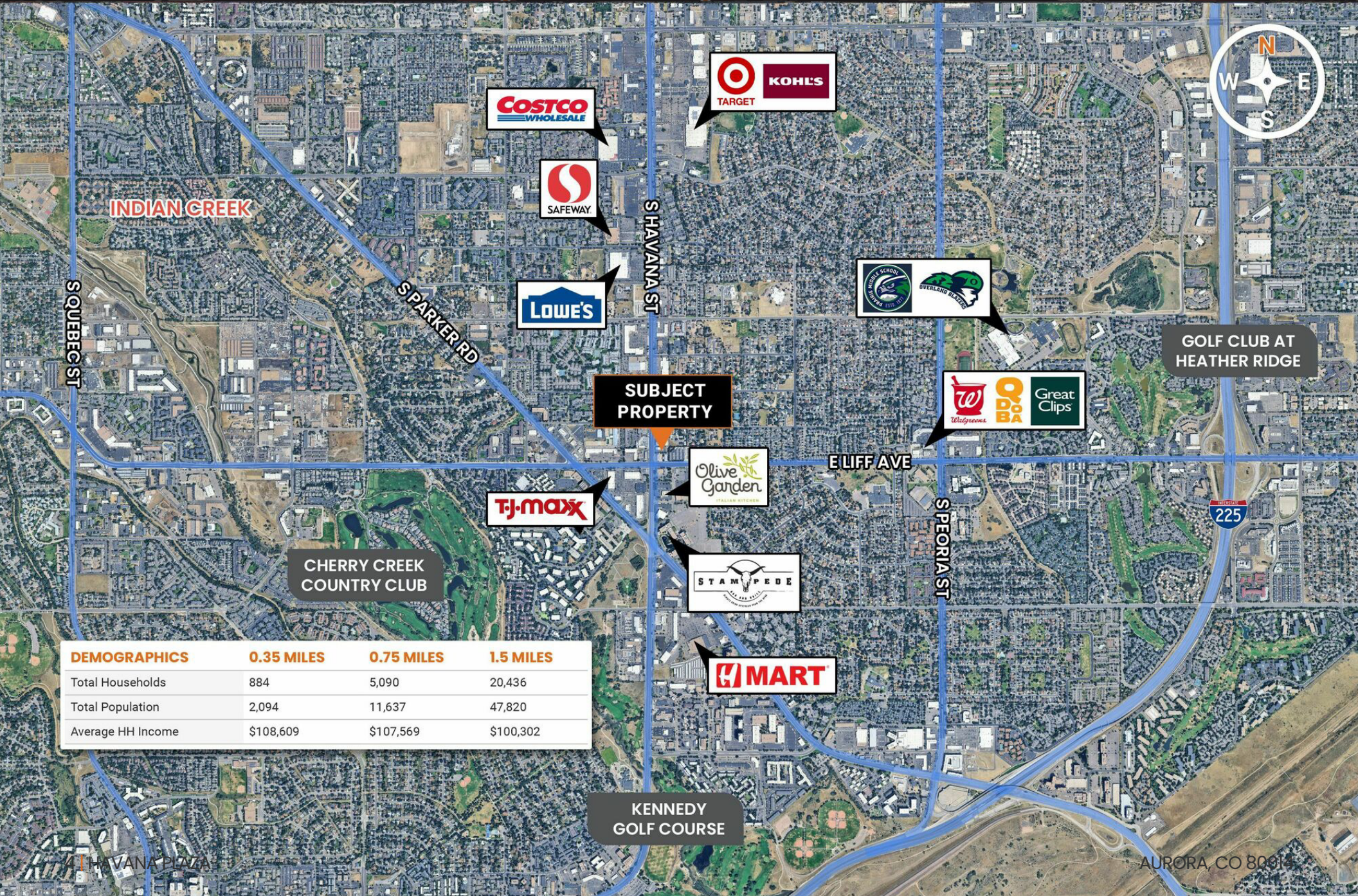


YOUR NAME HERE



ADDITIONAL PHOTOS





SUBJECT PROPERTY

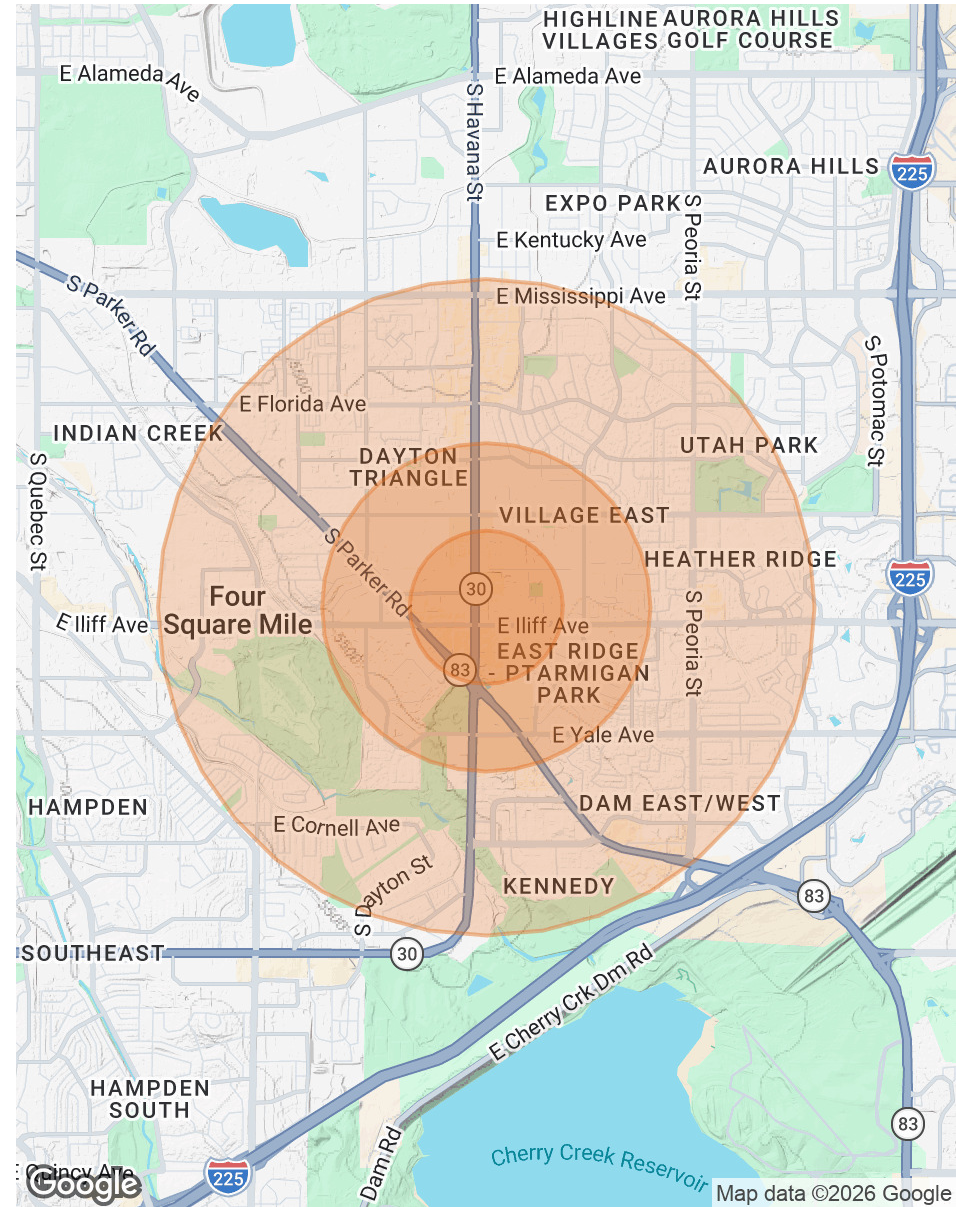
DEMOGRAPHICS	0.35 MILES	0.75 MILES	1.5 MILES
Total Households	884	5,090	20,436
Total Population	2,094	11,637	47,820
Average HH Income	\$108,609	\$107,569	\$100,302



POPULATION	0.35 MILES	0.75 MILES	1.5 MILES
Total Population	2,094	11,637	47,820
Average Age	42.9	38.1	35.9
Average Age (Male)	42.9	38.7	35.6
Average Age (Female)	43.1	39.2	37.5

HOUSEHOLDS & INCOME	0.35 MILES	0.75 MILES	1.5 MILES
Total Households	884	5,090	20,436
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$108,609	\$107,569	\$100,302
Average House Value	\$457,599	\$467,790	\$483,750

2023 American Community Survey (ACS)



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