

RETAIL AND OFFICE  
SPACE FOR LEASE



# HAVANA EXCHANGE SHOPPING CENTER



**2802 S. HAVANA STREET  
AURORA, COLORADO 80014**

## FEATURES

High traffic location with approximately 53,000 cars per day along S. Havana Street.

Ample parking.

Diverse tenant mix with national and local businesses.

Monument signage available.

South anchor of the "On Havana" Business District.

## DEMOGRAPHICS (2022)



**POPULATION**

1 MILE: 19,991  
3 MILES: 166,616  
5 MILES: 423,219



**HOUSEHOLDS**

1 MIILE: 9,412  
3 MILES: 77,985  
5 MILES: 184,242



**HOUSEHOLD  
INCOME  
(MEDIAN)**

1 MIILE: \$58,680  
3 MILES: \$63,891  
5 MILES: \$70,057

## LEASING INFORMATION

### ASKING RATES

Call for details.

### 2022 EST. NNN

\$6.00/sq.ft.

### TERMS

3-5 year leases.

### MAXIMUM CONTIGUOUS

24,652 sq.ft.

### MINIMUM SF

24,652 sq.ft.

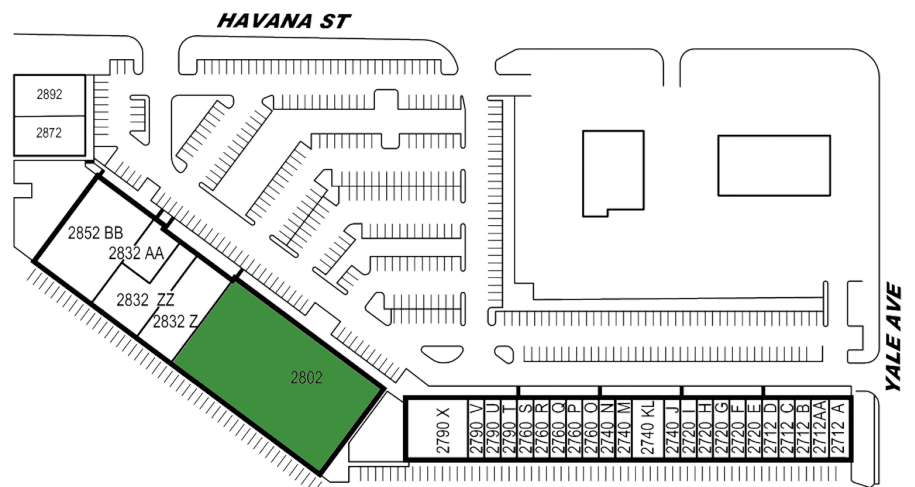
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SUITE	TENANT	SQ. FT.
2712-A	Milkroll Creamery	1,330
2712-AA	Specialist Barber's Club	1,140
2712-B	Havana Street Tattoo	1,295
2712-C	Baek Nyun Jang Soo	1,280
2712-D	American Family Insurance	1,806
2720-E/F	Gianna's Angels Day Program	2,595
2720-G	Max International Beauty School	1,295
2720-H	OBok Rice Cake	1,295
2720-I	Sintoburi Kim Chi	1,799
2740-J	First Class Wax & Tax	2,333
2740-K/L	Chutney Indian Cuisine	2,256
2740-M	Nepali Jewellery & Repair	1,172
2740-N/O/P	Vogue Day Spa	3,720
2760-Q	Budget Truck Rental	1,295
2760-R/S	Family Karaoke	3,115
2790-T	Front Range Kratom	1,400
2790-U	Trap Tea	1,007
2790-VWX	El Tequileno	4,600
2832-Z	Sherwin Williams	4,756
2832-ZZ	High Altitude Martial Arts	6,389
2852-BB	Old Town Hot Pot	11,320
2872	K Town Chicken	3,200
2892	Tous Les Jours	4,000
<b>2802</b>	<b>AVAILABLE</b>	<b>24,652</b>

## SITE MAP



**EXPLORE MORE WESTERN CENTERS  
LEASING OPPORTUNITIES**



WESTERN CENTERS  
10555 E. DARTMOUTH AVE. SUITE 360  
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