

7,133 sf & 1,145 sf Spaces Now Available for Lease | HAVANA SQUARE

Two spaces available, one formerly housed Colorado's Pro Gym, the other a popular nail salon

1911-1999 South Havana Street, Aurora, Colorado 80247

7,133 sf space asking \$10 psf NNN

1,145 sf space asking \$18 psf NNN



weststar

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Two Opportunities Await

Colorado's Pro Gym has been the go to place for body building in Aurora, Colorado for over forty years. Recently, they have moved from their current location in **Havana Square** to a much larger facility, now offering **7,133 sf** of open space for lease. Most recently, a former nail salon has also opted for greater space, thus opening up **1,145 sf** of space for lease near the opposite end of the center. Plenty of onsite parking with high visibility, and highly dense traffic on S Havana St in both directions makes this an opportunity worth reviewing further. Please call us for more information.

Property Highlights

- ▶ Former gym of 7,133 sf open layout now available for lease
- ▶ Former nail salon of 1,145 sf space also recently for lease
- ▶ Competitive respective asking rates for both spaces
- ▶ Tall monument signage clearly visible from S Havana Street
- ▶ High daily traffic volume on S Havana St in both directions
- ▶ Busy shopping center with multiple diverse tenants

Information contained herein was obtained from sources deemed reliable; however Weststar Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information subject to change.

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Tenants & Available Space

- 1 [1911] Piramides Mexican Restaurant
- 2 [1913] 1,145 sf Available Space for Lease
- 3 [1915] Colpar Hobbies (main floor)
- 4 [1915] Colpar Hobbies (spacious basement)
- 5 [1919] U-Time International
- 6 [1921] Bingo Cafe
- 7 [1947] Mexicantiques (main floor)
- 8 [1947] Mexicantiques (large basement)
- 9 [1929-39] Amina Halal Food
- 10 [1951] Temealet Ethiopian Restaurant
- 11 [1961] 7,113 sf Available Space for Lease
formerly long-running Colorado's Pro Gym
- 12 [1959] Havana Beauty Supply
- 13 [1967] Little One's Learning Center
- 14 [1973] DJ Salon & Ethio Gift Shop
- 15 [1977] Instant Care Clinic
- 16 [1979] Royal Wings Travel
- 17 [1985] Alpine Adult Day Care
- 18 [1999] Aaron Home Essentials
- 19 [1999 A] Comfort Dental



Popular Center

Havana Square, an established retail center in Aurora, Colorado offers a strong mix of tenants in restaurants, home essentials, retail, clinics, and entertainment. Over the many years, it has served as an established neighborhood center in the largely dense populations in the surrounding areas. It also boasts a high volume of daily traffic in both north and south directions on S Havana St where entrance into and from the property exists. Currently, two spaces are available for lease: a 7,133 sf unit and a 1,145 sf unit, both respectively, once a famous gym and the other, a popular nail salon. Please give us a call for more information.



Disclaimer: drawn approximation of parking spaces and location, size shape and location of tenant spaces, and perimeters of site and pad location, all merely as a loose representation relative to each another. Please call our brokers for more precise information.

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Gardens on Havana Shops

- Target
- Kohl's
- Office Depot
- Wells Fargo
- ACE Hardware
- Chick-fil-A
- Freddy's STEAKBURGERS
- KeyBank
- Sprouts Farmers Market
- Petco
- Ulta Beauty
- Qdoba MEXICAN GRILL
- Dickie's
- Starbucks
- Applebee's
- McDonald's

Average Daily Traffic Counts (2025)

| | |
|------------------------------------|------------|
| On S Havana St at E Colorado Ave N | 46,306 VPD |
| On S Havana St at E Evans Ave N | 35,375 VPD |

| Area Demographics | 1-Mile | 3-Miles | 5-Miles |
|------------------------|--------|----------|----------|
| 2024 Population | 25,564 | 184,449 | 468,501 |
| Average HH Income | 90,659 | \$84,034 | \$95,143 |
| Education, Health Bus. | 399 | 3,782 | 15,858 |
| Median Age | 36.5 | 37.8 | 37.1 |
| U.S. Armed Forces | 36 | 363 | 971 |

Oct 2025 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

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