

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

S. Havana St. Retail Lease Available

1960 S. Havana St., Aurora, CO 80014



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Click [HERE](#) for
Drone Video

Aerial Photography: www.AerialDroneClick.com

For Lease: \$27,500/mo. NNN

BUILDING OVERVIEW

Lot Size:	1.364± Acres
Building Size:	6,262± SF
YOC:	1975
Zoning:	MU-C
Est. NNN's:	\$4,000/mo.±

For Lease: \$27,500/mo. NNN

PROPERTY NARRATIVE

Located on the NEC of S. Havana St. and Asbury Ave., this retail lot is in the heart of the Havana St. Motor Mile. This lot is 1.364 acres in size. The building consists of 6,262 SF with a showroom, lobby, offices, and repair bay. Access off Havana St. and Asbury Ave. with great visibility on Havana St. Zoned MU-C. Uses include Auto Sales/Repair, RV/Trailer Sales, Equipment Rental/Repair, Veterinary Clinic/Hospital, Restaurant, and Medical/Dental Office.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Tenant**

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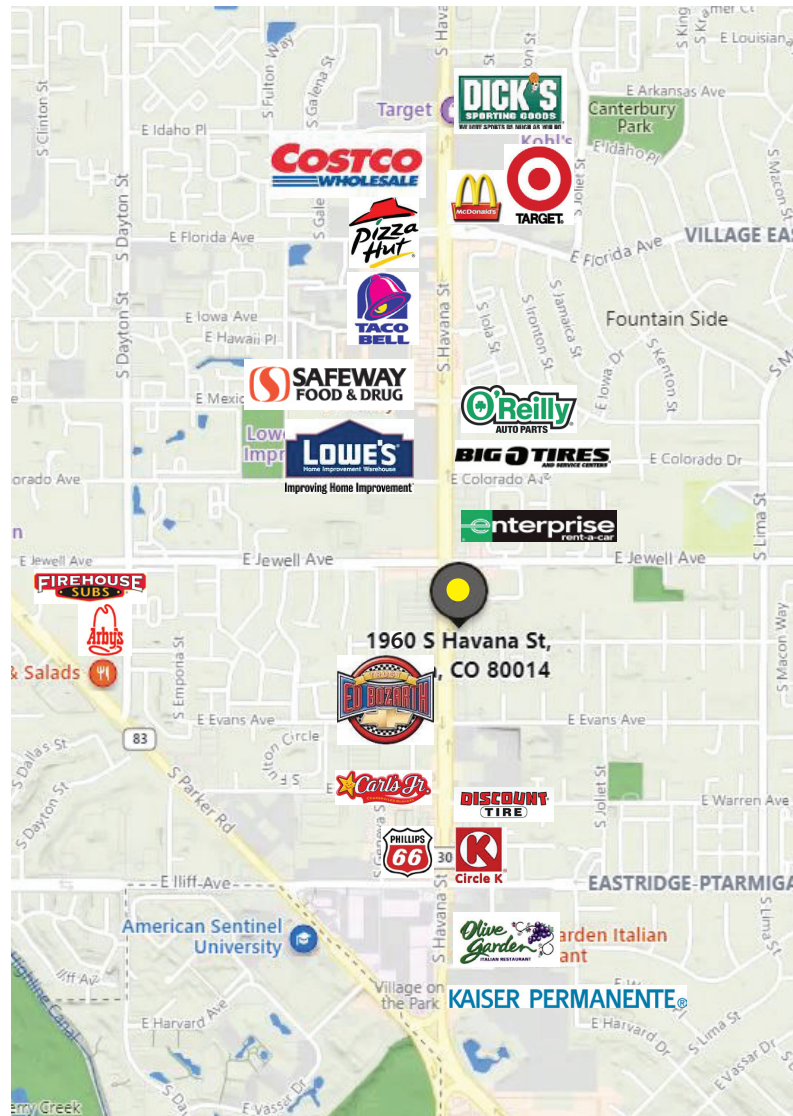
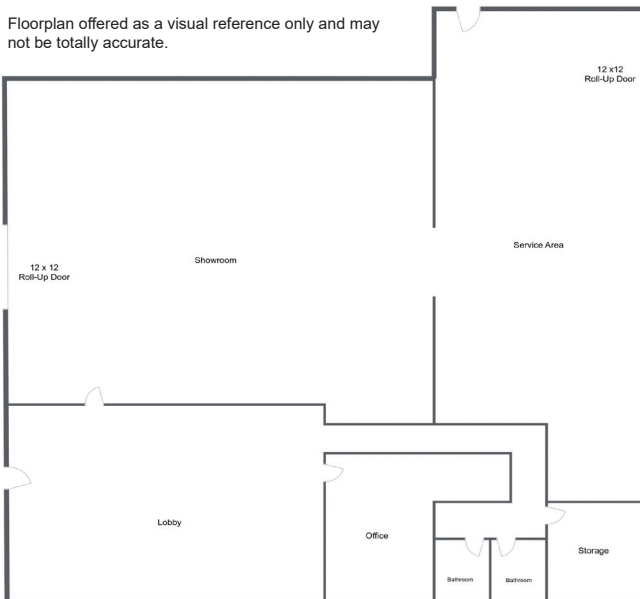
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Floorplan offered as a visual reference only and may not be totally accurate.



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

24,841

184,088

472,009



Households

10,783

81,325

198,677



Median HH Income

\$80,843

\$72,486

\$80,327



Median Age

37.50

38.30

37.70



Traffic

46,306 vpd - S. Havana St. at E. Colorado Ave.

Source: CoStar

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.