

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# South Havana St. Corridor Owner/User Investment Office Building

3001 S Jamaica Court, Aurora, CO 80014



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## BUILDING OVERVIEW

**Bldg Size:** 13,566± SF

**YOC:** 1980

**Parking:** 41 spaces - 3/1,000 ratio

**Lot Size:** 0.92± Acres

**NOI:** \$71,170

**SF Available:** 6,424 SF

\*Current owner would consider vacating their unit if needed that would make a total of 8,775 SF available.

## NARRATIVE

Great two-story, owner/user investment office building offers a diverse rent roll, ample natural light, exposed brick, and abundant parking. The property has been a hub for TV stations over the years with its uninhibited site lines for antenna signals to reach the mountains. Possible leaseback option. Available space offers a private kitchen and conference room. Located just east of S. Havana St. at E. Dartmouth Ave. at S. Jamaica Ct. The building is surrounded by a good deal of retail and restaurants amenities.

**\$1,795,000** (\$132.32/sf)

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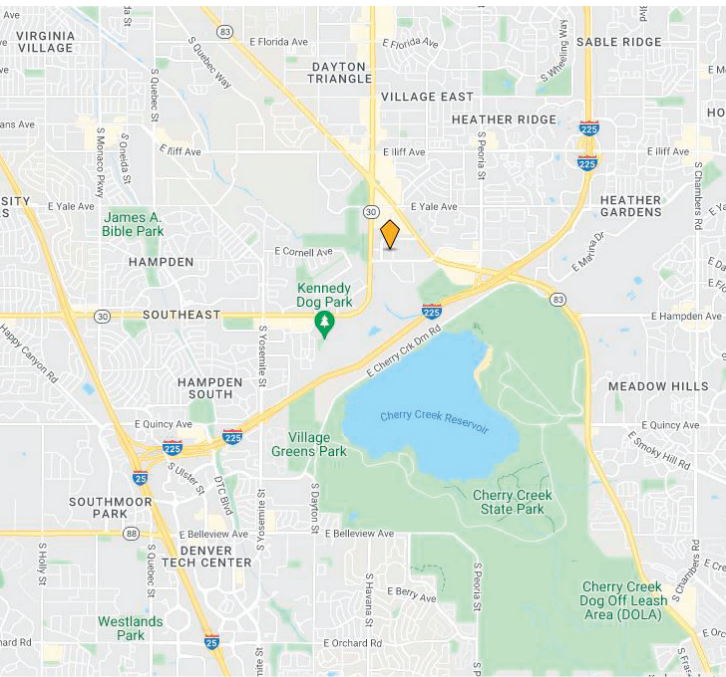




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## DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

154,374

414,077

1,369,107



Households

71,873

180,757

567,674



Median Income

\$66,591

\$70,586

\$81,126



Median Age

38.40

37.70

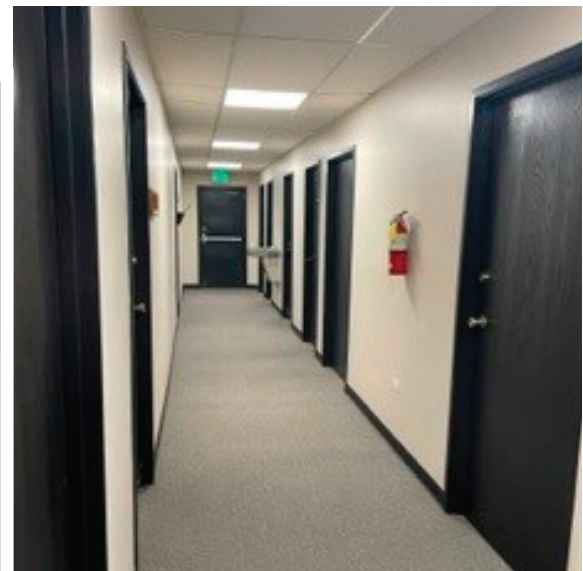
37.00



Traffic

47,745 vpd @ S Havana St @ E Dartmouth Ave

Source: CoStar 2022



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