

# 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)

**Fuller Real Estate**  
(303) 534-4822

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**David Gagliano**  
(720) 287-5413 direct  
(303) 818-3618 mobile  
DGagliano@FullerRE.com

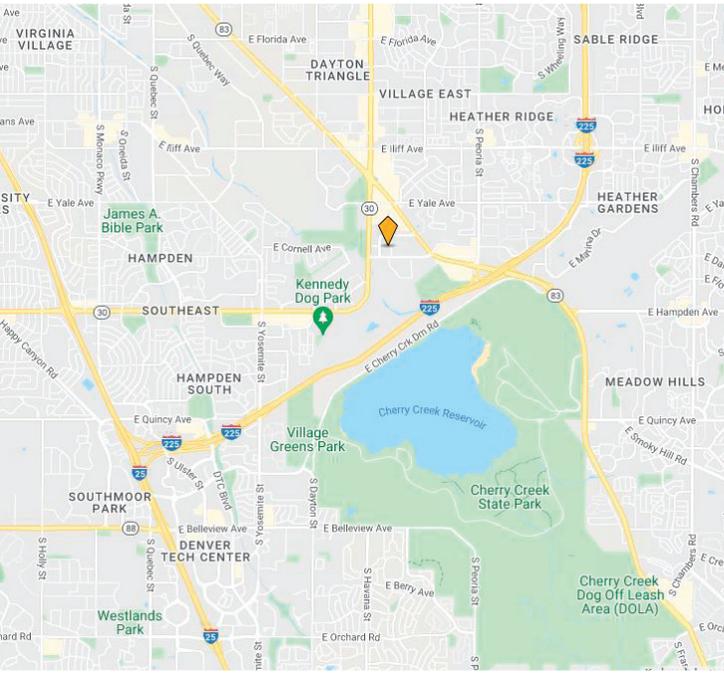
**Travis Wanger**  
(720) 974-2790 direct  
(303) 888-1061 mobile  
TWanger@FullerRE.com



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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



### 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

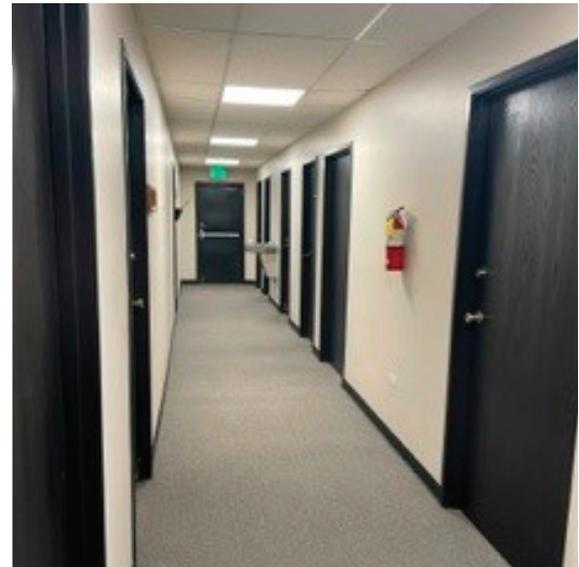


Median Age 38.40 37.70 37.00



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

Source: CoStar 2022



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