

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# S. Havana St. Retail Lease Available

1990 S. Havana St., Aurora, CO 80014



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## PROPERTY NARRATIVE

Located at the NEC of S. Havana St and Asbury Ave., this used car lot is in the heart of Havana St. Motor Mile. The car lot is about one-half of an acre in size and can hold about 60 vehicles. The building consists of 1,958± SF with three bays w/lifts and air compressor. Access off of Havana St and Asbury Ave with great visibility on Havana St.

## FOR LEASE

Rental Rate: \$11,000/month NNN

NNN's estimated at \$1,700/month



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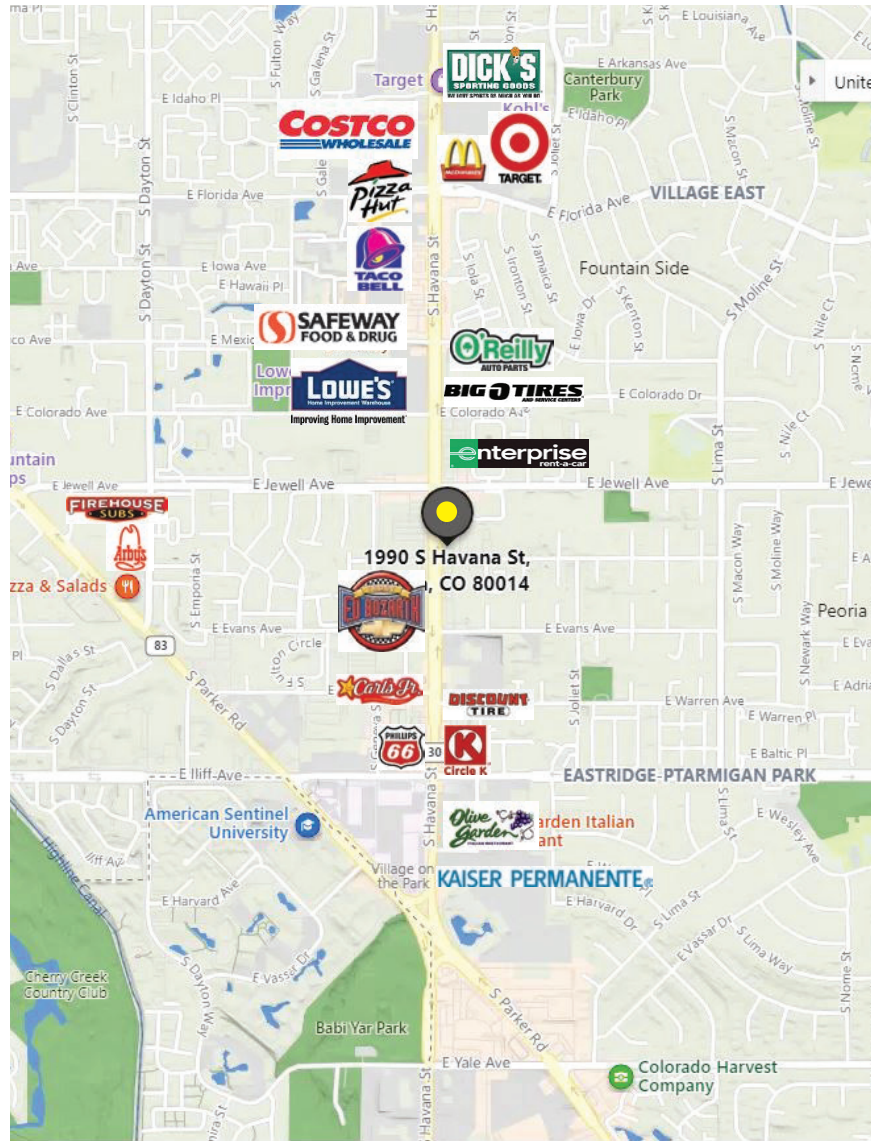
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Street view in front  
of the subject property



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	24,362	182,391	469,364
 Households	11,251	83,643	201,858
 Median HH Income	\$66,534	\$60,663	\$67,356
 Median Age	37.00	36.70	35.80
 Traffic	47,036 VPD @ S. Havana St. at E. Evans Ave..		