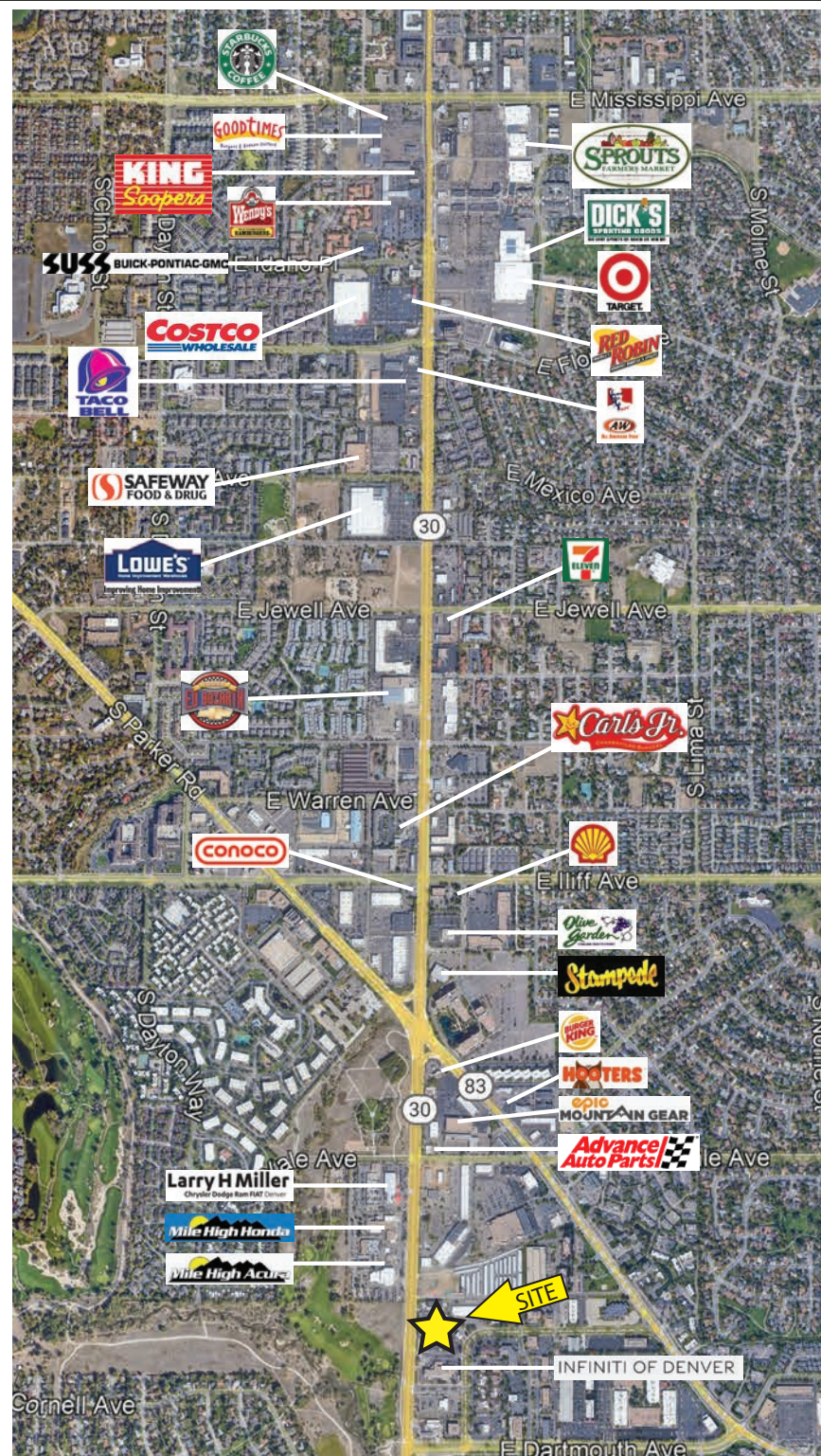
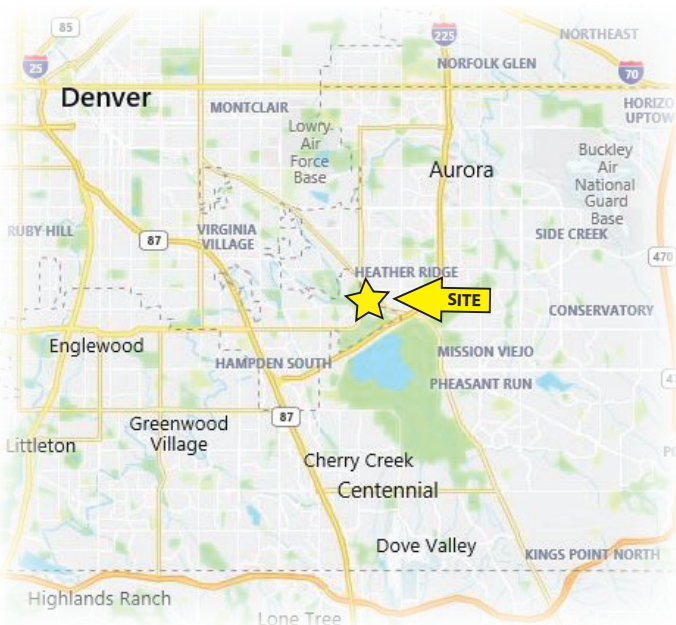


S. Havana Street Investment Sale

2930-2950 S. Havana St., Aurora, CO 80014



2930 S. Havana St.	
Building:	3,200± SF
Land Size:	56,306± SF
Parcel #:	1973-35-2-43-002
Zoning:	MU-C

2950 S. Havana St.	
Buildings:	8,762±, 1,879±, 3,423± and 8,144± SF
Land Size:	82,459± SF
Parcel #:	1973-35-2-04-035
Zoning:	MU-C

This 25,408 SF complex was built as an auto dealership and currently is home to Lyft, Inc. in Colorado, and Caliber Fleet Solutions through a sublease. The lease has options through 6/15/2060 and the sub-lease has options through 6/15/2060. Both options are exercisable every five years, most recently in June of 2020. Base rent to landlord is currently \$25,300/month. This is a NNN lease and the tenant has a one-time right of first refusal, details of which will be disclosed to any potential buyer through a confidentiality agreement. This property is next to Infiniti of Denver, with Mile High Acura, Mile High Honda and Larry H. Miller Chrysler/Dodge located across the street next to the Kennedy Golf Course. The area has several nearby office parks, several apartment complexes, and numerous retail and restaurant amenities.

FOR SALE: \$6,500,000

BROKERAGE
DISCLOSURE

FULLER REAL ESTATE
(303) 534-4822



Andrew Dodgen
(720) 287-5412 direct
(720) 670-0377 mobile
ADodgen@FullerRE.com



Lyft, Inc. operates a peer-to-peer marketplace for on-demand ridesharing in the United States and Canada. The company offers riders, personalized and on-demand access to various transportation options. It provides Ridesharing Marketplace, which enable drives to provide their transportation services to riders. The company also offers a network of shared bikes and scooters in various cities to address the needs of riders for shorter routes; Express Drive program, a flexible car rentals program that connects drivers who need access to a car with third-party rental car companies, and numerous other inventive ride concepts. (Source: Yahoo Finance)



Our one-stop fleet solutions offer more than just collision repair. From regular maintenance to auto glass repair and everything in between, we specialize in providing holistic solutions for large volume fleets. We recognize your business's need for uptime and efficiency, and pride ourselves on being a quick and reliable partner in your business's success. With logistics support, agnostic systems, national coverage and mixed fleet repair capabilities, our fleet services are ready to keep your business moving. (Source: www.caliber.com)



Tenant Summary

Tenant	Hicks Properties 2950/30 LLC
Subtenants	LYFT and Caliber Fleet Solutions
Lease Guarantor	Donald Hicks and John Bowell (owners of Shortline Automotive, Inc and Eurocar Collision Center Inc.)
Lease Type	NNN
Right of First Refusal	14-day Notice Period
Landlord Responsibilities	Foundation, Exterior Walls, Roof
Lease Inception Date	June 15, 2015
Option Periods	Eight Option Periods; Every five years starting June 16, 2020 and potentially ending June 15, 2060

Annualized Lease Payments

Lease Term	Annual Rent	Monthly Rent	Cap Rate
Historical: Initial Term	\$276,000	\$23,000	n/a
Now: Option Period 1	\$303,600	\$25,300	5.2%
Option Period 2:6-16-25	\$331,200	\$27,600	5.6%
Option Period 3:6-16-30	\$358,800	\$29,900	6.1%
Option Period 4:6-16-35	\$386,400	\$32,200	6.6%
Option Period 5:6-16-40	\$414,000	\$34,500	7.0%
Option Period 6:6-16-45	\$441,600	\$36,800	7.5%
Option Period 7:6-16-50	\$469,200	\$39,100	8.0%
Option Period 8:6-16-55	\$496,800	\$41,400	8.4%

Demographics

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,840	156,290	406,995
Households	8,416	73,539	178,034
Med. HH Income	\$65,422	\$66,352	\$72,548
Median Age	37.00	38.80	37.90
Traffic	45,034 vpd at S. Havana St. at E. Cornell Ave.		

Source: CoStar 2024