S. Havana Street Investment Sale 2930-2950 S. Havana St., Aurora, CO 80014



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	2930 S. Havana St.	2950 S. Havana St.		
Building:	3,200± SF	Buildings:	8,762±, 1,879±, 3,423± and 8,144± SF	
Land Size:	$56,306\pm$ SF	Land Size:	82,459± SF	
Parcel #:	1973-35-2-43-002	Parcel #:	1973-35-2-04-035	
Zoning:	MU-C	Zoning:	MU-C	

This 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 6/30/2055 and the sub-lease has options through 6/15/2055. 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: \$5,900,000

Fuller Real Estate (303) 534-4822 Click for Brokerage Disclosure Andrew Dodgen 720.287.5412 direct 720.670.0377 mobile ADodgen@FullerRE.com



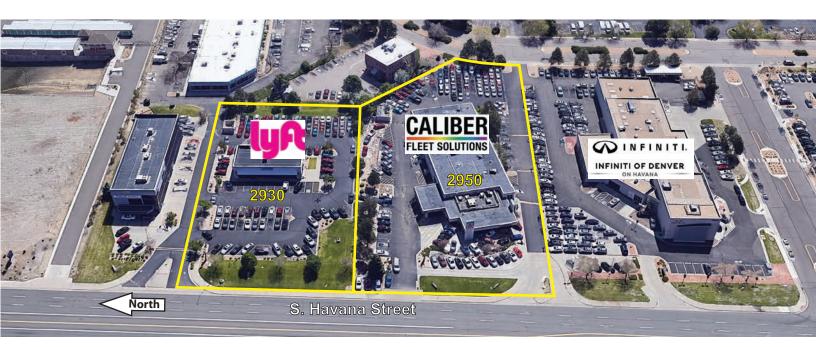
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Lyft, Inc. operates a peer-to-peer marketplace for on-demand ridesharing in the United States and Canada. The company offers riders, personalized and on-demand access to various transportation options. It provides Ridesharing Marketplace, which enable 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)



85	225	NORTHEAS					
3	- NORFOLK C	ILEN	DEMO	DGRAPHICS	1 Mile	3 Miles	5 Miles
Denver	MONTCLAIR	Non H	\bigcirc				
	Air	Buckley		Population	17,840	156,290	406,995
· N		Nationa Guard Base	\bigcirc				
IY HILL 87		SIDE CREEK	(\bigcirc)	Households	8,416	73,539	178,034
111-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	SITE	CONSERVATO		_			
Englewood	HAMPDEN SOUTH PHEASANT F		(\$)	Med. HH Income	\$65,422	\$66,352	\$72,548
Greenwo	od 87		\bigcirc				
leton Villag	Cherry Creek		()	Median Age	37.00	38.80	37.90
No 1	Centennial		\sim				
A	Dove Valley	KINGS POINT NO		Traffic	45,034 vpd at	S. Havana St. a	t E. Cornell Ave.
Highlands Ranch	Lone Tree		\bigcirc				Source: CoStar 2024

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.