

S. Havana St. Retail Lease Available

1960 S. Havana St., Aurora, CO 80014



www.FullerRE.com



For Lease: \$27,500/mo. NNN

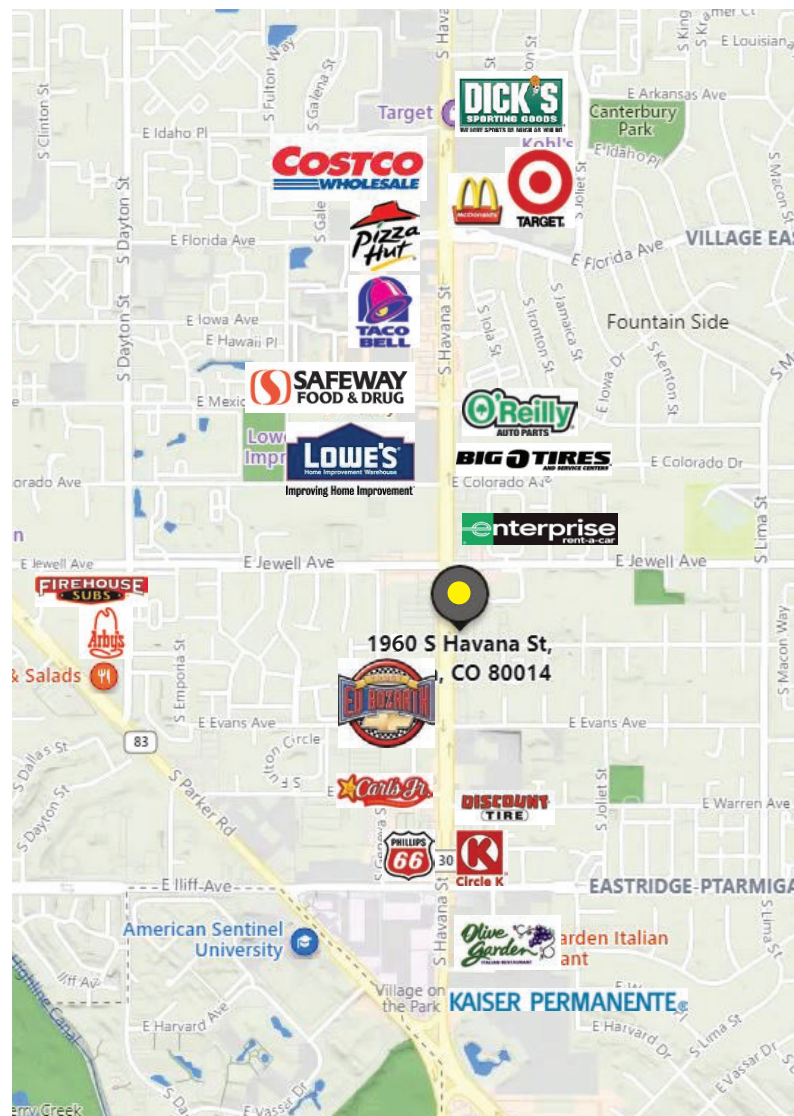
BUILDING OVERVIEW

Lot Size:	1.364± Acres
Building Size:	6,262± SF
YOC:	1975
Zoning:	\$18.68 (2025)
Est. NNN's:	\$4,000/mo.±

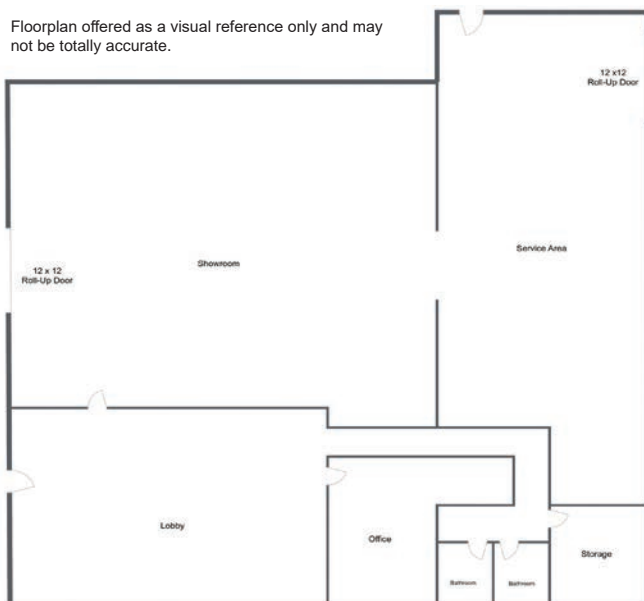
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PROPERTY NARRATIVE

Located on the NEC of S. Havana St. and Asbury Ave., this retail lot is in the heart of the Havana St. Motor Mile. This lot is 1.364 acres in size. The building consists of 6,262 SF with a showroom, lobby, offices, and repair bay. Access off Havana St. and Asbury Ave. with great visibility on Havana St. Zoned MU-C. Uses include Auto Sales/Repair, RV/Trailer Sales, Equipment Rental/Repair, Veterinary Clinic/Hospital, Restaurant, and Medical/Dental Office.



Floorplan offered as a visual reference only and may not be totally accurate.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	24,841	184,088	472,009
Households	10,783	81,325	198,677
Median HH Income	\$80,843	\$72,486	\$80,327
Median Age	37.50	38.30	37.70
Traffic	46,306 vpd - S. Havana St. at E. Colorado Ave.		

Source: CoStar