

AVAILABLE PROPERTIES



All of the commercial properties listed below for lease and sale are located within the boundaries of the Havana Business Improvement District. Please contact the individual leasing agents for further details about their available properties. Info last updated 5/18/11.

**Free-Standing Restaurant Site: SALE PENDING**



**3000 S Havana Street**

Aurora CO 80014

Details: 11,528 SF, Built in 1977, free-standing building with 140 parking spaces, hood, grease trap, walk-in cooler and freezer in place. Easy access to I-225. Good demographics and traffic counts.

List Price: \$1,395,000

Lot size: 74,967/sf

Bldg Size: 11,528 sf

Leasing Company: Unique Properties LLC

1873 S Bellaire ST, STE 825, Denver CO 80222

Leasing Agent: Mark Feder

Phone: 303-321-5888 Email: [info@uniqueprop.com](mailto:info@uniqueprop.com)

Website: [www.uniqueprop.com](http://www.uniqueprop.com)

[http://www.uniqueprop.com/listings\\_brochures/871.pdf](http://www.uniqueprop.com/listings_brochures/871.pdf)

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**Retail Space: Space for lease**



**Havana Exchange Shopping Center**

2712 – 2892 S Havana Street

Aurora CO 80014

3 Spaces available:

- Space 2720-E: 1,300 SF at \$12/sf/year
- Space 2720-F: 1,295 SF at \$12/sf/year
- Space 2790-U: 1,004 SF at \$15/sf/year

Traffic count approximately 35,000+ cars per day, lots of parking and easy access off of Havana & Yale

Available Properties On Havana Street

Havana Exchange Shopping Center Leasing Company: Western Centers, Inc

Leasing Agents: Paul Allen

Phone: 303-306-1000 Ext: 121

Website: [www.western-centers.com/](http://www.western-centers.com/)

<http://www.loopnet.com/Attachments/0/F/1/0F15C01F-79A9-4195-8C91-C9A7065EBF44.pdf>

**Retail Space: Space for lease**



**Yale Place Shopping Center**

2680 So Havana Street

Aurora CO 80014

3 Spaces Available:

- Suite A: 7,155 sf. Rate/sf: \$14.00 NNN. Former Pier 1 Imports location, anchor opportunity, contiguous with Unit D
- Suite C: 4,600 sf. Rate/sf: \$10.00 NNN. Beauty salon, individual style stations, ample parking
- Suite B: 3,200 sf. Rate/sf: \$10.00 NNN. Former Korean Restaurant—fully operational

Zoned B4. Built 1978, renovated 2003. Center renovated. Anchor opportunity. Very busy intersection (Parker Road & Havana)

Leasing Company: Kew Realty

Leasing Agent: Mike Ledger

Phone: 303-329-8100

Email: [mledger@kewrealty.com](mailto:mledger@kewrealty.com)

Website: [www.kewrealty.com](http://www.kewrealty.com)

<http://www.loopnet.com/Attachments/0/3/D/03D85C07-BD3D-416F-B448-E17DDDE686C4.pdf>

**Retail Space: Space for lease**

**Village on the Park Shopping Center**

2353 S Havana Street

Aurora CO 80014

Space Available:

9,600	1860
3600	1756
3240	1488
2745	1440
2745	1261
2531	1200
2189	1195

Leasing Representative: Nicole J. Hauscarriague

75 Southgate Ave, Daly City CA 94015

650-301-3022

KIMCO website link:

## Available Properties On Havana Street

### Retail Space: Space for lease



#### **Iliff Pointe Shopping Center**

10001-10395 E Iliff Avenue

Denver CO 80231

Space Available: Annual rent \$10.00/sf/NNN

- 2,249 sf retail
- 2,699 sf retail
- 2,651 sf retail
- 8,118 sf retail available in June 2011

96 free surface parking spaces are available; ratio of 4.0/1,000 sf

This center is 88% leased

Iliff Point Shopping Center:

Leasing Company: Antonoff & Co.

Leasing Agent: Steve Sebern

Phone: 303-454-5421

Website: [www.antonoff.com](http://www.antonoff.com)

<http://www.costar.com/costarconnect/MasterPage/Main.aspx?SiteId=23397&Checksum=1009549547>

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### **Corner Unit Retail & Free-Standing Building Space for Lease:**

#### **Havana Plaza**

2200 S. Havana

Aurora, CO 80014

Building Type: Retail

**Available: 3,376 SF**

Term: 3 - 5 years

Lease Rate: \$15.50 / SF NNN

Building Size: 3,376 SF, 1 Story

Contact:

William Netwal (303) 980-0500 x106

[wnetwal@geneseecommercial.com](mailto:wnetwal@geneseecommercial.com)

C. Jamie Macbeth (303) 980-0500 x104

[jmacbeth@geneseecommercial.com](mailto:jmacbeth@geneseecommercial.com)



Available Properties On Havana Street

**Havana Plaza**—End Cap For Lease  
2222 S. Havana  
Aurora, CO 80014

Building Type: Retail - End Cap  
**Available: 3,530 SF**  
Term: 3 - 5 years  
Lease Rate: \$12.00 - \$15.50 NNN  
Building Size: 21,694 SF, 1 Story

Contact:  
William Netwal (303) 980-0500 x106  
[wnetwal@geneseecommercial.com](mailto:wnetwal@geneseecommercial.com)  
C. Jamie Macbeth (303) 980-0500 x104  
[jmacbeth@geneseecommercial.com](mailto:jmacbeth@geneseecommercial.com)



<http://www.showcase.com/property/2222-S-Havana-Street/Aurora/Colorado/19133>



**For Sale or Lease: Former Saturn of Aurora Dealership**  
**2150 S Havana ST, Aurora CO 80014**

Total Space Available: 28,584 sf  
Rental Rate: \$14.69/sf/year NNN  
Purchase Price: \$4,900,000  
Lot size: 6.28 ac (175,987 sf)  
Berger Commercial Realty Corp  
Steve Hyatt 954-652-2005  
William Meiers 303-797-1175  
<http://www.cityfeet.com/Commercial/ForSale/BergerCommercialRealEstateLocal/2150-S-Havana-Street-Aurora-CO-80014-16779894L0L1.aspx>

**Retail Space: Space for lease (100% Leased)**  
**M-Mart Shopping Center**

2050 S Havana Street  
Aurora CO 80014  
Weststar Commercial  
Daniel Oh 720-941-9200  
<http://www.costar.com/costarconnect/MasterPage/Main.aspx?SiteId=23813&Checksum=1938023313>

**Retail Space: Space for sale or lease**  
**1960 So Havana ST**

Aurora CO 80012  
1.3 acre lot, zoned B1  
Free Standing Building: 6,262 sf  
Perfect for retail or drive-thru restaurant use

## Available Properties On Havana Street

List Price: \$1.1 million

Leasing Company: Future Realty, Inc

Leasing Agent: Hassam Karoussa

Phone: 720-434-1111

Email Hassam: [futurerealty1@yahoo.com](mailto:futurerealty1@yahoo.com)

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### Office & Retail Space For Lease:



#### **Birchtree Center**

1910-1930 S Havana S

Aurora CO 80014

Office 201 1080 sf

Office 202 1080 sf

Office 203 341 sf

Office 110E 125 sf

Retail Unit 3 1,060 sf

Average Daily Traffic Count at Havana & Jewell is 56,000

Leasing Company: Weststar Management

Leasing Agents: Tim Hakes and Stephanie Keyes

Phone: Tim 720-880-2923; Stephanie 720-880-2924

<http://www.weststarcommercial.com/brchtree.pdf>

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### **Retail Space: Space for lease**

#### **Havana Square Shopping Center**

1907-1999 S Havana ST

Aurora CO 80012

1929 sf space (former Colorado Medical Supply)

\$10/sf, CAM \$3/sf

Leasing Company: William Penn Realty

Leasing Agent: Joseph Fried

Phone: 303-832-5522

Website: [www.f-properties.com](http://www.f-properties.com)

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### **Pad Sites Available:**

#### **NWC S Havana St & Jewell Avenue, Aurora CO 80014**

Approximately 174,240 sf lot

45,000+ AADT

Zoned B4

Exclusively listed by: Pinnacle Real Estate Advisors, 1777 S Harison ST, STE 420, Denver C O 80210

- Rob Edwards 303-962-9557; [rewards@PinnacleREA.com](mailto:rewards@PinnacleREA.com)
- Tom Ethington 303-962-9538; [tethington@PinnacleREA.com](mailto:tethington@PinnacleREA.com)

Available Properties On Havana Street

**Retail Space: Space for lease**



**Buckingham Village Shopping Center**

1555 S Havana ST  
Aurora CO 80012

Buckingham Village Shopping Center:

Three tenant spaces available at Buckingham Village Shopping Center:

- U 1620 sf
- H,J 2160 sf
- F 1200 sf
- B,C 3360 sf

Average daily vehicle counts at Havana & Idaho: 60,186

Rates: \$15/sf with NNN of \$4.31/sf

Leasing Company: Weststar Management

Leasing Agents: Tim Hakes and Stephanie Keyes

Phone: Tim 720-880-2924; Stephanie 720-880-2923

Website: [www.weststarcommercial.com](http://www.weststarcommercial.com)

<http://www.weststarcommercial.com/bckghmvlq.pdf>

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Restaurant Retail Property for Sale/Lease:



Old School Burgers  
1760 S Havana ST  
Aurora CO 80012

Free-standing 3,300 SF restaurant available for sale or lease.

Price: \$2,100,000

Price/SF: \$636.36

Lot size: 0.85 ac

David Hicks Lampert 303-694-6082

Michael Lapporte x305

Andrew Fox x314

[www.dhlb.com](http://www.dhlb.com)

<http://looplink.dhlb.com/xNet/Looplink/Profile/Profile.aspx?stid=hickslampert&LID=16511915&LL=true&UOMListing=&UOMMoneyCurrency=&RentPer=PY&SRID=2143414251>

## Available Properties On Havana Street

### Office Building: For sale or lease



#### **1470 S Havana ST**

Aurora CO 80012

Former City of Aurora Offices. Omni Development has gutted the building and brought it back to “shell condition”—ready for redevelopment. Prime opportunity for office, medical or residential uses. Located just south of the new Gardens on Havana Center. Located in an urban renewal area with 20 years of tax benefits and TIF funding which could total \$3.5MM.

Building Size: 98,593 sf

8 stories tall, all floors feature surround window wall and panoramic mountain views

Lease Rates: Negotiable

Agent: Dennis Witte 303-781-8131

View Brochure: <http://www.omnidev.net/1470-s-havana-street-aurora/>

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### Office Building for Sale/Offices for Lease



#### **Buckingham Office Center**

1450 S Havana Street

Aurora CO 80012

Buckingham Office Center: 8-story building, built in 1972.

Building Size: 68,158 sf

**For Sale Price:** \$2,400,000 (\$35.21/sf)

Broker: Steve Roesinger 303-260-4350 and Wade Fletcher 303-260-4319 of Newmark Knight Frank

For Sale Listing Link:

<http://looplink.newmarkkf.com/xNet/Looplink/Profile/Profile.aspx?stid=nkf&LID=16742367&LL=true&UOMListing=&UOMMoneyCurrency=&RentPer=PY&SRID=2126591951>

#### **Lease space available at \$10-12.50/sf**

Building Size: 68,158 sf

Zoning: B-1

## Available Properties On Havana Street

Lot size: 3.57 ac

Parking Ratio: 3/98/1,000 sf

Lease Info Contact:

Fairbairn Commercial, Mike Lindquist 303-765-4344

<http://www.costar.com/costarconnect/MasterPage/Main.aspx?SiteID=24286&Checksum=302354465&InvestmentProperty=False&propertyid=393248&IsCostar=Costar>

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### Retail Space: Retail space and pads for lease



#### **The Gardens On Havana** (new mixed-use development)

SE corner of Mississippi & Havana Street

Aurora, CO 80012

Developer: Miller Weingarten Realty

Leasing Agent: Dean Insalaco

Phone: 303-996-6350

Fax: 715-866-6049

11 spaces available ranging from 1,196 sf up to 20,000 sf

Rental Rate: \$26/sf/year

Spaces may be divided or combined—contact the leasing agent

Temporary short-term lease space is available.

Some of the other tenants in this center include Sprouts, Dick's Sporting Goods, Kohl's, PetCo, Target, Chick-Fil-A, Jimmy John's, Noodles & Co, Qdoba, Freddy's Frozen Custard & Steakburgers, Game Stop, GNC Live Well, T-Mobile Key Bank, and Cricket.

Average daily traffic counts at Havana & Mississippi: 122,772

Website <http://www.millerre.com/>

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### Retail Space: Space for lease



#### **Market Square**

SW corner of Mississippi & Havana

5 Spaces available at Market Square:

Unit 5: 2,100 sf

Unit 13: 1,100 sf

Unit 23: 12,285 sf

Unit 27: 2,800 sf

Unit 53: 620 sf

Leasing Company: AmCap, 44 Cook ST, STE 710, Denver CO 80206

## Available Properties On Havana Street

Leasing Agent: Ira Shwartz  
Phone: 303-321-1500  
Website: <http://www.amcap.com/property/template.cfm?id=6>

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### New/Used Car Opportunities:



### **835 S Havana, Aurora CO 80012—UNDER CONTRACT**

13,776 SF Bldg on 2.083 acres  
330 Feet of Frontage with Driveway Access  
Property has Showroom, Offices & Shop Area in Rear  
(3) 14 foot doors  
Zoning B1

### **813 S Havana: For Sale for \$600,000**

1,875 SF Bldg on 17,030 SF lot  
150 Feet of Frontage with Driveway Access  
Formerly Budget Car Sales Internet House  
Zoning B-1

#### Contact:

**Bob Behrens, CCIM**

**RE/MAX Alliance**

**303-300-8915**

[DenverCCIM@Earthlink.net](mailto:DenverCCIM@Earthlink.net)

Or

**Pete Traynor**

**RE/MAX Masters**

**303-877-9538**

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### Office/Retail Space: Office and retail space for lease



### **Havana Square and Havana Office Park**

10-60 S Havana Street

Aurora CO 80012

Space available: 360 sf up to max config of 2,430

10 spaces available:

- 209F; 1080 sf
- 213-214; 2430 sf
- 515; 1350 sf
- 603; 1080 sf
- 205F; 360 sf
- 208R; 900 sf
- 208F; 450 sf

## Available Properties On Havana Street

- 213-214R; 1620
- 213-214F; 810
- 616-617; 810 sf

On-site management; newly remodeled.

Leasing Company: Dunton Commercial

Leasing Agent: Charles Nusbaum

Phone: 720-382-7311

Website: <http://www.dunton-commercial.com/brokerage/brokerage.html>

<http://www.loopnet.com/xNet/Looplink/Profile/Profile.aspx?stid=dunton&LID=16009565&LL=true&UOMListing=&UOMMoneyCurrency=&RentPer=PY&SRID=2114281575>

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### **Space for Lease: 111 Havana Street**

Aurora CO 80010

Office Space

Max available 82,100 sf

Min divisible 30,000 sf

Net rental rate \$9.01/sf NNN

Grubb & Ellis

Nate Bradley, 303-572-7700

Ryan Stout, 303-572-5558

<http://looplink.natl.grubb-ellis.com/xNet/Looplink/Profile/Profile.aspx?stid=grubb&LID=17350842&LL=true&UOMListing=&UOMMoneyCurrency=&RentPer=PY&SRID=2123667278>

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### **Vacant Lot for Sale**

282 Havana Street

Aurora CO 80010

Owner: MKM Properties

Phone: 303-233-0321

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### **Gas Station & Lot for Sale**

301 Havana Street

Aurora CO 80010

16,250 sf vacant lot and approximately same size site with gas station on the Fan Fair property perimeter

Real Estate Company: Parker Real Estate Brokers, Inc Agent: Kahsay Abraham Phone: 303-596-7429

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### **Auto Dealership for Lease:**

590 Havana Street

Aurora CO 80010

Former Kids Auto Site at SE corner of 6<sup>th</sup> Avenue & Havana with 38,000 daily vehicle count on Havana at 6th

Building Size: 2,232 sf

Site Size: 23,955 sf

Two service bays

Parking for 30-32 vehicles

Complete lot lighting system, corner monument sign and building signs

Lease Rate: \$4,100 NNN/month

## Available Properties On Havana Street

Asset Realty Advisors, Inc  
303-781-2608

[www.assetra.com](http://www.assetra.com)

<http://www.loopnet.com/Listing/17084112/590-HAVANA-STREET-Aurora-CO/>

Please contact Gayle Jetchick, Executive Director, Havana BID, at 303-360-7505, to have changes or additions made to this available properties listing.

List last updated October 2011