

**RETAIL & OFFICE SPACE
FOR LEASE**



HAVANA EXCHANGE

2802 S. Havana Street, Aurora, CO 80014




PROPERTY FEATURES

Now featuring Shamrock Foodservice Warehouse. Open to the public, no membership required!
 High traffic location with approximately 53,000 cars per day along S. Havana Street.
 Great visibility and ample parking.
 Diverse tenant mix with popular local and national businesses.

LEASING INFORMATION

Asking Rates: Call for details.
Est. NNN (2024): \$7.00
Lease Terms: 3-5 year leases.
Max. Contiguous: 3,200 Sq. Ft.
Minimum Sq. Ft.: 2,333 Sq. Ft.

DEMOGRAPHICS (2024)

	1 MILE:	19,455
	3 MILES:	163,805
	5 MILES:	419,415
	1 MILE:	8,631
	3 MILES:	73,910
	5 MILES:	176,916
	1 MILE:	\$63,270
	3 MILES:	\$65,900
	5 MILES:	\$72,112



Explore More Western Centers
Leasing Opportunities!

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SUITE	TENANT	SQ. FT.
2712-A	Milkroll Creamery	1,330
2712-AA	Specialist Barber's Club	1,140
2712-B	Havana Street Tattoo	1,295
2712-C	Pacific Alley Co.	1,280
2712-D	American Family Insurance	1,806
2720-EF	Gianna's Angels Day Program	2,595
2720-G	Max International Beauty School	1,295
2720-H	OBok Rice Cake	1,295
2720-I	Sintoburi Kimchi	1,799
2740-J	AVAILABLE	2,333
2740-KL	Chutney Indian Cuisine	2,256
2740-M	Crane Games	1,172
2740-NOP	Vogue Day Spa	3,720
2760-Q	Budget Truck rental	1,295
2760-RS	Family Karaoke	3,115
2790-T	Front Range Kratom	1,400
2790-U	Banned Boba	1,007
2790-VWX	El Tequileno	4,600
2802	Shamrock Foods Warehouse	24,652
2832-Z	Sherwin Williams	4,756
2832-ZZ	Superior Auto Detail	6,375
2852-BB	Old Town Hot Pot	11,320
2872	AVAILABLE	3,200
2892	Tous Les Jour Café	4,000

SITE MAP

