

7,133 sf Space Now Available for Lease | HAVANA SQUARE

This large open layout retail space formerly housed Colorado's Pro Gym

1911-1919 South Havana Street, Aurora, Colorado 80247

Asking Rate \$10 psf NNN



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A Special Space

Colorado's Pro Gym has been the go to place for body building in Aurora, Colorado for over forty years. Recently, they are moving from their current location to a much larger facility due to their dedicated service and success with their loyal clientele. Because of their need to grow, **a new 7,133 sf retail space has recently opened for lease** in Havana Square with an open layout and plenty of onsite parking. Please give us a call for more information.

Property Highlights

- ▶ Large open space of 7,133 sf now available for lease
- ▶ Competitive asking rate of \$10 psf NNN
- ▶ Tall monument signage clearly visible from S Havana Street
- ▶ High daily traffic volume on S Havana St in both directions
- ▶ Busy center with multiple diverse tenants

Information contained herein was obtained from sources deemed reliable; however Weststar Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information subject to change.

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Tenants & Available Space

- 1 [1911] Piramides Mexican Restaurant
- 2 [1913] Dolly's Custom Nails
- 3 [1915] Colpar Hobbies (main floor)
- 4 [1915] Colpar Hobbies (spacious basement)
- 5 [1919] U-Time International
- 6 [1921] Bingo Cafe
- 7 [1947] Mexicantiques (main floor)
- 8 [1947] Mexicantiques (large basement)
- 9 [1929-39] Amina Halal Food
- 10 [1951] Temsalet Ethiopian Restaurant
- 11 [1961] 7,113 sf Available Space for Lease**
formerly long-running Colorado's Pro Gym
- 12 [1959] Havana Beauty Supply
- 13 [1967] Little One's Learning Center
- 14 [1973] DJ Salon & Ethio Gift Shop
- 15 [1977] Instant Care Clinic
- 16 [1979] Royal Wings Travel
- 17 [1985] Alpine Adult Day Care
- 18 [1999] Aaron Home Essentials
- 19 [1999 A] Comfort Dental



Popular Center

Havana Square, a shopping center in Aurora, Colorado offers an unusual mix of specialty tenants in home essentials, retail, restaurants, clinics, and entertainment. It has served as a popular neighborhood center in the dense populations in the surrounding areas through the years. It also boasts a high volume of daily traffic in both north and south directions on S Havana St where entrance into and from the property exists. The current availability of a large **7,133 sf tenant space has recently opened up for lease** due to a former long-time tenant, a gym called Colorado's Pro Gym has moved to a building needed much greater in size.

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Disclaimer: drawn approximation of parking spaces and location, size shape and location of tenant spaces, and perimeters of site and pad location, all merely as a loose representation relative to each other. Please call our brokers for more precise information.

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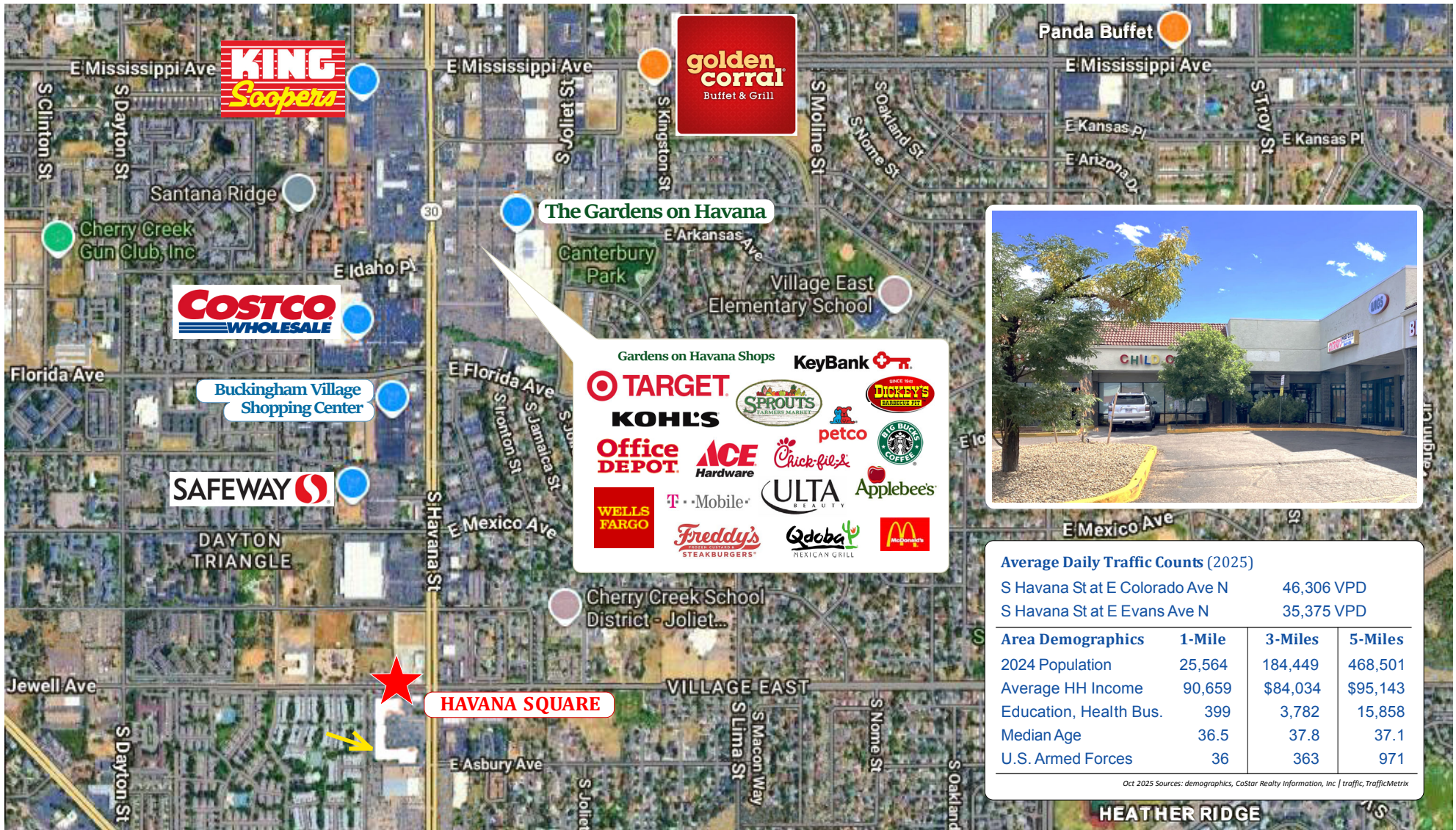
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