

THE GARDENS ON HAVANA

SEC East Mississippi Avenue & South Havana Street
Aurora, Colorado



THE GARDENS
ON HAVANA



The Gardens On Havana is the premier open-air collection of large format retail in the East Denver/ Central Aurora submarket, with a broad cross-section of prominent in-demand necessity and discount national retailers as well as bountiful restaurant options.

The Property's prominent location and visibility along two of the areas' most heavily-trafficked thoroughfares benefit from a dynamic trade area of over 255,000 people within a ten-minute drive.

The Gardens On Havana is an exemplary modern-day retail center, with contemporary design elements and an inviting main street element, flanked by two wings of large-format retailers offering a diverse and appealing merchandising mix and community gathering location.

Total Rental Area Size: 496,647 SF Traffic Counts:
 Total Number of Units: 43 South Havana Street 44,000 VPD
 Anchor Tenants: East Mississippi Avenue 31,200 VPD
 Sprouts, Target, Kohl's, Dick's, Toy's/ Babies R Us

Primary Demographics:	1 Mile	3 Mile	5 Mile
2017 Population	29,739	196,719	483,201
2022 Population	32,417	212,299	523,272
Projected Growth	9.07%	7.92%	8.29%
2017 AHI	\$59,090	\$66,666	\$79,744

AmCap
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South Havana Street



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TENANT:	SUITE ID:	SF:
Target	X0A	142,697
Kohl's	A0A	90,000
Petco	B0A	15,041
Lane Bryant	BOC	5,090
Dick's Sporting Goods	DOA	50,000
Sprouts Farmers Market	E0A	26,308
Office Depot	E0B	15,315
Ulta Beauty	E0G	10,005
AVAILABLE	E0H	46,936
Qdoba Mexican Grill	GOA	2,257
AVAILABLE	G0C	2,209
Noodles & Co	G0F	2,603
Jimmy John's	HOA	1,672
Sports Clips	HOB	1,200
Papa John's Pizza	HOC	1,440
Dickey's BBQ	HOD	2,696
Gamestop	JOA	1,476
Jackson Hewitt	JOC	889
The Joint	JOD	1,196
T-Mobile	JOG	2,456
Menchie's Frozen Yogurt	K0A	1,823
Sally Beauty Supply	K0B	1,734
Uncle Maddio's Pizza Joint	K0C	2,500
Modern Hair & Design	LOA	1,714
GNC	LOB	1,300
Cricket Wireless	L0D	1,371
Family Medicine	L0E	1,365
Aurora Modern Dentistry	L0H	3,118
AT&T	M0A	2,419
Solutek Systems	MOB	1,193
Nail Studio	M0F	2,485
Massage Envy Spa	MOR	3,004
AVAILABLE	MOU	3,207
Chick-fil-A	R01	4,195
KeyBank	R02	6,500
Applebee's	R03	5,481
Buffalo Wild Wings	R04	5,670
Wells Fargo	R05	7,500
Starbucks	R06	1,821
Freddy's Frozen Custard	R09	3,250
Xfinity	S0A	5,591
Maurices	T0A	4,752
AVAILABLE	T0B	3,168
AVAILABLE	PAD 7	
AVAILABLE	PAD 8	
TOTAL SF: 496,647		





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