

# THE GARDENS ON HAVANA



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SEC East Mississippi Avenue & South Havana Street  
Aurora, Colorado



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 Number of Units:	43	Traffic Counts:	
		South Havana Street	44,000 VPD
Anchor Tenants:		East Mississippi Avenue	31,200 VPD
Sprouts, Target, Kohl's & Dick's Sporting Goods			

Primary Demographics:	1 Mile	3 Mile	5 Mile
2018 Population	29,325	195,199	484,197
2023 Population	30,860	205,693	511,870
Projected Growth	1.0%	1.1%	1.1%
2018 AHI	\$67,016	\$76,638	\$94,590

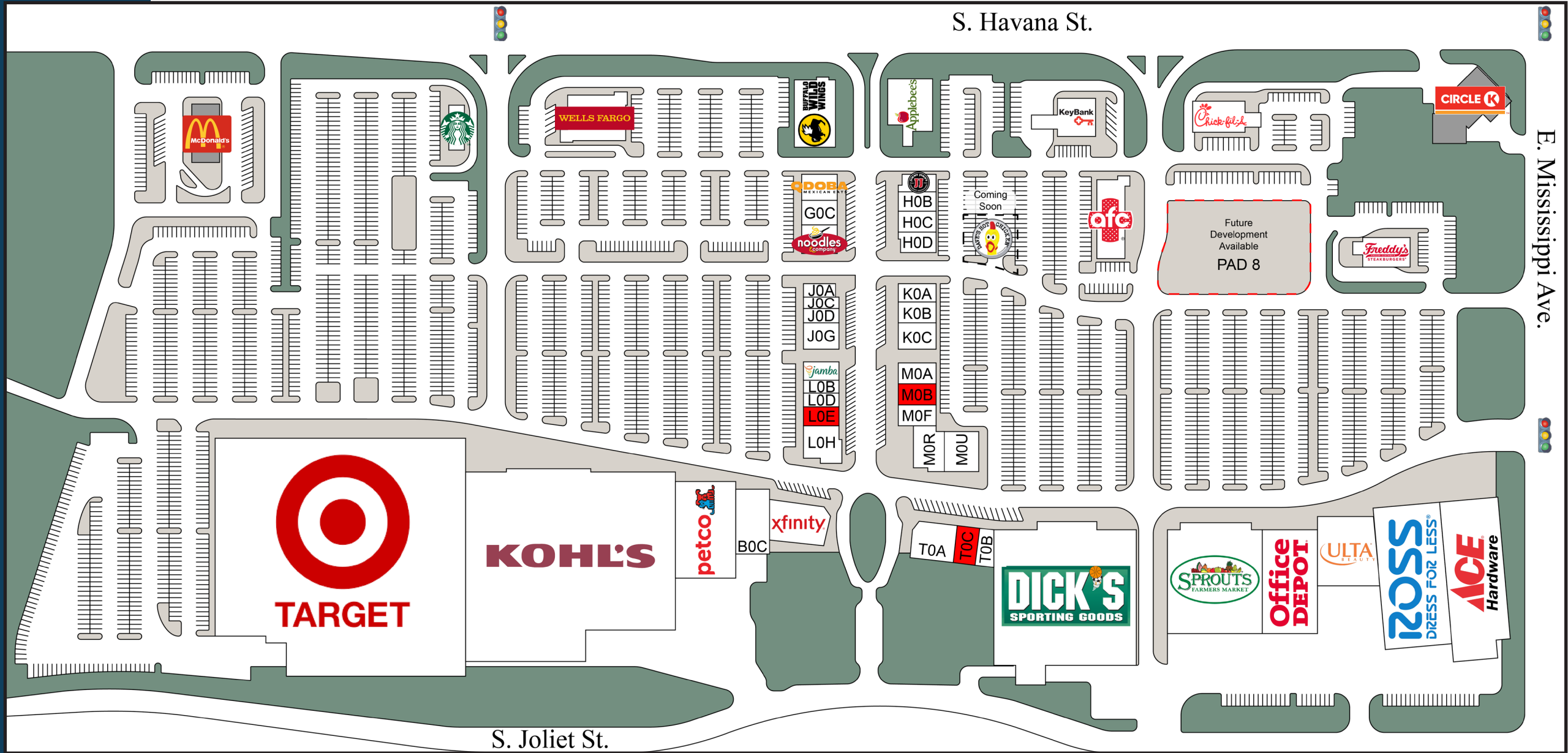
**AmCap**  
INCORPORATED

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Leasing Information  
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TENANT:	SUITE ID:	SF:
Target	X0A	142,697
Kohl's	A0A	90,000
Petco	B0A	15,041
Lane Bryant	B0C	5,090
Dick's Sporting Goods	D0A	50,000
Sprouts Farmers Market	E0A	26,308
Office Depot	E0B	15,315
Ulta Beauty	E0G	10,005
ACE Hardware	E0I	23,649
Ross Dress for Less	E0H	23,287
Qdoba Mexican Grill	G0A	2,257
Geico	G0C	2,209
Noodles & Co	G0F	2,603
Jimmy John's	H0A	1,672
Sports Clips	H0B	1,200
Papa John's Pizza	H0C	1,440
Dickey's BBQ	H0D	2,696
Gamestop	J0A	1,476
Jackson Hewitt	J0C	889
The Joint	J0D	1,196
T-Mobile	J0G	2,456
Menchie's Frozen Yogurt	K0A	1,823
Sally Beauty Supply	K0B	1,734
Paris Baguette	K0C	2,500
Jamba Juice/Auntie Anne's	L0A	1,714
Rocket Fizz	L0B	1,300
Cricket Wireless	L0D	1,371
AVAILABLE	L0E	1,365
Aurora Modern Dentistry	L0H	3,118
AT&T	M0A	2,419
AVAILABLE	MOB	1,193
Nail Studio	MOF	2,485
Massage Envy Spa	MOR	3,004
Lenscrafters	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
AFC Urgent Care	R07	3,967
Dave's Hot Chicken	R07-2	2,600
Freddy's Frozen Custard	R09	3,250
Xfinity	SOA	5,591
Maurices	TOA	4,752
Milan Laser	T0B	1,392
AVAILABLE	TOC	1,776
AVAILABLE	PAD 8	







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