

# 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

Corporate Headquarters  
333 Ludlow Street  
South Tower, 8th Floor  
Stamford, CT 06902  
203-327-2001

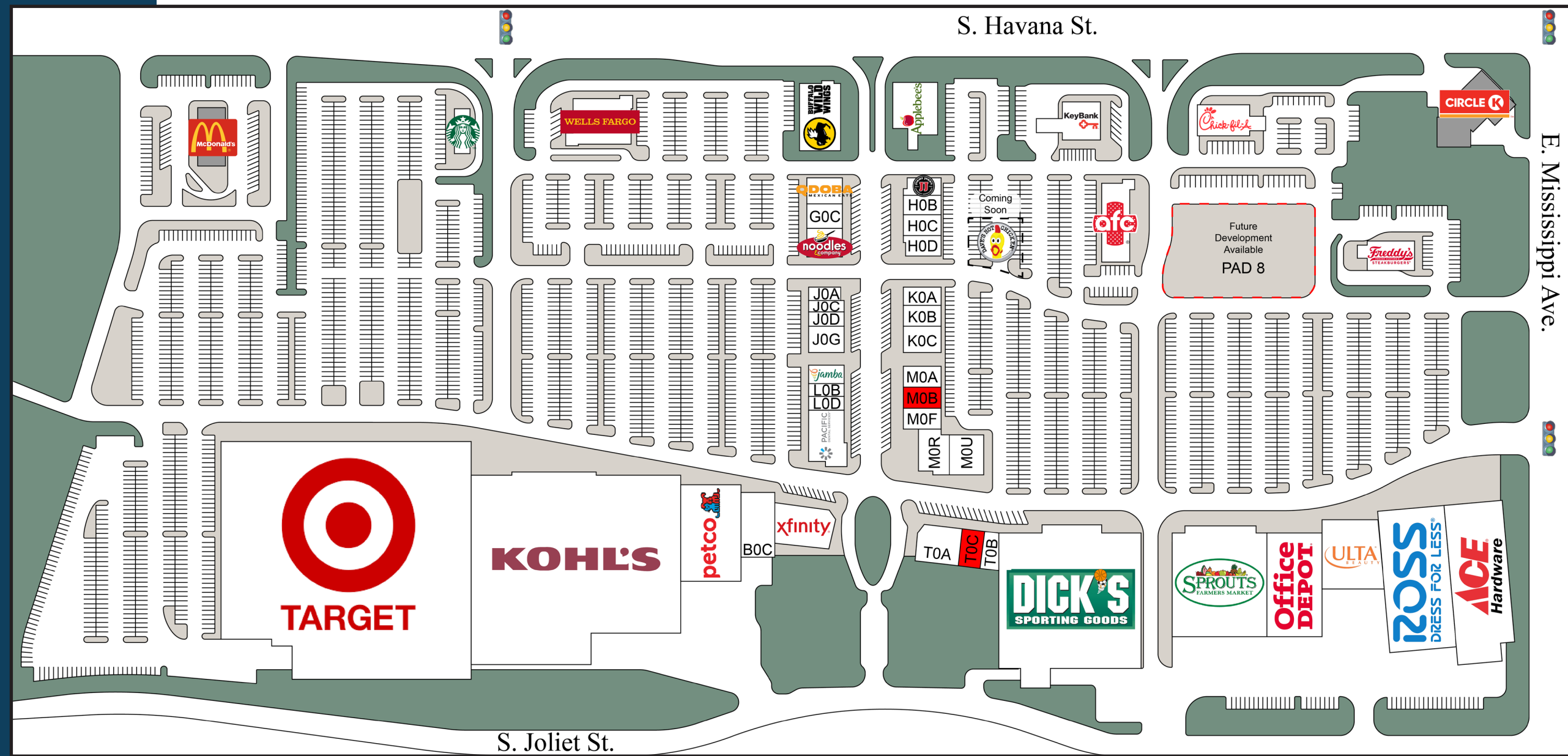
Leasing Information  
AmCap Properties, Inc.  
950 South Cherry Street, 1120  
Denver, CO 80246  
303-321-1500

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





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TENANT:	SUITE ID:	SF:
Target	XOA	142,697
Kohl's	AOA	90,000
Petco	BOA	15,041
Lane Bryant	BOC	5,090
Dick's Sporting Goods	DOA	50,000
Sprouts Farmers Market	EOA	26,308
Office Depot	EOB	15,315
Ulta Beauty	EOG	10,005
ACE Hardware	EOI	23,649
Ross Dress for Less	EOH	23,287
Qdoba Mexican Grill	GOA	2,257
Geico	GOC	2,209
Noodles & Co	GOF	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	KOA	1,823
Sally Beauty Supply	KOB	1,734
Paris Baguette	KOC	2,500
Jamba Juice/Auntie Anne's	LOA	1,714
Rocket Fizz	LOB	1,300
Cricket Wireless	LOD	1,371
Aurora Modern Dentistry	LOH/LOE	4,483
AT&T	MOA	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	TOB	1,392
AVAILABLE	TOC	1,776
AVAILABLE	PAD 8	







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