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 48,000 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 (2026):	$8.00
Lease Terms:	3-5 year leases.
Max. Contiguous:	*5,111 sq. ft.*
Minimum Sq. Ft.:	*5,111 sq. ft.*

Explore More Western Centers Leasing Opportunities!

DEMOGRAPHICS (2026)

POPULATION	**1 MILE:**	19,362
	3 MILES:	164,174
	5 MILES:	425,884
HOUSEHOLDS	**1 MILE:**	8,647
	3 MILES:	74,177
	5 MILES:	179,702
HOUSEHOLD INCOME (MEDIAN)	**1 MILE:**	$67,840
	3 MILES:	$73,896
	5 MILES:	$83,105

WESTERN CENTERS
10555 E. DARTMOUTH AVE. SUITE 360
AURORA, CO 80014

WESTERN CENTERS INC

303.306.1000
LEASING@WESTERNCENTERS.COM
WWW.WESTERNCENTERS.COM

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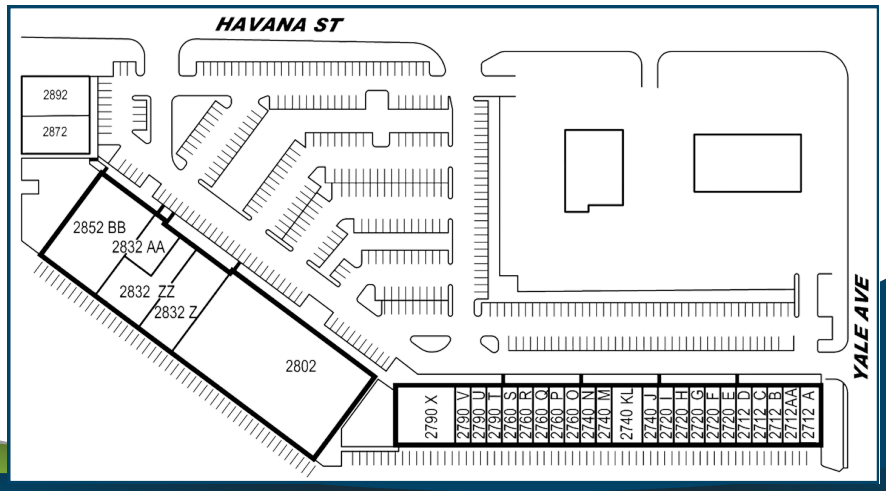






SUITE	TENANT	SQ. FT.
2712-A	Milkroll Creamery	1,330
2712-AA	Olive Me Studio	1,140
2712-B	Havana Street Tattoo	1,295
2712-C	Pacific Alley Co.	1,280
2712-D	American Family Insurance	1,806
2720-EF	Gianna's Angels Day Program	2,595
2720-G	Max International Beauty School	1,295
2720-H	OBok Rice Cake	1,295
2740-J	Seoul Station	4,132
2740-KL	Chutney Indian Cuisine	2,256
2740-M	Crane Games	1,172
2740-NOP	Relaxing World	3,720
2760-Q	Budget Truck rental	1,295
2760-RS	Family Karaoke	3,115
2790-T	Front Range Kratom	1,400
2790-U	3456 TEA	1,007
2790-VWX	El Tequileno	4,600
2802	Shamrock Foods Warehouse	24,652
2832-Z	Sherwin Williams	4,756
2832-ZZ	AVAILABLE	6,375
2852-BB	Old Town Hot Pot	11,320
2872	Mazaya	3,200
2892	Tous Les Jour Café	4,000

SITE MAP



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