



THE GARDENS ON HAVANA

SEC East Mississippi Avenue & South Havana Street
Aurora, Colorado



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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.



Demographics: 2016 Forecasts		Total Rental Area Size:	496,647 SF
1 Mile Population	26,549	Total Number of Units:	43
Avg. Household Income	\$56,770	Anchor Tenants:	
3 Mile Population	192,384	Sprouts, Target, Kohl's, Dick's, Toy's/ Babies R Us	
Avg. Household Income	\$61,032	Traffic Counts:	
5 Mile Population	464,899	South Havana Street	44,000 VPD
Avg. Household Income	\$73,653	East Mississippi Avenue	31,200 VPD

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INCORPORATED

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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	D0A	50,000
Sprouts Farmers Market	E0A	26,308
Office Depot	E0B	15,315
Ulta Beauty	E0G	10,005
Toys R Us/ Babies R Us	E0H	46,936
Qdoba Mexican Grill	G0A	2,257
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
Uncle Maddio's Pizza Joint	K0C	2,500
Modern Hair & Design	L0A	1,714
GNC	L0B	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	M0B	1,193
Nail Studio	M0F	2,485
Massage Envy Spa	MOR	3,004
Xfinity	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
Negotiating New Lease	S0A/OB	5,591
Maurices	T0A	4,752
AVAILABLE	T0B	3,168
AVAILABLE	PAD 7	
Negotiating 5,000 SF	PAD 8	
Negotiating 25,000 SF	PAD 9	
TOTAL SF:		496,647

