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REAL ESTATE

Aurora's Havana Street getting attention from developers

By Margaret Jackson
The Denver Post

POSTED: 04/05/2012 01:00:00 AM MDT

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The Aurora Planning Commission has approved several residential and commercial projects that will bring more people to the Havana Business Improvement District.



The district, formed in 2008, is working with Aurora officials to make the city more business friendly, said Cook.

"We've got a lot to offer," Jetchick said. "We're never going to be Cherry Creek or LoDo, but we've got good people out here and a lot to offer."

The Gardens on Havana, the redevelopment of the former Buckingham Square Mall at South Havana Street and East Mississippi Avenue, is the centerpiece of the district, which runs 4.3 miles along Havana from East Sixth Avenue on the north to East Dartmouth Avenue on the south.

"We've really been able to do some positive things along the Havana corridor," said Scott Goldammer, president of the district and property manager for The Gardens on Havana. "(The district) is really starting to gain momentum and develop a brand of its own."

Developers are starting to respond to the demand for housing and office space in the area.

Omni Development plans to convert an eight-story office building once occupied by the city of Aurora at 1470 S. Havana into an assisted-living facility with up to 86 beds. The facility will be operated by Covenant Solutions' for-profit entity On Track.

Omni already has gutted the building and plans to re-use anything it can, said Dennis Witte, founder of the company.

"A lot of the product in Aurora is older and somewhat dated," Witte said. "The feasibility studies say we have a high number of potential clients. We're right next to The Gardens on Havana, so clients can walk to the mall and meeting places."

Post Investment Group plans to start work on a 227-unit apartment complex on 9.47 acres at the southeast corner of South Joliet Street and Arizona Place by the end of the year, said Alex Condos, president of the company's development division.

It's the first Denver-area project for Los Angeles-based Post, a privately held company that owns and manages more than 12,000 apartments nationwide.

"It's a close-in infill location that's right at a heavily trafficked intersection with tons of employment all around it, a park and a brand-new shopping center right next door," Condos said. "There's no fancy rail stop, but it does have bus service."

Ventana Capital is working on a deal to buy an eight-story office building at 1450 S. Havana. The company's plans call for a total remodel of the 72,954-square-foot building, which currently is 29 percent occupied. Plans include upgrades to the parking lot, landscaping and the building's exterior.

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on Havana Street in Aurora. Business and community leaders in Aurora are working to make model improvements to Havana Street to attract new businesses. (Seth A. McConnell, Your Hub)

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"One of the benefits is that it will have local ownership now," said Steve Roesinger of Newmark Knight Frank Frederick Ross, who with Wade Fletcher is representing the seller. "Generally, our experience is that when the guys who own it are here looking at it, they pay attention."

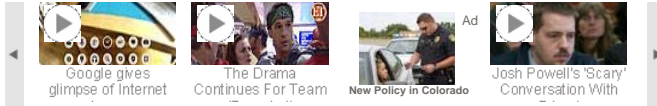
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