

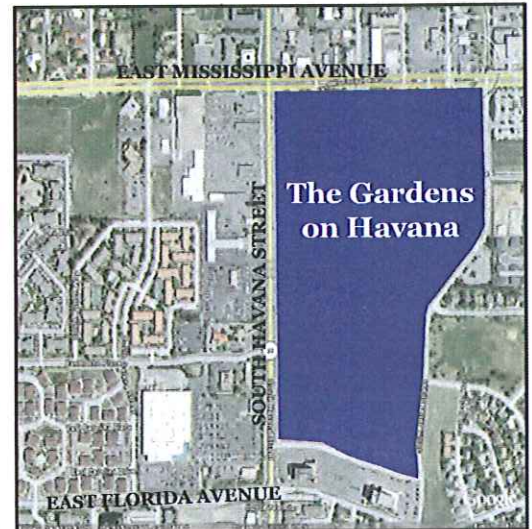
The Gardens on Havana

SEC East Mississippi Avenue & South Havana Street, Aurora, CO



RETAIL AVAILABLE FOR LEASE | PADS 2,500 SF + | SPACES 1,000 SF +

The redevelopment of the old Buckingham Square Mall will create a mixed-use, pedestrian oriented outdoor retail center that energizes the Havana Street frontage, becoming a unique activity hub for the neighborhood. An urban garden theme has been created and this development project is now aptly known as The Gardens on Havana. The Gardens on Havana will re-establish this development project as a destination and main activity center for the Havana District. The site is surrounded by a wide range of land uses including multi-family residential, single family homes, office, drive-throughs, in-line and large format retail, automotive sales, etc. This area in the Havana District is truly mixed-use and the concept plan ideas will achieve a more aesthetic diversity.



AVAILABLE	LEASE RATE (min./NNN)	NNN
Spaces: 1,000 SF & up	Call for details	\$7.35/SF
Pads: 2,500 SF & up	Negotiable	

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2007):	20,818	158,106	396,032
Daytime Population (2007):	6,065	58,975	178,613
Median HH Income (2007):	\$44,538	\$48,202	\$49,431
Average HH Income (2007):	\$55,589	\$60,819	\$64,604
% White Collar:	64.71%	69.39%	67.69%
% Owner Occupied Housing:	43.28%	50.79%	53.37%
2012 Projection:	21,043	161,507	402,865

- Major tenants include: PetSmart, Dick's Sporting Goods, Wells Fargo
- Center Gross Leasable Area: ±940,166 SF



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Information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information subject to change.

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TENANTS	SF
VILLAGE RETAIL 1	2,200
Qdoba	2,465
Available	2,500
Under Contract	3,800
VILLAGE RETAIL 2	1,365
Under Contract	1,900
VILLAGE RETAIL 3	1,476
Jamba Juice	2,209
Available	2,500
T-Mobile	2,400
Under Contract	3,709
Available (divisible)	1,300
GNC	8,761
Available (divisible)	1,000
VILLAGE RETAIL 4	1,600
Under Contract	11,210
Available (divisible)	2,500
PAD A - Under Contract	6,300
PAD B - Under Contract	6,400
Available	6,100
PAD D - Available	6,500
Under Contract	4,000
PAD F - Under Contract	2,100
Available	7,910
PAD H - Available	



- Available
- Anchor Retail
- Village
- Mixed Use

TENANTS	SF
ANCHOR A - UNDER CONTRACT	92,115
ANCHOR B1 - UNDER CONTRACT	15,000
ANCHOR B2 - UNDER CONTRACT	5,000
ANCHOR D	
DICK'S SPORTING GOODS	50,189
ANCHOR E - UNDER CONTRACT	20,640
ANCHOR F - UNDER CONTRACT	25,000
ANCHOR G - UNDER CONTRACT	18,000
ANCHOR H - AVAILABLE	30,000



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