

**2020 Retail Vacancies Report On Havana Street (updated annually in October) as of 10.27.2020**

		Retail Strip Mall/ Location	# of shops	# of vacant shop	% vacancy by shop	Total SF	SF Vacant	% SF Vacant	% Occupied	RATES/SF	NNN
X	1	<b>6th Avenue Shoppette</b> , 10300 6th Ave, A1 Food & Gas - Conoco, 4 units <b>100% LEASED as of 10.20.2020</b>	4	0	0.0%	4,100	0	0.0%	100.0%		
X	2	<b>Hans Management</b> , 911 So Havana, strip center <b>100% LEASED</b> Detail Shop, phone store and an adult daycare center, salon, tire shop) <a href="https://www.hoffleigh.com/listings/911-s-havana-st/">https://www.hoffleigh.com/listings/911-s-havana-st/</a> <a href="https://www.hoffleigh.com/wp-content/uploads/2017/12/Havana-st-S-911.pdf">https://www.hoffleigh.com/wp-content/uploads/2017/12/Havana-st-S-911.pdf</a>	4	0	0.0%	12,240	0	0.0%	100.0%	\$13.75	NNN \$3.85
X	3	<b>Tire Store/Summit Cleaners Center</b> , 555 No Havana, Nylund Properties <b>100% LEASED</b>	2	0	0.0%	9,804	0	0.0%	100.0%		
X	4	<b>Havana Shoppette</b> 3rd & Havana <b>100% LEASED</b>	5	0	0.0%	4,100	0	0.0%	100.0%	\$15.00	
X	5	<b>301 Havana St - MAYAN BAR, GAS STATION &amp; WOODY'S WINGS</b> - demo'ed Aurora, CO 80010 - Retail For Sale --- <b>now under Argenta development</b> as of 8.2019, <b>IN CONSTRUCTION, NOT INCLUDED IN RETAIL REPORT ANYMORE</b>									
X	6	<b>MKM Properties, Massa Auto Pawn Center</b> , 262-282 North Havana <b>100% LEASED as of 10/27/2020</b>	9	0	0.0%	41,464	0	0.0%	100.0%		
X	7	<b>M-Mart/Kwon Center</b> , 2000 S Havana -- Jimmy Kwon <b>100% LEASED</b>	13	0	0.0%	55,918	0	0.0%	100.0%	\$12.00	
X	8	<b>HAVCO strip mall south of Havana Machine</b> (Bottle Shop, Halal Mkt, Injera bakery) -- <b>100% LEASED as of 10.21.2020</b> -- Contact Lori Kropp	3	0	0.0%	27,242	0	0.0%	100.0%		
X	9	<b>Birchtree Center</b> (retail part only), 1910 So Havana (Snowl, K-Town, Angry Chicken, Dae Gee, Lucy's, Katsu Ramen, etc) Jessica Martinez - Property Manager <a href="http://johnproppcommercial.com/category/lease-listings/">http://johnproppcommercial.com/category/lease-listings/</a> <b>100% Leased as of 10.21.2020</b>	12	0	0.0%	21,094	0	0.0%	100.0%		
X	10	<b>Havana Square Shops/ECDSCO</b> , 10-50 S Havana (Retail shops only, not warehouse space) Suite 103: 1,980 SF <b>98% LEASED</b>	188	1	0.00%	122,729	1,980	1.6%	98.4%	\$8.33	
X	11	<b>HUNGRY WOLF BBQ</b> --- AS OF 8/2020 --- RESTAURANT/RETAIL SPACE, former Thai Basil & La Pily in 2019 <b>100% LEASED as of 7/2020</b> 1.14 AC, Built 1979, Zoning B3 Aurora, 35 parking spaces, 183 FT frontage on Havana St, 5818 SF	1	1	100.0%	5,818	0	0.0%	100.0%		

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X	12	<b>Yale Place</b> 2670-90 South Havana Street Aurora, CO 80014, Three buildings; one pad site, Year Built: 1978,1981, Renovated: 2005, Parking: 5.75/1,000 2019: 4600 sf L SHAPE AVAILABLE -- PRESTIGE ADULT DAY CARE OCCUPIED <b>100% LEASED as of 10/2020</b>	7	0	0.0%	36,417	0	0.0%	100.0%	\$10.00	NNN \$5.45
x	13	<b>Havana Exchange/Bicycle Village</b> , 2822 S Havana On 10/10/19 there was 4,372 sf available according to online document 10/2020: Uncle Joe's no longer leasing, 2892-DD AVAILABLE 4,000 sf <b>WEBSITE:</b> <a href="https://www.westerncenters.com/property/havana-exchange-shopping-center/">https://www.westerncenters.com/property/havana-exchange-shopping-center/</a> <b>BROCHURE:</b> <a href="https://www.westerncenters.com/wp-content/uploads/2018/10/WesternCenters_PropertyBrochure_HavanaExchange.pdf">https://www.westerncenters.com/wp-content/uploads/2018/10/WesternCenters_PropertyBrochure_HavanaExchange.pdf</a> <b>96% LEASED as of 10.21.2020</b>	24	1	4.2%	89,170	4,000	4.5%	95.5%	\$18.00	NNN \$18
X	14	<b>Buckingham Village/Weststar:</b> Kevin Hayutin, 1535, 1555 & 1677 S Havana Gibby's: <a href="https://www.loopnet.com/Listing/1555-S-Havana-St-Aurora-CO/18317805/">https://www.loopnet.com/Listing/1555-S-Havana-St-Aurora-CO/18317805/</a> , Built 2003, 75 parking spaces, 19.89 AC, Zoing RB4 <b>WEBSITE:</b> <a href="https://weststarmanagement.com/buckingham-village-1535-1555-1627-south-havana-street/">https://weststarmanagement.com/buckingham-village-1535-1555-1627-south-havana-street/</a> <b>Property PDF 2017:</b> <a href="https://www.weststarmanagement.com/wp-content/uploads/2017/04/BVMay2017.pdf">https://www.weststarmanagement.com/wp-content/uploads/2017/04/BVMay2017.pdf</a> <b>7,748 SF of Retail Space Available in Aurora, CO 1st floor Ste W (former Gibby's)</b> <b>PADS A&amp;B/Buckingham Village, PADS, 1505 South Havana Street:</b> <b>PAD Site A: 42,300 sf</b> <b>PAD Site B: 22,400 sf</b> <b>PAD Site C: Denny's restaurant, 37,330 sf – leased (unavailable)</b> <a href="https://weststarmanagement.com/buckingham-village-pads-1505-south-havana-street/">https://weststarmanagement.com/buckingham-village-pads-1505-south-havana-street/</a> <b>93% LEASED as of 10/2020</b>	30	1	3.3%	110,909	7,748	7.0%	93.0%	\$15.00	

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X	15	<b>Havana Square</b> (Jewell & Havana) NEW ownership IN 2020 <a href="http://johnproppcommercial.com/category/lease-listings/">http://johnproppcommercial.com/category/lease-listings/</a> Christopher K. Kim Asset Manager The MGMT, LTD. 15059 W. Colfax Ave. Golden, CO 80401 havanasquare@themgmtltd.com P: (720) 839-1222 F: (888) 391-3389 Jessica Martinez - Property Manager 6565 S. Dayton Street, Suite 3000   Greenwood Village, CO 80111 303.867.2606 Direct   303.692.1816 main   303.692.1867 Fax jessica@johnproppcommercial.com www.johnproppcommercial.com <b>100% Leased as of 10.21.2020</b>	15	0	0.0%	105,944	0	0.0%	100.0%	\$7/sf	NNN \$3.85
X	16	<b>MARKET SQUARE CENTER: MISSISSIPPI &amp; HAVANA/King Soopers/Amcap</b> , Havana & Mississippi Mkt Sq: <b>WEBSITE:</b> <a href="https://www.amcap.com/properties-post/market-square-center-mississippi-havana/">https://www.amcap.com/properties-post/market-square-center-mississippi-havana/</a> 2019: 5484 sq ft - 2 spaces vacant - Unit 5: 2100 & Unit 47: 584, Unit 27: 2800: martial arts lease closing soon <b>2020:</b> Unit 5: 2100 SF, Unit 27: 2800 SF, Unit43/45: 1664 SF, Unit 47: 584, Unit B2:1377 = 8525 SF <b>BROCHURE PDF:</b> <a href="https://www.amcap.com/wp-content/uploads/2016/08/MH-06-19-Site.pdf">https://www.amcap.com/wp-content/uploads/2016/08/MH-06-19-Site.pdf</a> <b>93% LEASED as of 10/2020</b>	28	5	17.9%	120,498	8,525	7.1%	92.9%	\$12-30	\$6.24
X	17	<b>Gardens On Havana:</b> South Havana Street & E. Mississippi Ave - Aurora, CO ----- AMCAP 2568 parking spaces, TOTAL SF 496,647 2019: PAD 7&8 Available: Pad Restaurant coming in 2020 - near Chick Fil A, 4 leases and 2 pads available: 23649 + 2209 + 3207 + 1776 = 30,841 TOTAL SQ FT, Ross going into half of Toys R US <b>2020:</b> EOH: 23649 SF, LOA 1714 SF, LOB 1300 SF, MOU 3207 SF, TOC 1776 SF = 31,646 SF + Pad 7 & 8 <b>BROCHURE:</b> <a href="https://www.amcap.com/properties-post/the-gardens-on-havana/">https://www.amcap.com/properties-post/the-gardens-on-havana/</a> <b>94% LEASED as of 10/2020</b>	46	5	10.9%	496,647	31,646	6.4%	93.6%	\$30.00	NNN \$6.77

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X	18	<b>Havana Plaza/Muscanto Center/2222 So</b> Now under John Propp Commercial and Jessica Martinez - Property Manager <b>#A-2</b> – 1,900 square feet – \$19.00 NNN, \$2,850.00 + \$821.88 = \$3,426.88 <b>#A-1—End-Cap</b> – 1,563 square feet – \$20.00 NNN, \$2,605.00 + \$999.08 = \$3,849.08 <b>#G</b> – 1,300 square feet – \$18.00 psf NNN, \$1,950.00 + \$683.58 = \$2,633.58 <b>79% LEASED as of 10/2020</b>	15	3	20.0%	22,048	4,736	21.5%	78.5%	\$17-17.75	NNN \$6.50
X	19	<b>Iliff Point Shopping Center</b> , 10200-10400 E Iliff, Built 1976, 276 parking stalls, 7.09 AC, Zoning B1/Denver 10/2020: <b>2 units available</b> : Unit 10041 - 2,651 SF, \$12.00 SF/NNN Unit 10243 - 1,200 SF per unit, \$14.00 SF/NNN Contact: Antonoff & Company Brokerage, Inc. <a href="https://www.loopnet.com/colorado/aurora_retail-space-for-lease/">https://www.loopnet.com/colorado/aurora_retail-space-for-lease/</a> <b>96% LEASED</b>	23	2	8.7%	103,542	3,851	3.7%	96.3%	\$12-14	
X	20	<b>Village on the Park/KIMCO</b> , Havana & Parker <b>2020: 802 parking stalls, added 4 curbside pick up areas, WEBSITE:</b> <a href="https://properties.kimcorealty.com/properties/106820">https://properties.kimcorealty.com/properties/106820</a> <b>AVAILABLE:</b> 5990 SF 1,200 SF, 2353 S Havana St, Ste D-18, Aurora, CO 80014 3,660 SF, 2353 S Havana St, Ste D-16, Aurora, CO 80014 1,130 SF, 2353 S Havana St, Ste D-6, Aurora, CO 80014 <b>83% LEASED as of 10/2020</b>	35	8	22.9%	149,598	25,388	17.0%	83.0%		
X	20	<b>Village on the Park/KIMCO - REDVELOPMENT - IN PROGRESS -</b> TOTAL: 19,398 SF 7,250 SF 2495 S Havana St, Ste F-10, Aurora, CO 80014 5,000 SF 2495 S Havana St, Ste F-11, Aurora, CO 80014 1,515 SF 2495 S Havana St, Ste F-18, Aurora, CO 80014 3,142 SF 2495 S Havana St, Ste F-37, Aurora, CO 80014 2,491 SF 2495 S Havana St, Ste F-31, Aurora, CO 80014 <b>REDEV SPACE AVAILABLE FOR LEASE</b>									

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X	21	<b>PROPERTY FOR SALE/RESTAURANT SPACE AVAILABLE -- Village Inn</b> - closed - 921 S Havana St - Property for Sale Aurora, CO 80012 --- "Village Inn: VI is permanently closed. VI corporate sold out to American Blue-Ribbon Holdings a few years ago. ABRH has decided to close many Village Inns across the country. The property owner, which is a family trust based in Texas, is in the process of finding another tenant. VI had 2 years left on their lease on Havana, but the property owner can lease to another tenant if one is found before that time. The property owner has hired a security company and Alpine Trash to keep the property clean. We visit the site daily as part of our business watch efforts to make sure we don't have any vandalism, illegally parked vehicles or campers."	1	0	0.0%	5,112	5,112	100.0%	0.0%		
X	22	<b>2020 - Agency Vacuum</b> - PROPERTY FOR SALE, 1802 S Havana Street Aurora, CO 80012 \$2,300,000 5,177 Square Feet 0.85 Acres 1973 Year Built Billy Scott, Broker Associate COLDWELL BANKER DEVONSHIRE (303) 472-5719	1	1	100.0%	5,177	0	0.0%	100.0%		
X	23	<b>2020 - Mark Vissering</b> - PROPERTY FOR SALE 1852 S Havana Street Aurora, CO 80012 \$1,235,000 1,840 Square Feet 0.57 Acres 1976 Year Built, Billy Scott, Broker Associate COLDWELL BANKER DEVONSHIRE (303) 472-5719	1	1	100.0%	1,840	0	0.0%	100.0%		
X	24	<b>2020 - KUM &amp; GO</b> - former Summit Steakhouse • Expecting Opening Christmas 2020 - Kum & Go - STORE NO. 2312 at 2700 S Havana St – former Salvage: This 5,600 SF convenience store with an 8-pump fueling station. Construction is in progress.	1	1	100.0%	5,600	0	0.0%	100.0%		
X	25	<b>2020 - Stinker Stores</b> is in progress - 2160 S Havana St – Near Bradly Gas office and Tynan's Used Car lot, located at the corner of S Havana St. & Warren Ave. The C-store is going to be 3598 SF with parking to the east of the building There will be 6 new pump islands replacing the existing old pumps, new landscaping, a sidewalk, and better circulation through the site.	1	1	100.0%	3,598	0	0.0%	100.0%		
<b>2020 RETAIL VACANCY &amp; OCCUPANCY ON HAVANA STREET</b>			<b># of shops</b>	<b># of vacant shops</b>	<b>% vacancy by shop</b>	<b>Total SF</b>	<b>SF Vacant</b>	<b>% SF Vacant</b>	<b>% Occupied</b>		
			<b>469</b>	<b>29</b>	<b>6.2%</b>	<b>1,549,571</b>	<b>92,986</b>	<b>6.0%</b>	<b>94.0%</b>		
<b>VIEW AVAILABLE PROPERTIES LISTING:</b> <a href="https://onhavanastreet.com/aurora-colorado-available-properties/">https://onhavanastreet.com/aurora-colorado-available-properties/</a>											

**2020 Office Space Tracking for Annual Report Sharing**

2020 Office Space Tracking for Annual Report Sharing									
Not included in the RETAIL report (Office Space)									
2020 OFFICE VACANCY & OCCUPANCY ON HAVANA STREET FOR LEASE PROMOTION AND WEBSITE UPDATES ONLY									
		# of shops	# of vacant shop	% vacancy by shop	Total SF	SF Vacant	% SF Vacant	% Occupied	RATES/SF
X	<p><b>US BANK Office:</b> 941 S Havana St Aurora CO 80012  <a href="https://www.loopnet.com/Listing/941-S-Havana-St-Aurora-CO/4087497/">https://www.loopnet.com/Listing/941-S-Havana-St-Aurora-CO/4087497/</a>                      US Bank Corporate Real Estate                      2nd floor in the U.S. Bank Building 2 leases available: 526 SF, 768 SF, 4 units (4,310 SF), 2 of which are occupied. US Bank occupies the balance, Total SF of the building? 10,560 GLA                      Class C building  <b>Office Space for lease – call for details</b>  <b>leah.maurer@usbank.com</b>  <b>Zachary T. Williams, Director, Direct: +1 303 813 6474</b>  <b>Mobile: +1 303 594 0089, Fax: +1 303 813 6499</b>  <b>zach.williams@cushwake.com</b>                      J. Tyler Root, Vice President   Senior Facilities Manager                      p. 303.305.5857   c. 801.419.3741                      john.root@usbank.com                      U.S. Bank                      Englewood Service Center Building                      7459 South Lima St, Englewood, CO 80112   DN-CO-LRPS                        www.usbank.com  <b>88% LEASED</b></p>	5	2	40.0%	10,560	1,294	12.3%	87.7%	\$17.50
X	<p><b>Havana Tower - 2020: FOR SALE</b>, 3.2 acres, 1450 S. Havana Street                      Aurora, CO 80012  <b>83% LEASED</b>                      14 vacant, but 5 available for lease  <a href="https://www.ventanacap.com/properties/havana-tower/">https://www.ventanacap.com/properties/havana-tower/</a></p> <p>Current suites available for lease:</p> <p>Suite 238, 280 sqft, \$330.00 per month, Executive suite with shared waiting area</p> <p>Suite 304, 274 sqft, \$310.00 per month, Executive suite with shared waiting area &amp; conference room</p> <p>Suite 308, 1,109 sqft, \$1,225.00 per month, 4 Office's with waiting area, new carpet, new paint</p> <p>Suite 610, 1,059 sqft, \$1,190.00 per month, 3 Office's plus large waiting area (available around Nov 1st)</p> <p>Suite 504, 707 sqft, \$870.00 per month, 2 Office's with private bathroom, waiting area (under renovation, available TBD)</p>	93	14	15.1%	68,849	11,750	17.1%	82.9%	

TOTALS FROM PREVIOUS YEARS						% SF Vacant	% Occupied
2008						8.6%	91.4%
2009						8.0%	92.0%
2010						8.4%	91.6%
2011						8.6%	91.4%
2012						8.9%	91.1%
2013						2.8%	97.2%
2014						2.3%	97.7%
2015						4.2%	95.8%
2016						4.7%	95.3%
2017						2.5%	97.5%
2018						1.8%	98.2%
2019						3.4%	96.6%
2020						6.0%	94.0%