

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|-----------|
| 2021 EST. POPULATION | 24,051 | 202,537 | 461,080 |
| 2026 PROJECTED POPULATION | 24,119 | 209,606 | 480,991 |
| 2021 EST. DAYTIME POPULATION | 10,040 | 109,988 | 335,546 |
| 2021 EST. AVG HH INCOME | \$73,261 | \$89,998 | \$101,634 |
| 2021 EST. HOUSEHOLDS | 9,173 | 81,960 | 197,547 |
| 2021 EST. BUSINESSES | 533 | 6,848 | 23,657 |

TRAFFIC

HAVANA STREET
41,000 VEHICLES PER DAY

ALAMEDA AVENUE
35,000 VEHICLES PER DAY



ARGENTA LAND

333 Havana Street // Aurora, CO 80010

RETAIL FOR LEASE



HIGHLIGHTS

NEW CONSTRUCTION RETAIL AND RESTAURANT SPACE AVAILABLE FOR LEASE.

UP TO 1,000 - 16,495 SF AVAILABLE.

FANTASTIC VISIBILITY TO HAVANA ST. (34,000 VPD).

ARGENTA RESIDENTIAL CONSTRUCTION IS UNDERWAY WITH 86 TOWNHOMES AND 200 APARTMENTS. CONDO UNITS ARE SCHEDULED FOR COMPLETION IN 2022.

DELIVERY Q4 2022.

ASKING RENT: \$28.00 - \$30.00 / SF

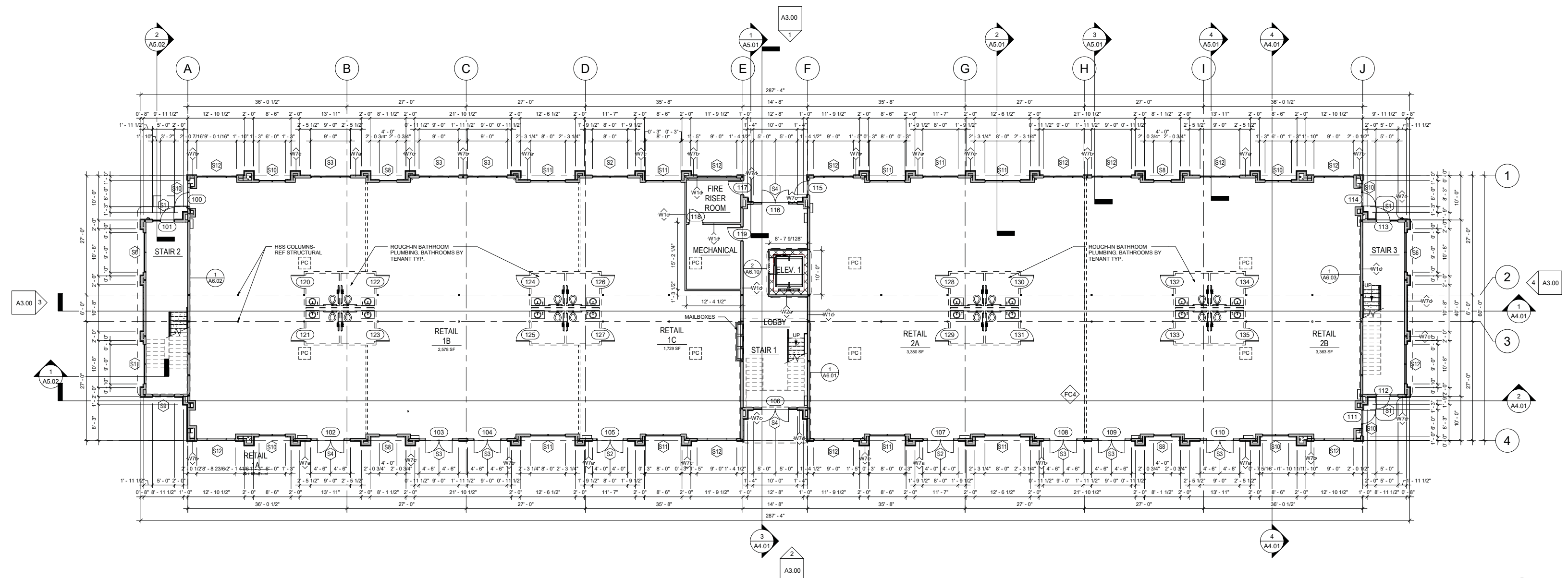
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1 FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

