

2930-2950 S. Havana Street

Havana Motor Mile Automotive Campus

Aurora, CO 80014



FOR LEASE 25,408± SF TOTAL · 3.18 ACRES · TWO COMBINED PARCELS (2950 CAN BE LEASED SEPARATELY)

**Shames
Makovsky**

Levi Noe

(303) 565 3038

lnoe@shamesmakovsky.com

Joey Gargotto

(720) 881 7540

jgargotto@shamesmakovsky.com

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THE OPPORTUNITY

A rare chance to lease a purpose-built automotive campus in the heart of Colorado's most active auto dealership corridor. Located on the Havana Motor Mile directly adjacent to INFINITI of Denver — with LHM Chrysler/Jep/ Dodge/Ram, Mile High Acura, and Mile High Honda across the street — this two-parcel property delivers the infrastructure, lot capacity, and dealer adjacency that serious automotive operators demand.

The campus has a proven track record: Lyft Inc. operated a rideshare fleet hub here, and Caliber Fleet Solutions ran fleet collision and maintenance operations. The next inherits validated automotive infrastructure and an irreplaceable location.

[VIEW PHOTOS](#)



2930

CANNOT BE LEASED SEPARATELY



2950

CAN BE LEASED SEPARATELY



VIEW PHOTOS



2950
S. Havana St.

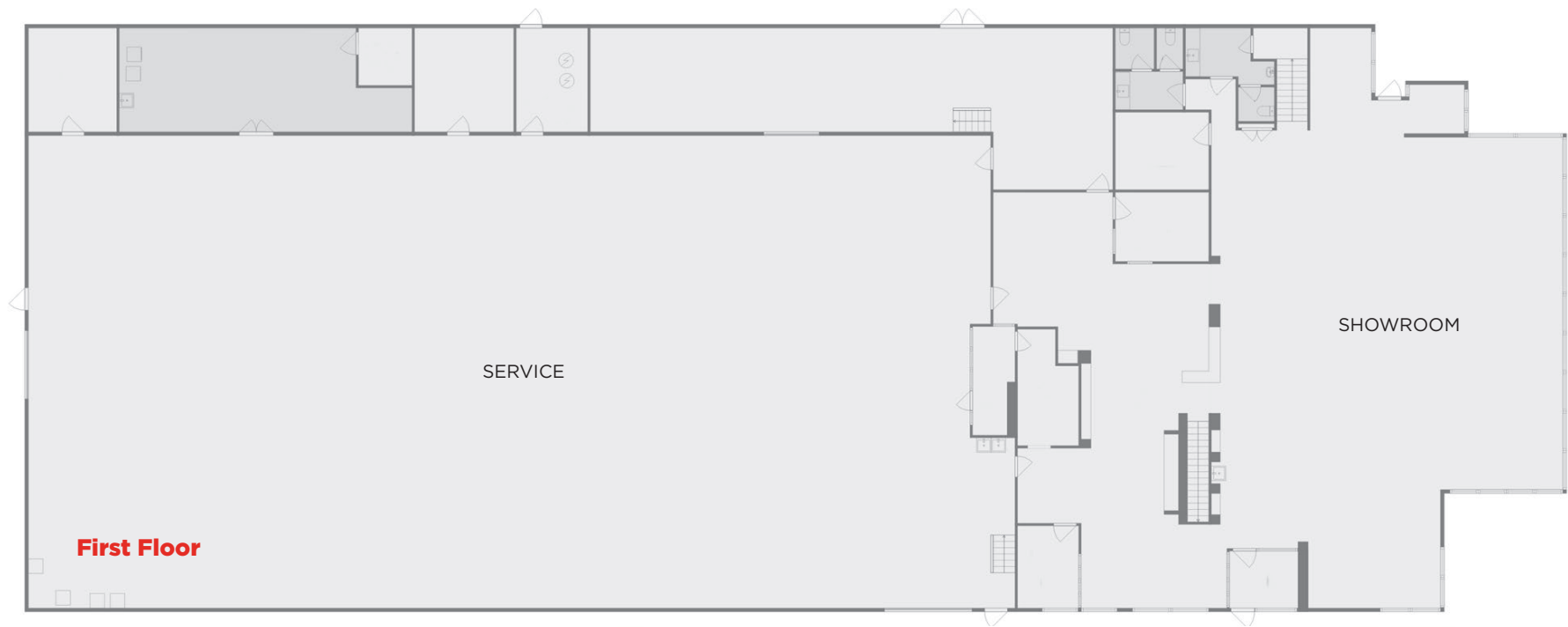
CAN BE LEASED SEPARATELY

2950 S. HAVANA STREET

Highlights

Lease Rate	\$19.00/SF NNN
Building Size	22,208 SF GLA
Lot Size	1.89 AC
Parking	87+ Spaces
Service Bays	12-15
Configuration	Full service bay infrastructure, Fleet-capable, Large lot
Uses Prohibited	Collision and body repair
Roof	Well-maintained
Power	3-Phase, 120/280V with two 400A panels
Doors	North door: 11'8" x 11'11" East door: same





2950

SHOWROOM



2950

SERVICE

[VIEW PHOTOS](#)



[VIEW PHOTOS](#)



2930

S. Havana St.

MUST BE LEASED IN CONJUNCTION WITH 2950

A photograph of a single-story commercial building with a light gray facade and a large glass front. A white metal awning with a red trim runs across the front. Above the entrance, a sign reads "SHORTLINE AUTOMOTIVE INC." in blue and red. The address "2930" is visible above the glass doors. The building is set against a blue sky with wispy clouds, and a paved parking lot is in the foreground.

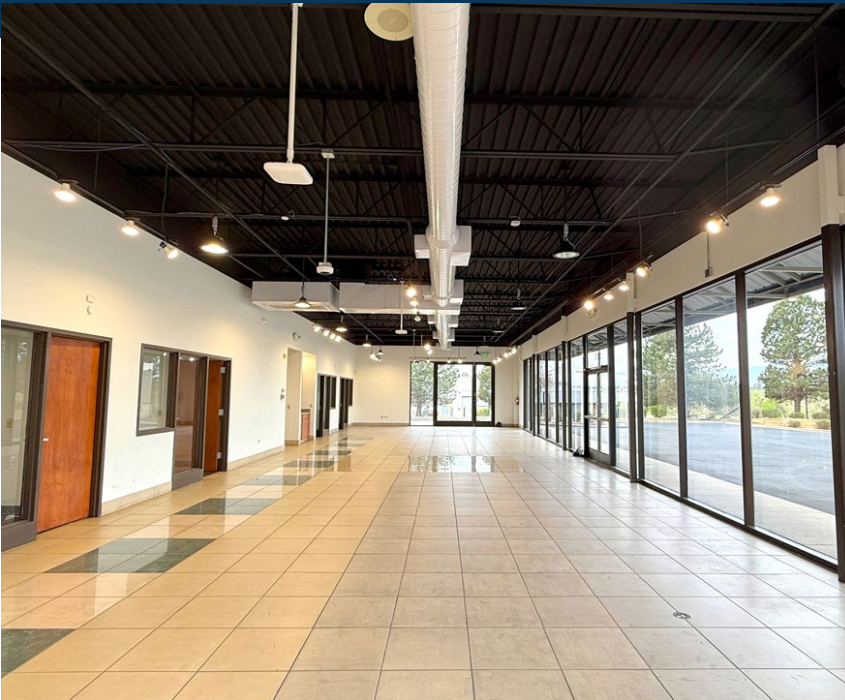
SHORTLINE
AUTOMOTIVE INC.

2930

2930 S. HAVANA STREET

Highlights

Lease Rate	\$19.00/SF NNN
Building Size	3,260 SF GLA
Lot Size	1.31 AC
Parking	94+ Spaces
Configuration	Sales floor, Customer lobby, Large paved lot
Power	3-Phase, 120/280V with two 400A panels
Doors	9'8.5" H x 8'8" W



2930



2930



INVESTMENT HIGHLIGHTS

Property & Location Overview

Positioned along the highly trafficked South Havana Street corridor in Southeast Aurora, 2930-2950 S Havana offers a rare opportunity to establish a presence in one of the metro's most active retail and service-oriented submarkets. The property itself has historically functioned as an auto-oriented retail site, featuring approximately 3,200 SF on ±1.3 acres, well-suited for dealership, service, or automotive-related uses.

The site benefits from strong visibility and direct frontage along Havana Street, a major north-south arterial connecting dense residential neighborhoods to key employment hubs including the Denver Tech Center and I-225 corridor.

Area Highlights & Business Appeal

Located in the established Dam West / Southeast Aurora trade area, the corridor is characterized by a high concentration of daily-needs retail, automotive users, and regional shopping destinations. Just minutes north, The Gardens on Havana serves as a major retail anchor with national tenants like Target, Kohl's, and Dick's Sporting Goods, driving consistent consumer traffic to the corridor.

- **High Traffic Corridor:** Havana Street is a primary commuter route linking Aurora, Denver, and Centennial, providing strong daily vehicle counts and visibility
- **Dense & Established Demographics:** Surrounding neighborhoods offer a stable, middle-income residential base with strong daytime population from nearby offices and service uses
- **Proximity to Employment Hubs:** Quick access to the Denver Tech Center, I-225, and Parker Road corridors supports a steady flow of commuters and business traffic
- **Retail & Service Synergy:** The corridor features a mix of national retailers, restaurants, and service providers that generate repeat visits and cross-shopping
- **Accessibility:** Convenient regional connectivity with proximity to major arterials and a short drive to Denver International Airport (~30 minutes)



The **Havana Motor Mile** is one of the largest and most established automotive corridors in the Denver metro area, stretching along South Havana Street through Aurora. For more than 50 years, the corridor has served as a premier destination for auto sales and service, evolving into a dense concentration of dealerships, repair shops, and automotive-related businesses.

Today, the Motor Mile features **20+ dealerships** and over **100 auto service-related businesses** all within a single, highly visible corridor, offering one of the largest selections of vehicles and automotive services in the region.

LOCATION

Traffic

45,034 VPD at S. Havana & E. Cornell Ave.

Population

17,840 (1 mi) · 156,290 (3 mi) · 406,995 (5 mi)

Households

8,416 (1 mi) · 73,539 (3 mi) · 178,034 (5 mi)

Access

Near I-225 · 10 min to DTC · 20 min to Downtown Denver

Neighbors

INFINITI of Denver (adjacent) · LHM Jeep · Mile High Acura · Mile High Honda · 20+ Motor Mile dealerships





CELEBRATION
CHEVROLET

MURPHY
USA

STINKER

Olive
Garden

E. ILIFF AVE.

Stampede

WELLS
FARGO

HOOTERS

Advance/
Auto Parts

2930

BABI YAR PARK
BIKING/WALKING

Larry H. Miller
Chrysler Jeep Dodge Ram

E. YALE AVE.

MAVERIK

20+
RETAIL/RESTAURANTS

S. PARKER RD.

Mile High Honda

Mile High Acura

Majestic Painting

2930

2950

HAVANA ST.

INFINITI.
INFINITI OF DENVER
ON HAVANA

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