

AVAILABLE SPACE for LEASE at Birchtree Center

1910 & 1930 South Havana Street, Aurora, Colorado 80014



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Office & Retail Space Available

< from 126 sf thru 1,080 sf >

RETAIL RENTAL RATE \$10.00 psf
NNN EXPENSES \$ 4.53 psf

*see other side for details –
for further information about office rates,
or any other questions, please give us a call*

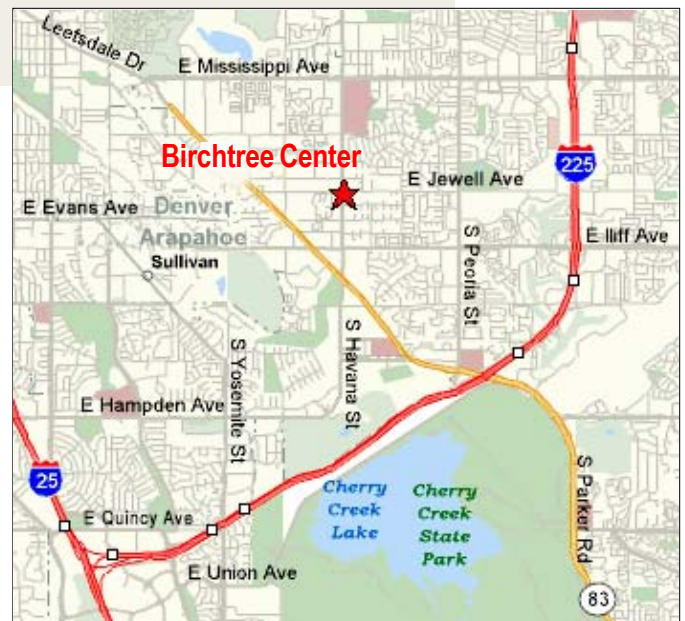
Birchtree Center is conveniently located on the SEC of South Havana Street at East Jewell Avenue. With easy access, and high visibility from South Havana, this popular well-established neighborhood center is an ideal location for customers familiar with the area.

Estimated Average Daily Traffic Count

On S Havana St at E Jewell Ave (2005) **56,000 VPD**

Area Demographics (2005)	1-Mile	3-Miles	5-Miles
Population	18,791	152,162	403,473
Average HH Income	\$67,148	\$61,924	\$67,593

Source: Demographics & Traffic Counts, City of Aurora, 2005



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weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 P 720-941-9202 F

Tim Hakes 720-880-2923

Stephanie Keyes 720-880-2924

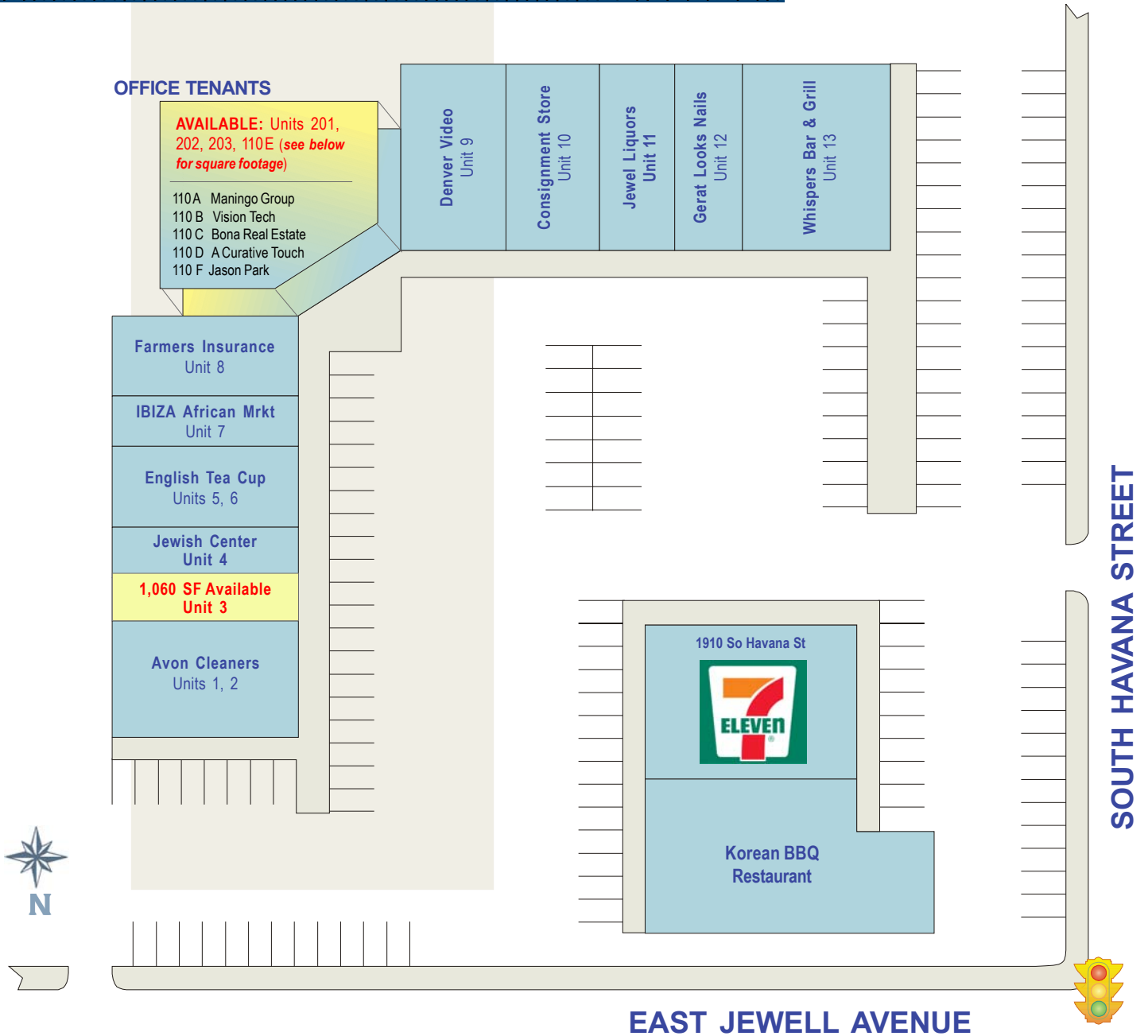
www.weststarcommercial.com

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For further information, please call:

Stephanie Keyes 720-880-2924
 Tim Hakes 720-880-2923



RETAIL TENANTS

Unit #

Avon Cleaners	1, 2
AVAILABLE 1,060 sf	3
Jewish Center	4
The English Teacup	5, 6
Ibiza African Market	7
Farmers Insurance	8
Light Com--Denver Video	9
Consignment Store	10
Jewel Liquors	11
Great Looks	12
Whispers	13

Unit # OFFICE TENANTS

201 AVAILABLE 1,080 sf
202 AVAILABLE 1,080 sf
203 AVAILABLE 341 sf
110 Maningo Group
110 Vision Tech
110 Bona Real Estate
110 A Curative Touch
110E AVAILABLE 126 sf
110 Jason Park

