

S. Havana Street Investment Sale

2930-2950 S. Havana St., Aurora, CO 80014



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2930 S. Havana St.



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Building:	3,200± SF
Land Size:	56,306± SF
Parcel #:	1973-35-2-43-002
Zoning:	MU-C

2950 S. Havana St.

Buildings:	8,762±, 1,879±, 3,423± and 8,144± SF
Land Size:	82,459± SF
Parcel #:	1973-35-2-04-035
Zoning:	MU-C

This complex was built as an auto dealership and currently is home to Lyft, Inc. in Colorado through a sub-lease. The lease has options through 6/30/2055 and the sub-lease has options through 6/15/2055. Both options are exercisable every five years, most recently in June of 2020. Base rent to landlord is currently \$25,300/month. This is a NNN lease and the tenant has a one-time right of first refusal, details of which will be disclosed to any potential buyer through a confidentiality agreement. This property is next to Infiniti of Denver, with Mile High Acura, Mile High Honda and Larry H. Miller Chrysler/Dodge located across the street next to the Kennedy Golf Course. The area has several nearby office parks, several apartment complexes, and numerous retail and restaurant amenities.

FOR SALE: \$6,000,000 -- Cap Rate: 5.1%

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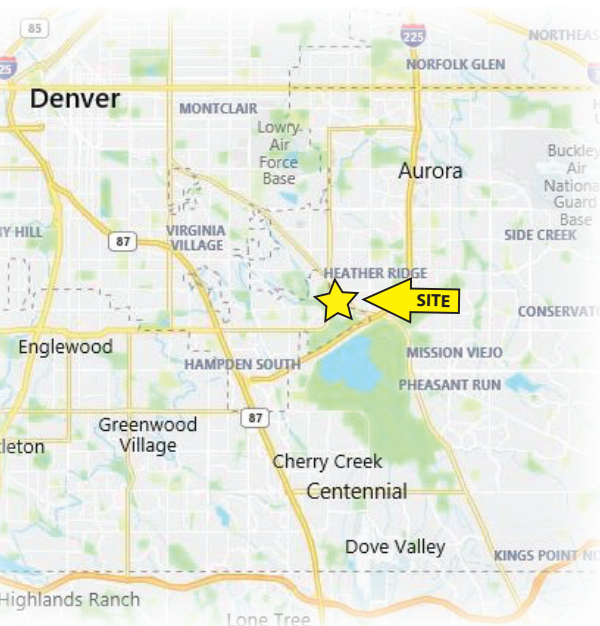
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Tenant Overview:



Lyft, Inc. operates a peer-to-peer marketplace for on-demand ridesharing in the United States and Canada. The company offers riders, personalized and on-demand access to various transportation options. It provides Ridesharing Marketplace, which enable drives to provide their transportation services to riders. The company also offers a network of shared bikes and scooters in various cities to address the needs of riders for shorter routes; Express Drive program, a flexible car rentals program that connects drivers who need access to a car with third-party rental car companies; and concierge for organizations to manage the transportation options; offers various enterprise programs, including monthly ride credits for daily commutes, supplementing public transit by providing rides for the first and last leg of commute trips, late-night rides home, and shuttle replacement rides; and provides transportation solutions that can be customized for events, such as recruiting events, conferences, celebrations, meeting, and company retreats. The company was formerly known as Zimride, Inc. and changed its name to Lyft, Inc. in April 2013. Lyft, Inc. was incorporated in 2007 and is headquartered in San Francisco, California. (Source: Yahoo Finance)



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,804	161,203	418,717
Households	8,805	75,371	182,214
Med. HH Income	\$53,172	\$59,491	\$64,724
Median Age	34.90	37.30	36.50
Traffic	44,289 vpd at S. Havana St. at E. Dartmouth Ave.		

Source: CoStar 2020