

Arapahoe Crossings

Denver-Aurora-Lakewood, CO

39.6006, -104.805

6400-6700 South Parker Road | Aurora, CO 80016



Center Size: 477,488 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|-----------|-----------|-----------|
| | 7,779 | 85,786 | 254,545 |
| | 2,795 | 30,605 | 97,115 |
| | \$134,573 | \$116,354 | \$107,684 |

Market-dominant power center anchored by King Soopers, Kohl's, AMC Theatres & Stein Mart

Strategically located at one of the busiest intersections in Colorado with 60,000+ vehicles daily on S Parker Rd and 41,000+ on Arapahoe Rd

Surrounded by an affluent population of 85,000+ with an average household income of \$116,000+ within 3 miles

Highly trafficked center with King Soopers drawing an average of 27,000+ customers/week

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Available Space

| | |
|----|-----------|
| 04 | 10,055 SF |
| 25 | 2,048 SF |
| 27 | 1,300 SF |
| 28 | 1,202 SF |

Pad Opportunities

| | |
|-------|--------------|
| PAD B | 6,000 SF/0.2 |
|-------|--------------|

Current Retailers

| | | | | | |
|-----------|--------------------------------|-----------|-------|-----------------------------------|-----------|
| N.A.P. | Conoco | 0 SF | 08-1 | Burlington Stores | 40,000 SF |
| N.A.P. 01 | Wells Fargo | 0 SF | 08-1A | Planet Fitness | 15,332 SF |
| N.A.P. 03 | Taco Bell | 0 SF | 10 | BuybuyBABY | 23,522 SF |
| N.A.P. 04 | Village Inn | 0 SF | 11 | Stein Mart | 30,824 SF |
| N.A.P. 05 | McDonald's | 0 SF | 12 | Kohl's | 86,841 SF |
| N.A.P. 06 | Brewery Bar IV | 0 SF | 13 | 2nd & Charles | 28,000 SF |
| N.A.P.02 | Schlotzsky's Deli | 0 SF | 14 | Christopher & Banks | 4,133 SF |
| N.A.P.07 | Chili's Grill & Bar | 0 SF | 15 | The Fresh Flower Market | 2,695 SF |
| N.A.P.08 | Old Chicago | 0 SF | 16 | Fantastic Sams | 1,152 SF |
| N.A.P.09 | N.A.P. | 0 SF | 17 | Luxe Nails Bar And Lounge | 2,800 SF |
| N.A.P.10 | Conoco | 0 SF | 19 | H&R Block | 1,400 SF |
| OP1 | Dunkin' Donuts | 2,200 SF | 20 | Big Lots | 30,000 SF |
| OP2 | Fuzzy's Taco Shop | 3,817 SF | 21 | AMC Theatres | 75,200 SF |
| 01 | Sky Dry Cleaners & Alterations | 1,200 SF | 22 | Orangetheory Fitness | 2,800 SF |
| 02 | State Beauty Supply | 2,782 SF | 23 | T-Mobile | 2,025 SF |
| 03 | Hallmark | 5,072 SF | 24 | Hand & Stone Massage & Facial Spa | 4,200 SF |
| 05 | Boot Barn | 10,800 SF | 26 | Cricket | 1,300 SF |
| 06 | Chuck & Don's Pet Food Outlet | 7,000 SF | | | |
| 07 | King Soopers | 69,913 SF | | | |
| 7A | Bath & Body Works | 2,912 SF | | | |

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