

Arapahoe Crossings

Denver-Aurora-Centennial, CO

39.6006, -104.805
6400-6700 South Parker Road | Aurora, CO 80016



Center Size: 476,299 SF



Demographics	1 Mile	3 Mile	5 Mile
	7,401	83,094	252,915
	2,665	29,707	94,405
	\$141,897	\$129,138	\$120,114

Market-dominant power center anchored by King Soopers

Strategically located at one of the busiest intersections in Colorado with 66,000+ vehicles daily on S Parker Rd and 48,000+ on Arapahoe Rd

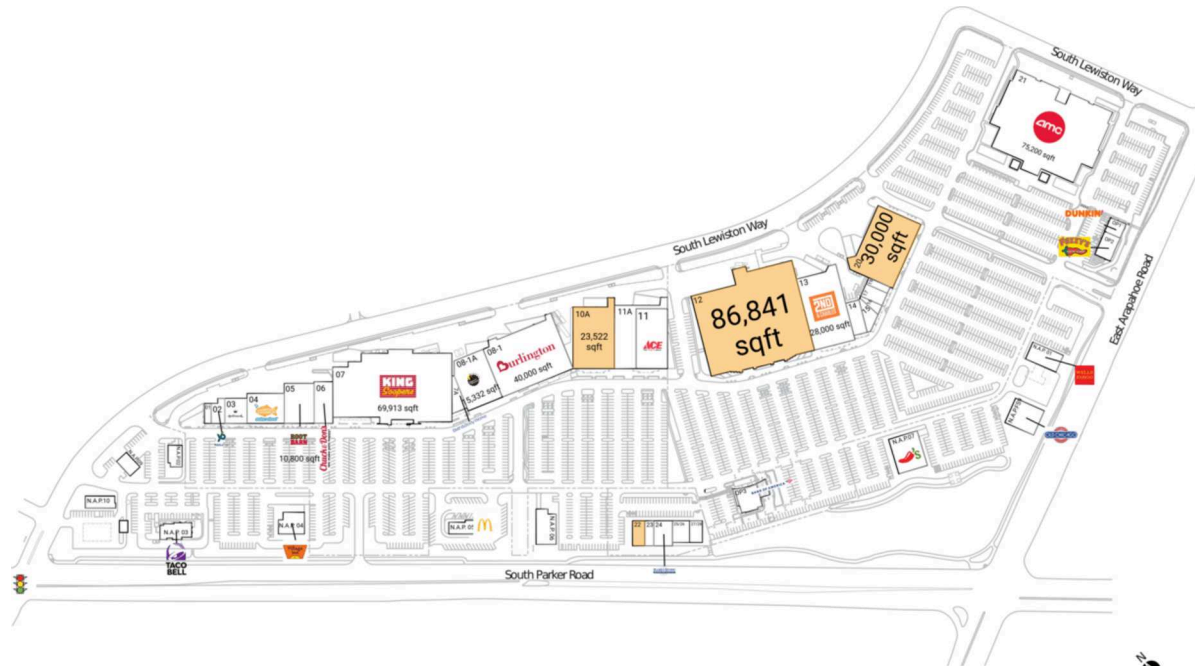
Surrounded by an affluent population of 83,000+ with an average household income of \$129,000+ within 3 miles

Highly trafficked center with King Soopers drawing an estimated 13,800 visits/day and 5.0M annual visits (based on Creditnell)

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1660

Available Space

10A	23,522 SF
12	86,841 SF
20	30,000 SF
22	2,800 SF

Current Retailers

N.A.P.	Conoco	0 SF
N.A.P. 01	Wells Fargo	0 SF
N.A.P. 03	Taco Bell	0 SF
N.A.P. 04	Village Inn	0 SF
N.A.P. 05	McDonald's	0 SF
N.A.P. 06	N.A.P.	0 SF
N.A.P.02	Tasty Pot	0 SF
N.A.P.07	Chili's Grill & Bar	0 SF
N.A.P.09	N.A.P.	0 SF
N.A.P.10	Conoco	0 SF
N.A.P.FS9	Old Chicago	0 SF
OP1	Dunkin'	2,200 SF
OP2	Fuzzy's Taco Shop	3,817 SF
OP3	Bank of America	6,000 SF
01	Howdy Homemade Ice Cream	1,200 SF
02	YogaSix	2,782 SF
03	Hallmark	5,072 SF
04	Goldfish Swim School	10,055 SF
05	Boot Barn	10,800 SF
06	Chuck & Don's Pet Food Outlet	7,000 SF
07	King Soopers	69,913 SF
7A	Bath & Body Works	2,912 SF
08-1	Burlington	40,000 SF
08-1A	Planet Fitness	15,332 SF
11	Ace Hardware	17,160 SF
11A	Activate Gaming	12,985 SF
13	2nd & Charles	28,000 SF
14	Image Studios	4,133 SF
15	The Fresh Flower Market	2,695 SF
16	Fantastic Sams	1,152 SF
17	Luxe Nails Bar and Lounge	2,800 SF
19	H&R Block	1,400 SF
21	AMC Theatres	75,200 SF
23	Love Hair Color and Design	2,025 SF
24	Hand & Stone Massage & Facial Spa	4,200 SF
25/26	VCA Animal Hospitals	3,348 SF
27/28	Carbon Health	2,502 SF