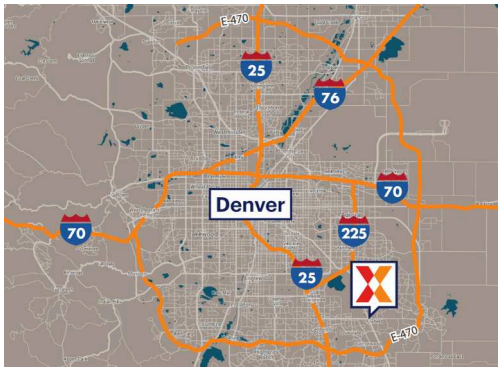
Arapahoe Crossings

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
	7,525	83,540	254,771
	2,713	29,852	95,130
	$163,332	$146,748	$138,218

Highly trafficked power center anchored by King Soopers, AMC, Burlington, Ace Hardware, and Planet Fitness with a strong national tenant lineup including Goldfish Swim School, Ace Pickleball Club, 2nd and Charles, and Fuzzy's Taco Shop drawing an estimated 4.4M+ annual visits (Placer.ai 2024)

Surrounded by an affluent and well-educated population with an average household income of $146K+ and 51% college educated within a 3-mile radius

High visibility from 61K+ VPD on East Arapahoe Rd and 66k+ VPD on South Parker Rd (Kalibrate, 2021)

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Available Space

OPO 1	0 SF
OPO 2	0 SF
10A	23,522 SF
12	86,841 SF
22	2,800 SF
25/26	3,348 SF

Current Retailers

N.A.P.	Conoco	0 SF	07	King Soopers	69,913 SF
N.A.P. 01	Wells Fargo	0 SF	7A	Bath & Body Works	2,912 SF
N.A.P. 02	Tasty Pot	0 SF			
N.A.P. 03	Taco Bell	0 SF	08-1	Burlington	40,000 SF
N.A.P. 04	Village Inn	0 SF	08-1A	Planet Fitness	15,332 SF
N.A.P. 05	McDonald's	0 SF	11	Ace Hardware	17,160 SF
N.A.P. 06	N.A.P.	0 SF	11A	Activate Gaming	12,985 SF
N.A.P.07	Chili's Grill & Bar	0 SF	13	2nd & Charles	28,000 SF
N.A.P.09	N.A.P.	0 SF	14	Image Studios	4,133 SF
N.A.P.10	Conoco	0 SF	15	The Fresh Flower Market	2,695 SF
N.A.P.FS9	Occupied	0 SF			
OP1	Dunkin'	2,200 SF	16	Fantastic Sams	1,152 SF
OP2	Fuzzy's Taco Shop	3,817 SF	17	Luxx Nails Bar and Lounge	2,800 SF
OP3	Bank of America	6,000 SF			
01	Howdy Homemade Ice Cream	1,200 SF	19	H&R Block	1,400 SF
			20	Ace Pickleball Club	30,000 SF
02	YogaSix	2,782 SF	21	AMC Theatres	75,200 SF
03	Hallmark	5,072 SF	23	Love Hair Color and Design	2,025 SF
04	Goldfish Swim School	10,055 SF			
			24	Hand & Stone Massage & Facial Spa	4,200 SF
05	Boot Barn	10,800 SF			
06	Chuck & Don's Pet Food Outlet	7,000 SF			
			27/28	Carbon Health	2,502 SF

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