

# 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
	7,222	83,220	247,202
	2,558	29,589	94,131
	\$126,133	\$109,649	\$102,034

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 83,000+ with an average household income of \$110,000+ 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
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## 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	2,695 SF
N.A.P.08	Old Chicago	0 SF		Market	
N.A.P.09	N.A.P.	0 SF	16	Fantastic Sams	1,152 SF
N.A.P.10	Conoco	0 SF	17	Luxx Nails Bar And	2,800 SF
OP1	Dunkin' Donuts	2,200 SF		Lounge	
OP2	Fuzzy's Taco Shop	3,817 SF	19	H&R Block	1,400 SF
01	Sky Dry Cleaners & Alterations	1,200 SF	20	Big Lots	30,000 SF
02	State Beauty Supply	2,782 SF	21	AMC Theatres	75,200 SF
03	Hallmark	5,072 SF	22	Orangetheory Fitness	2,800 SF
05	Boot Barn	10,800 SF	23	T-Mobile	2,025 SF
06	Chuck & Don's Pet Food Outlet	7,000 SF	24	Hand & Stone Massage & Facial Spa	4,200 SF
07	King Soopers	69,913 SF			
7A	Bath & Body Works	2,912 SF	26	Cricket	1,300 SF

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