



Denver-Aurora-Lakewood, CO

ARAPAHOE CROSSINGS

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 48,000+ 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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1660 - 09.18.24

AVAILABLE SPACE

N.A.P. 06	
23	2,025 SF
25	2,048 SF
27	1,300 SF
28	1,202 SF

CURRENT RETAILERS

N.A.P.	Conoco	
N.A.P. 01	Wells Fargo	
N.A.P. 03	Taco Bell	
N.A.P. 04	Village Inn	
N.A.P. 05	McDonald's	
N.A.P.02	Schlotzsky's Deli	
N.A.P.07	Chili's Grill & Bar	
N.A.P.09	N.A.P.	
N.A.P.10	Conoco	
N.A.P.FS9	Old Chicago	
OP1	Dunkin' Donuts	2,200 SF
OP2	Fuzzy's Taco Shop	3,817 SF
OP3	Bank of America	6,000 SF
01	Sky Dry Cleaners & Alterations	1,200 SF
02	State Beauty Supply	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 Stores	40,000 SF
08-1A	Planet Fitness	15,332 SF
10	buybuyBABY	23,522 SF
11	Stein Mart	30,824 SF
12	Kohl's	86,841 SF
13	2nd & Charles	28,000 SF
14	Christopher & Banks	4,133 SF
15	The Fresh Flower Market	2,695 SF
16	Fantastic Sams	1,152 SF
17	Luxx Nails Bar and Lounge	2,800 SF
19	H&R Block	1,400 SF
20	Big Lots	30,000 SF
21	AMC Theatres	75,200 SF