Arapahoe Crossings

📍 Arapahoe County   📍 Denver-Aurora-Centennial, CO   📐 476,299 Sq Ft

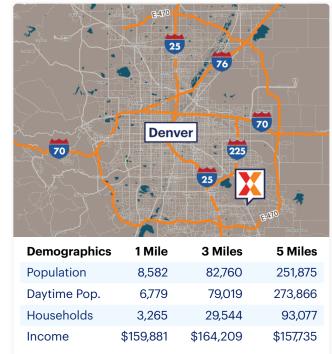| Demographics	1 Mile	3 Miles	5 Miles
Population	8,582	82,760	251,875
Daytime Pop.	6,779	79,019	273,866
Households	3,265	29,544	93,077
Income	$159,881	$164,209	$157,735

Source: Synergos Technologies, Inc. 2024

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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[Go to Center Page]

Arapahoe Crossings

6400-6700 South Parker Road | Aurora, CO 80016

39.5975, -104.8014

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Available Spaces

10A	23,505 Sq Ft 360°		25	3,348 Sq Ft 360°
12	86,841 Sq Ft		OPO 1	0 Sq Ft
22	2,800 Sq Ft		OPO 2	0 Sq Ft

Current Tenants *Space size listed in square feet*

01	Howdy Homemade Ice Cream	1,200	20	Ace Pickleball Club	30,000
02	YogaSix	2,782	21	AMC Theatres	75,200
03	Hallmark Cards	5,072	23	Love Hair Color and Design	2,025
04	Goldfish Swim School	10,055	24	Hand & Stone Massage and Facial Spa	4,200
05	Boot Barn	10,800			
06	Chuck & Don's Pet Food Outlet	7,000	27	Carbon Health	2,502
07	King Soopers	69,913	OP1	Dunkin'	2,200
7A	Bath & Body Works	2,912	OP2	Fuzzy's Taco	3,817
08-1	Burlington	40,000	OP3	Bank of America	4,470
08-1A	Planet Fitness	15,332	NAP01	Wells Fargo	0
11	Ace Hardware	17,160	NAP02	Tasty Pot	0
11A	Activate Games	12,985	NAP03	Taco Bell	0
13	2nd & Charles	28,000	NAP04	Village Inn	0
14	Image Studios 360	4,133	NAP05	McDonald's	0
15	The Fresh Flower Market	2,695	NAP06	NAP	0
16	Fantastic Sams	1,152	NAP07	Chili's Grill & Bar	0
17	Blush Nails Bar	2,800	NAP08	NAP	0
19	H&R Block	1,400	NAP09	Conoco	0