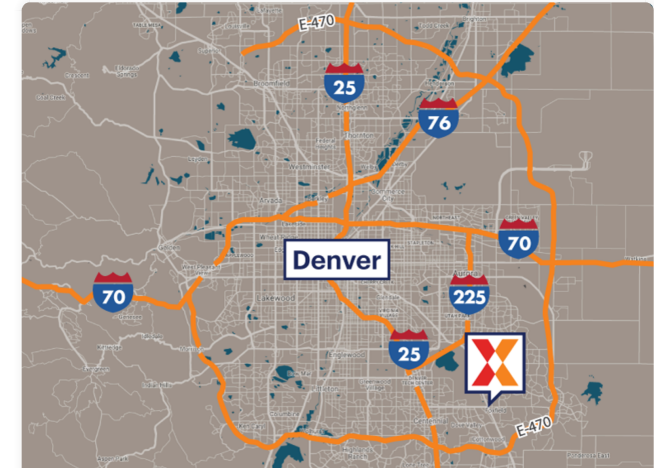


Arapahoe Crossings

6400-6700 South Parker Road | Aurora, CO 80016

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

39.5975, -104.8014



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 4.8M+ annual visits (Placer.ai 2025)

Surrounded by an affluent and well-educated population with an average household income of \$164K+ and 52% 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 Spaces

10A	11,821 Sq Ft	360°	22	2,800 Sq Ft
10B	11,684 Sq Ft		25	3,348 Sq Ft 360°
12A	32,391 Sq Ft		OPO 1	0 Sq Ft
16	1,152 Sq Ft		OPO 2	0 Sq Ft

Current Tenants

Space size listed in square feet

01	Howdy Homemade Ice Cream	1,200	21	AMC Theatres	75,200
02	YogaSix	2,782	23	Love Hair Color and Design	2,025
03	Hallmark Cards	5,072	24	Hand & Stone Massage and Facial Spa	4,200
04	Goldfish Swim School	10,055	27	Carbon Health	2,502
05	Boot Barn	10,800	OP1	Dunkin'	2,200
06	Chuck & Don's Pet Food Outlet	7,000	OP2	Fuzzy's Taco	3,817
07	King Soopers	69,913	OP3	Bank of America	4,470
7A	Bath & Body Works	2,912	NAP01	Wells Fargo	0
08-1	Burlington	40,000	NAP02	Tasty Pot	0
08-1A	Planet Fitness	15,332	NAP03	Taco Bell	0
11	Ace Hardware	17,160	NAP04	Village Inn	0
11A	Activate Games	12,985	NAP05	McDonald's	0
12	Hobby Lobby	54,450	NAP06	NAP	0
13	2nd & Charles	28,000	NAP07	Chili's Grill & Bar	0
14	Image Studios 360	4,133	NAP08	NAP	0
15	The Fresh Flower Market	2,695	NAP09	Conoco	0
17	Blush Nails Bar	2,800	NAP10	Old Chicago Pizza & Taproom	0
19	H&R Block	1,400			
20	Ace Pickleball Club	30,000			

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1660

