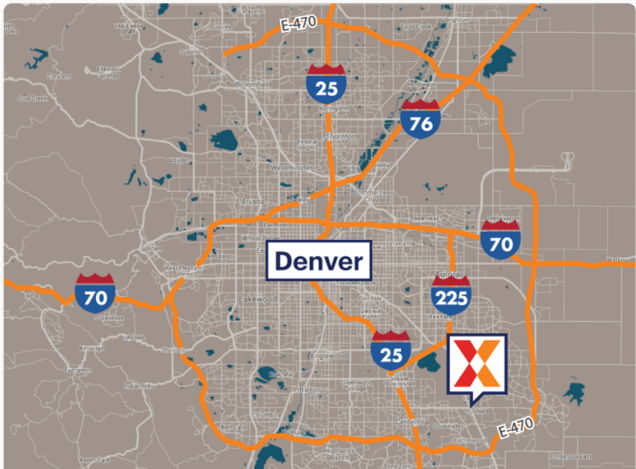


# Arapahoe Crossings

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

|     |              |       |             |      |
|-----|--------------|-------|-------------|------|
| 10B | 10,875 Sq Ft | 25    | 3,348 Sq Ft | 360° |
| 12A | 32,679 Sq Ft | OPO 1 | 0 Sq Ft     |      |
| 16  | 1,152 Sq Ft  | OPO 2 | 0 Sq Ft     |      |
| 22  | 2,800 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 | 27    | Carbon Health                       | 2,502  |
| 06    | Chuck & Don's Pet Food Outlet | 7,000  | OP1   | Dunkin'                             | 2,200  |
| 07    | King Soopers                  | 69,913 | OP2   | Fuzzy's Taco                        | 3,817  |
| 7A    | Bath & Body Works             | 2,912  | OP3   | Bank of America                     | 4,470  |
| 08-1  | Burlington                    | 40,000 | NAP01 | Wells Fargo                         | 0      |
| 08-1A | Planet Fitness                | 15,332 | NAP02 | Tasty Pot                           | 0      |
| 10A   | Miniso                        | 11,821 | 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                   | 54,162 | 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  |       |                                     |        |

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.

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