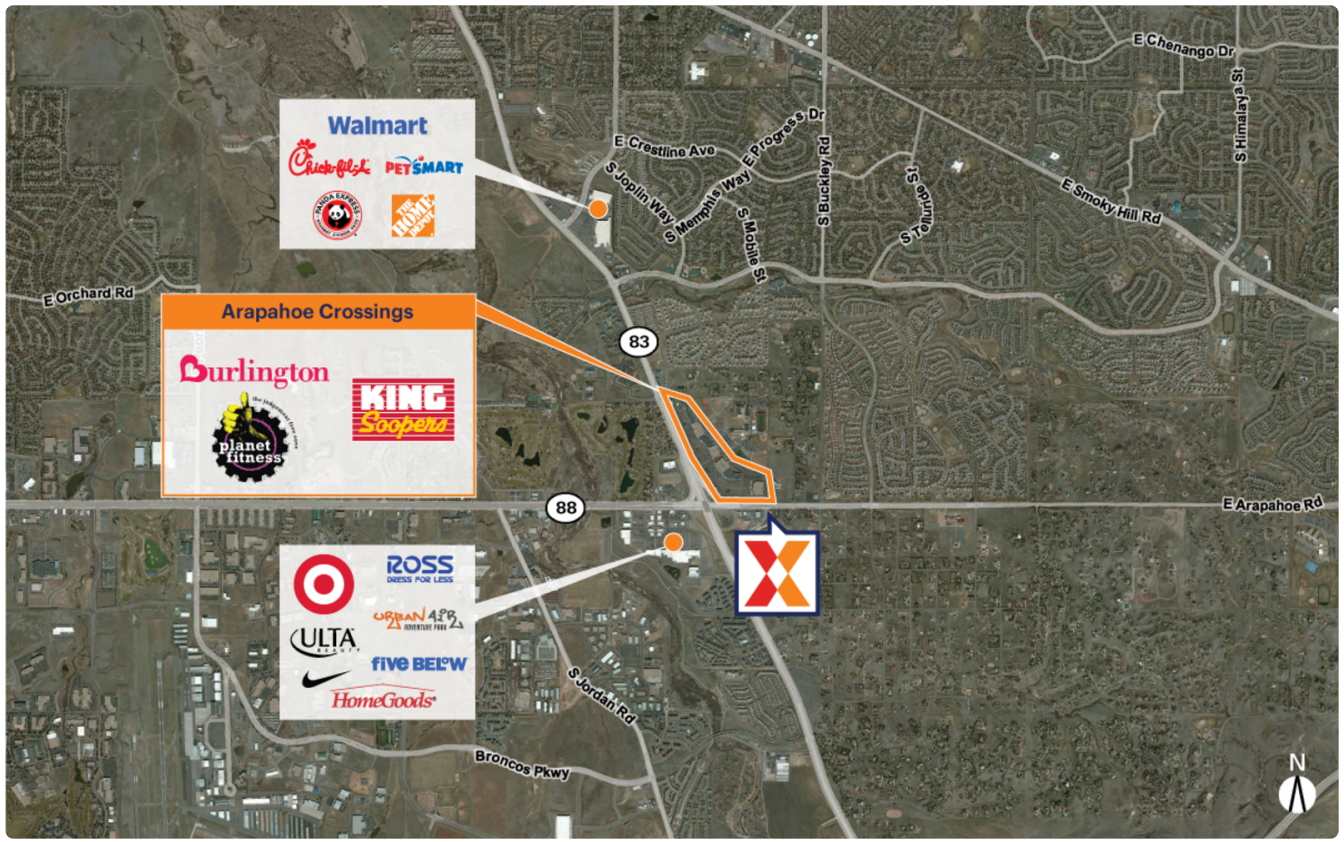
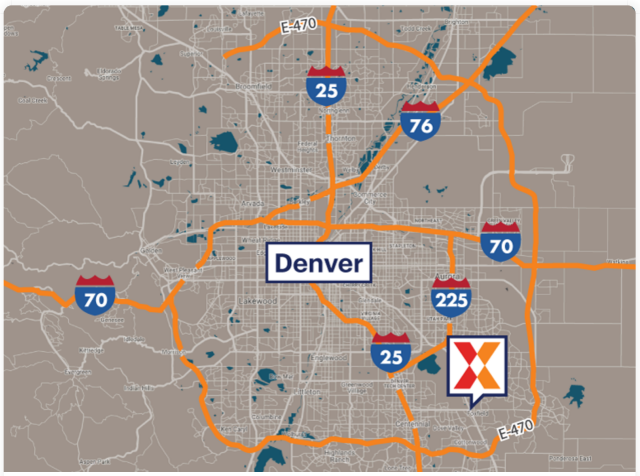
# Arapahoe Crossings

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

**6400-6700 South Parker Road | Aurora, CO 80016**

**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)





**Gavin Gray** 858.202.1113 Gavin.Gray@brixmor.com
CA License ID: 1847761 | CA BRX License ID: 2249188

Go to Center Page

# Arapahoe Crossings

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

**6400-6700 South Parker Road | Aurora, CO 80016**

**39.5975, -104.8014**




## Available Spaces

| | | | |
|---|---|---|---|
| 10B | 10,875 Sq Ft | 22 | 2,800 Sq Ft 360° |
| 12A | 32,679 Sq Ft 360° | OPO 1 | 0 Sq Ft |
| 16 | 1,152 Sq Ft 360° | | |

## Current Tenants

Space size listed in square feet

| | | |
|---|---|---|
| 01 | Howdy Homemade Ice Cream | 1,200 |
| 02 | YogaSix | 2,782 |
| 03 | Hallmark Cards | 5,072 |
| 04 | Goldfish Swim School | 10,055 |
| 05 | Boot Barn | 10,800 |
| 06 | Chuck & Don's Pet Food Outlet | 7,000 |
| 07 | King Soopers | 69,913 |
| 7A | Bath & Body Works | 2,912 |
| 08-1 | Burlington | 40,000 |
| 08-1A | Planet Fitness | 15,332 |
| 10A | Miniso | 11,821 |
| 11 | Ace Hardware | 17,160 |
| 11A | Activate Games | 12,985 |
| 12 | Hobby Lobby | 54,162 |
| 13 | 2nd & Charles | 28,000 |
| 14 | Image Studios 360 | 4,133 |
| 15 | The Fresh Flower Market | 2,695 |
| 17 | Blush Nails Bar | 2,800 |
| 19 | H&R Block | 1,400 |
| 20 | Ace Pickleball Club | 30,000 |
| 21 | AMC Theatres | 75,200 |
| 23 | Love Hair Color and Design | 2,025 |
| 24 | Hand & Stone Massage and Facial Spa | 4,200 |
| 25 | Aspen Dental | 3,304 |
| 27 | Carbon Health | 2,502 |
| OP1 | Dunkin' | 2,200 |
| OP2 | Fuzzy's Taco | 3,817 |
| OP3 | Bank of America | 4,470 |
| NAP01 | Wells Fargo | 0 |
| NAP02 | Tasty Pot | 0 |
| NAP03 | Taco Bell | 0 |
| NAP04 | Village Inn | 0 |
| NAP05 | McDonald's | 0 |
| NAP06 | NAP | 0 |
| NAP07 | Chili's Grill & Bar | 0 |
| NAP08 | NAP | 0 |
| NAP09 | Conoco | 0 |
| NAP10 | Old Chicago Pizza & Taproom | 0 |

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.



BRIXMOR NYSE: BRX



**Gavin Gray** 858.202.1113 Gavin.Gray@brixmor.com

CA License ID: 1847761 | CA BRX License ID: 2249188

Go to Center Page