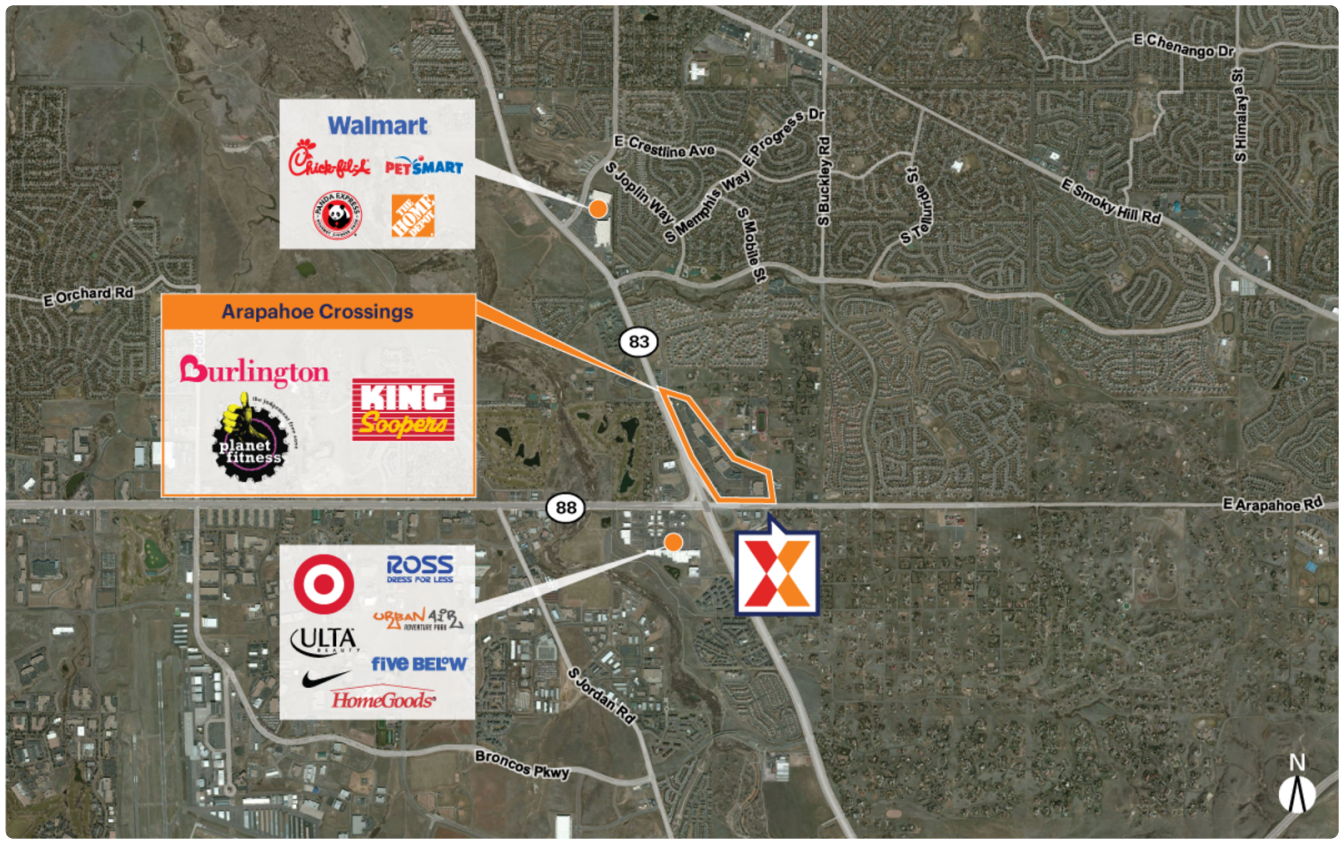
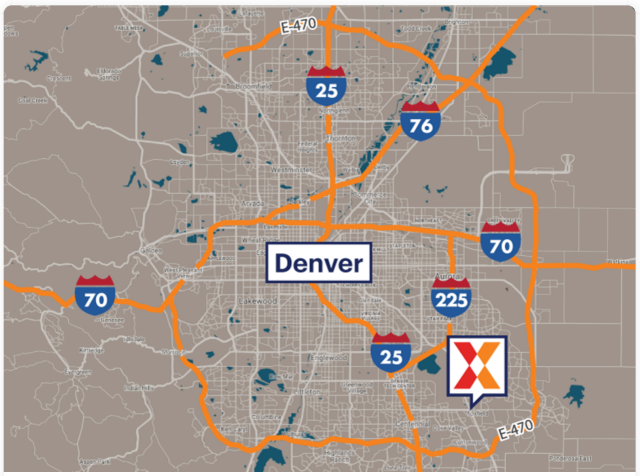
Arapahoe Crossings

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)



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Available Spaces

10B	10,875 Sq Ft	22	2,800 Sq Ft 360°
12A	32,679 Sq Ft 360°	25	3,348 Sq Ft 360°
16	1,152 Sq Ft 360°	OPO 1	0 Sq Ft

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
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.

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