

FOR LEASE AND FOR SALE
6482 S Parker Road
Arapahoe Crossing | Aurora, CO



Overview

AVAILABLE	5,307 SF
LOT SIZE	1.12 Acres M/L
LEASE RATE	\$28.00/SF
NNN	\$12.86 SF
SALE PRICE	Contact broker for pricing
CITY / COUNTY	Aurora/Arapahoe



Contact

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Description

- Located at one of the Busiest Intersections in Colorado
- Perfect for Restaurant, Office, Urgent Care
- Adjacent to and located in Arapahoe Crossing Shopping Center
- Amazing Parker Road Visibility

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	6,179	78,006	238,509
Total Households	2,361	27,692	89,842
Average HH Income	\$129,894	\$125,414	\$118,700
Daytime Population	7,869	77,050	287,678

Year: 2019 | Source: Esri

Traffic Counts

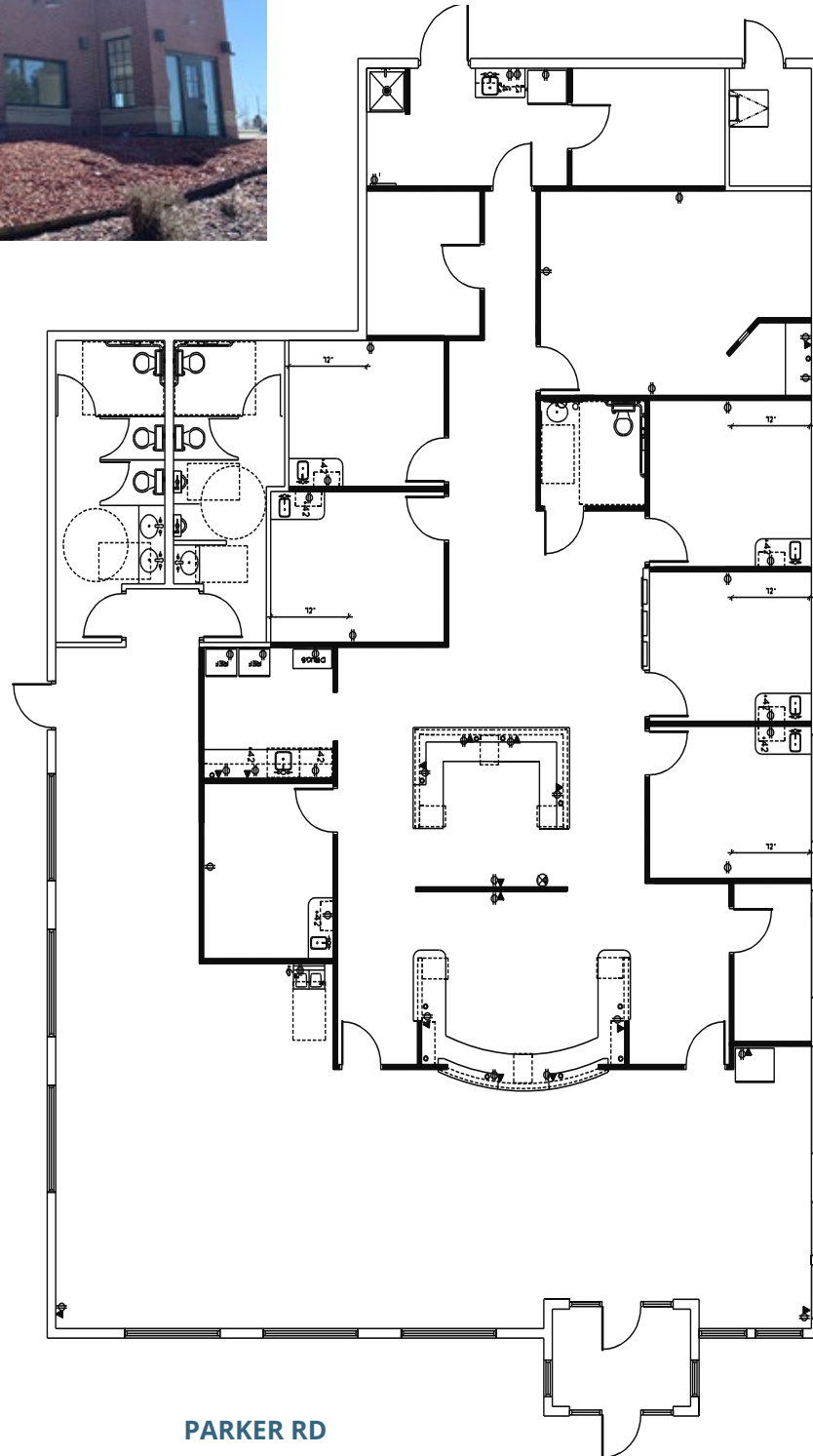
Parker Rd: n/o Arapahoe Rd	75,992 VPD
Arapahoe Rd: w/o Parker Rd	79,582 VPD
Arapahoe Rd: e/o Parker Rd	50,845 VPD

Year: 2016, 2018 | Source: DRCOG

SRS REAL ESTATE PARTNERS | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

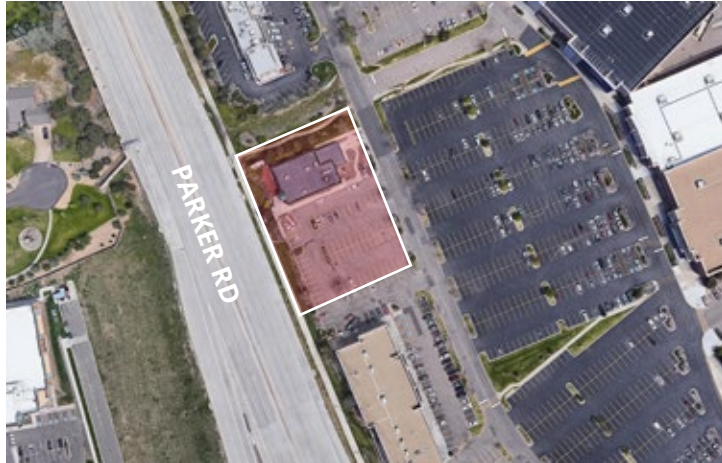
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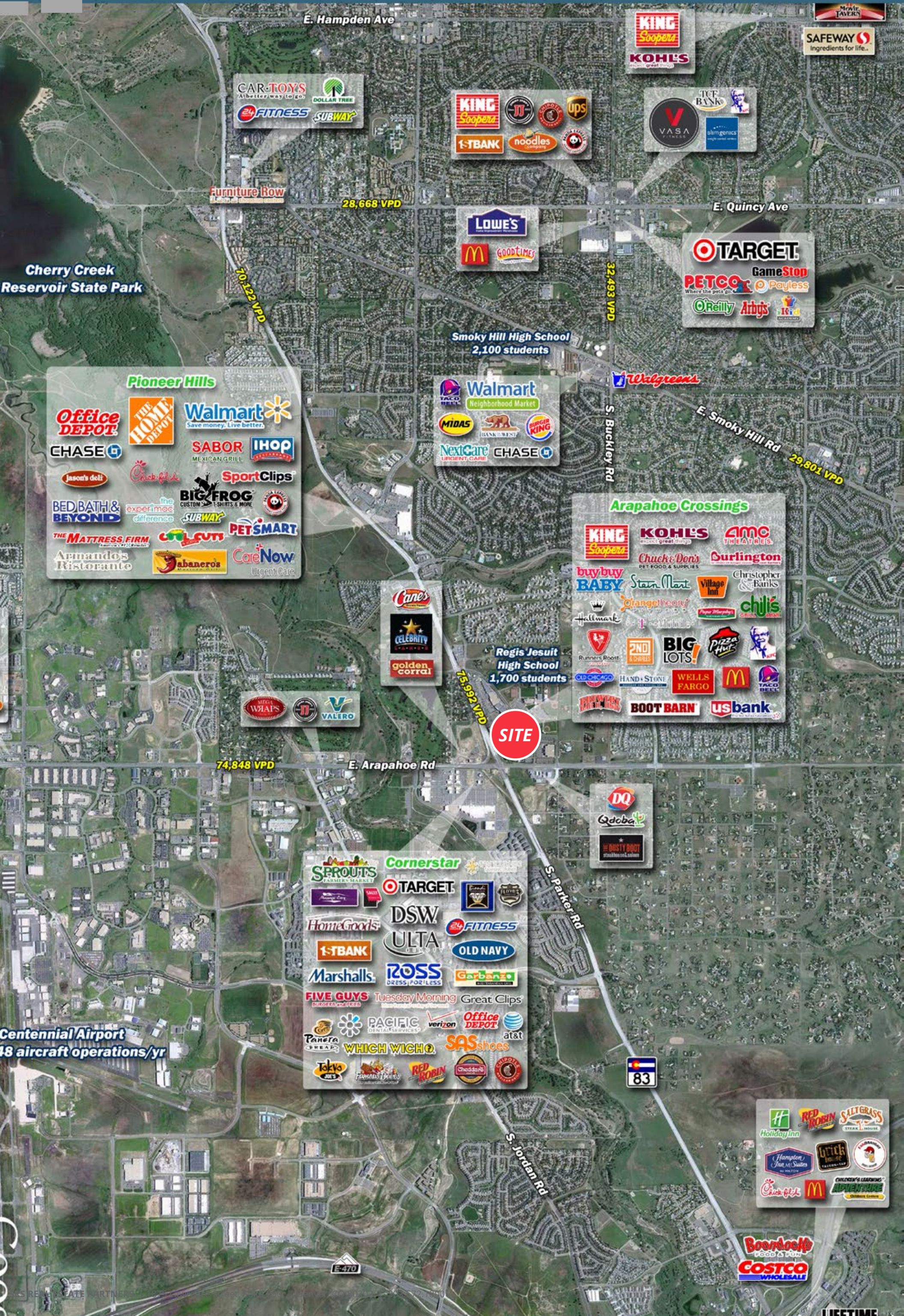


PARKER RD

6482 S Parker Road

Arapahoe Crossing | Aurora, CO





E. Hampden Ave

CAR-TOYS
A better way to go.

24 FITNESS **DOLLAR TREE**
SUBWAY

KING Soopers **UPS**
1-TBANK **noodles**

KING Soopers
KOHL'S
except great things.

SAFeway
Ingredients for life.

TFC BANK
VASA FITNESS **almogenics**

Furniture Row 28,668 VPD

E. Quincy Ave

LOWE'S
McDonald's **GOODTIMES**

TARGET
GameStop
PETCO **Payless**
O'Reilly **Arbys** **KIDZ**

Cherry Creek Reservoir State Park

20,122 VPD

Smoky Hill High School
2,100 students

S. Buckley Rd
32,493 VPD

Pioneer Hills

Office DEPOT **THE HOME DEPOT** **Walmart**
Save money. Live better.

CHASE **SABOR MEXICAN GRILL** **IHOP**

Jason's deli **Chick-fil-A** **SportClips**

BED BATH & BEYOND **BIG FROG**
CUSTOM T-SHIRTS & MORE

THE MATTRESS FIRM **WALCUTS** **PETSMART**

Armando's Ristorante **Jabaneros** **CareNow**
Urgent Care

Walmart
Neighborhood Market

MIDAS **Bank of America** **Burger King**

NextCare **CHASE**

Walgreens

E. Smoky Hill Rd 29,801 VPD

Arapahoe Crossings

KING Soopers **KOHL'S** **AMC THEATRES**

buybuy BABY **Starr Mart** **Village Inn**

OrangeTheory **Christopher & Banks**

chili's

2ND ST BARS **BIG LOTS!** **Pizza Hut**

WELLS FARGO **McDonald's** **TACO BELL**

BOOT BARN **usbank**

Cane's
CELEBRITY
golden corral

Regis Jesuit High School
1,700 students

75,992 VPD

SITE

E. Arapahoe Rd 74,848 VPD

Cornerstar

SPROUTS **TARGET**

HomeGoods **DSW** **24 FITNESS**

1-TBANK **ULTA** **OLD NAVY**

Marshalls **ROSS** **Garbanzi**

FIVE GUYS **Tuesday Morning** **Great Clips**

Panera BREAD **PACIFIC DENTAL SERVICES** **Office DEPOT** **at&t**

WHICH WICH? **SAS shoes**

Tokyo Joe's **RED ROBIN** **Cheddar's** **CHIPOTLE**

DQ
Qdoba
BUSY BOOT

S. Parker Rd

Centennial Airport
48 aircraft operations/yr

83

S. Jordan Rd

Holiday Inn **RED ROBIN** **SALT GRASS**

Hampton Inn & Suites **brick**

Chick-fil-A **McDonald's** **CHILDREN'S LEARNING ADVENTURE**

Boonlock's
COSTCO WHOLESALE

LIFETIME

Executive Summary

6482 S Parker Rd | Aurora, CO



	1 mile	3 miles	5 miles
Population			
2000 Population	1,144	55,286	154,685
2010 Population	5,305	72,877	210,645
2019 Population	6,179	78,006	238,509
2024 Population	6,626	82,579	256,880
2000-2010 Annual Rate	16.58%	2.80%	3.14%
2010-2019 Annual Rate	1.66%	0.74%	1.35%
2019-2024 Annual Rate	1.41%	1.15%	1.50%
2019 Male Population	48.0%	49.7%	49.2%
2019 Female Population	52.0%	50.3%	50.8%
2019 Median Age	36.4	36.8	36.8
Households			
2000 Households	409	18,409	54,791
2010 Households	1,996	25,754	79,202
2019 Total Households	2,361	27,692	89,842
2024 Total Households	2,546	29,336	96,925
2000-2010 Annual Rate	17.18%	3.41%	3.75%
2010-2019 Annual Rate	1.83%	0.79%	1.37%
2019-2024 Annual Rate	1.52%	1.16%	1.53%
2019 Average Household Size	2.60	2.77	2.63
Housing Units			
2019 Total Housing Units	2,412	28,367	93,400
2019 Owner Occupied Housing Units	1,334	20,882	63,571
2019 Renter Occupied Housing Units	1,027	6,809	26,272
2019 Vacant Housing Units	51	675	3,558
Race and Ethnicity			
2019 White Alone	66.9%	73.7%	74.3%
2019 Black Alone	7.6%	7.8%	7.9%
2019 American Indian/Alaska Native Alone	0.3%	0.6%	0.5%
2019 Asian Alone	18.3%	9.8%	8.8%
2019 Pacific Islander Alone	0.1%	0.2%	0.2%
2019 Hispanic Origin (Any Race)	10.1%	11.8%	12.3%
Income			
2019 Median Household Income	\$91,513	\$99,658	\$91,764
2019 Average Household Income	\$129,894	\$125,414	\$118,700
2019 Per Capita Income	\$49,303	\$44,711	\$44,832
2019 Population 25+ by Educational Attainment			
Total	4,058	51,968	161,020
High School Graduate	13.1%	13.4%	14.2%
GED/Alternative Credential	1.2%	2.1%	2.4%
Some College, No Degree	21.0%	19.2%	20.5%
Associate Degree	7.7%	8.5%	8.7%
Bachelor's Degree	33.8%	33.7%	32.5%
Graduate/Professional Degree	20.4%	19.0%	17.9%
Daytime Population			
2019 Total Daytime Population	7,869	77,050	287,678
Workers	5,243	43,413	184,689
Residents	2,626	33,637	102,989