

Cornerstar Shopping Center

SWC of S Parker Rd & E Arapahoe Rd | Aurora, CO 80016



AVAILABLE

1,259 SF – 6,099 SF

RATE

Call Broker

NNN

\$12.05/SF

Erik Christopher | 303.390.5252
erik.christopher@srsre.com

Patrick McGlinchey | 210.303.3149
patrick.mcglinchey@srsre.com

Justin Gregory | 303.803.7170
justin.gregory@srsre.com

ABOUT THE PROPERTY

- Second generation restaurant & retail spaces available
- Cornerstar Shopping Center offers a "best in class" shopping experience anchored by Target & national regional retailers
- One of the busiest intersections in the state of Colorado
- Heavily trafficked intersection of Parker & Arapahoe, over 128,000 combined VPD (CDOT 2022)
- Center is surrounded by an average HHI of more than \$150k (3 miles)
- *Over 4.5 million customer visits per year (source, PlacerAI)

JOIN THESE RETAILERS



OLD NAVY



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,370	69,887	244,354
Daytime Population	9,022	72,982	288,121
Avg. Household Income	\$124,834	\$157,817	\$145,412
Estimated Households	3,213	25,000	91,046

Year: 2025 | Source: Esri

SPACE PLAN



SUITE	TENANT	SF
100	TAAZA MART	25,909
110	PAISLEY SALON AND SPA	1,690
112	GONG CHA BOBA TEA	1,359
114	WAG N' WASH NATURAL FOOD & BAKERY	4,082
116	FIREHOUSE SUBS	1,800
118	AVAILABLE - CHIRO BUILDOUT	1,259
120	SIERRA TRADING POST	20,156
130	URBAN AIR ADVENTURE PARK	50,017
136	NIKE	20,285
205	FIVE BELOW	12,917
210	OLD NAVY	15,000
215	ROSS DRESS FOR LESS	25,000
220	AMERICA'S BEST CONTACTS & EYEGLASSES	4,056
225	DSW	15,513
230	HOMEGOODS	25,039
245	ULTA BEAUTY	20,184
250	MARSHALLS	30,827
260	24 HOUR FITNESS	88,125
302	VERIZON WIRELESS	2,999
304	MASSAGE ENVY	3,066
306	TAN YOUR HIDE	2,384
308	NATURA MED SPA	3,301

SUITE	TENANT	SF
310	AVAILABLE - OPEN RETAIL LAYOUT	3,826
312	FLOYD'S BARBERSHOP	1,590
314	JAPON SUSHI	2,755
316	MAGIC NAILS & LASH	4,617
320	AVAILABLE - RESTAURANT BUILDOUT	6,099
330	CHIPOTLE	2,000
332	AVAILABLE - RESTAURANT BUILDOUT	1,762
334	FIVE GUYS BURGERS & FRIES	2,200
336	PARI DENTAL	3,611
338	AT&T	1,537
340	ORION HOT POT	3,278
342	MARCO'S PIZZA	1,989
344	EUROPEAN WAX CENTER	1,561
346	AVAILABLE - SALON BUILDOUT	1,592
348	POKE CITY	1,627
350	ECLIPSE VISION SOURCE	2,000
352	PHO VY	2,023
354	COLD STONE CREAMERY	1,072
356	PANERA BREAD	4,251
360	BONCHON CHICKEN	2,408
362	GREAT CLIPS	1,285
364	RUNNER'S ROOST	2,082

PARCEL	ACERAGE
OP1	AVAILABLE 1.11 AC
OP2	AVAILABLE 1.69 AC
OP4	UNDER LOI 0.62 AC
OP5	AVAILABLE 0.89 AC

NAP	TENANT
1	BELLCO
2	FAMOUS DAVE'S BAR-B-QUE
3	CHEDDAR'S SCRATCH KITCHEN
4	FREDDY'S FROZEN CUSTARD
5	BIONDI'S JEWELRY
6	REAL DE MINAS
7	TARGET

Second-Generation Restaurant at Cornerstar | Unit 332

1,762 SF
\$40.00/SF
\$12.05/SF NNN
\$6,174/Month

Features:

- 14' hood
- 9'x7' walk-in cooler
- Shared building grease trap
- Two, single-stall, ADA restrooms
- 50-gallon hot water heater
- One 250amp panel distributed through two additional 200amp panels



Freestanding Restaurant at Cornerstar | Unit 320

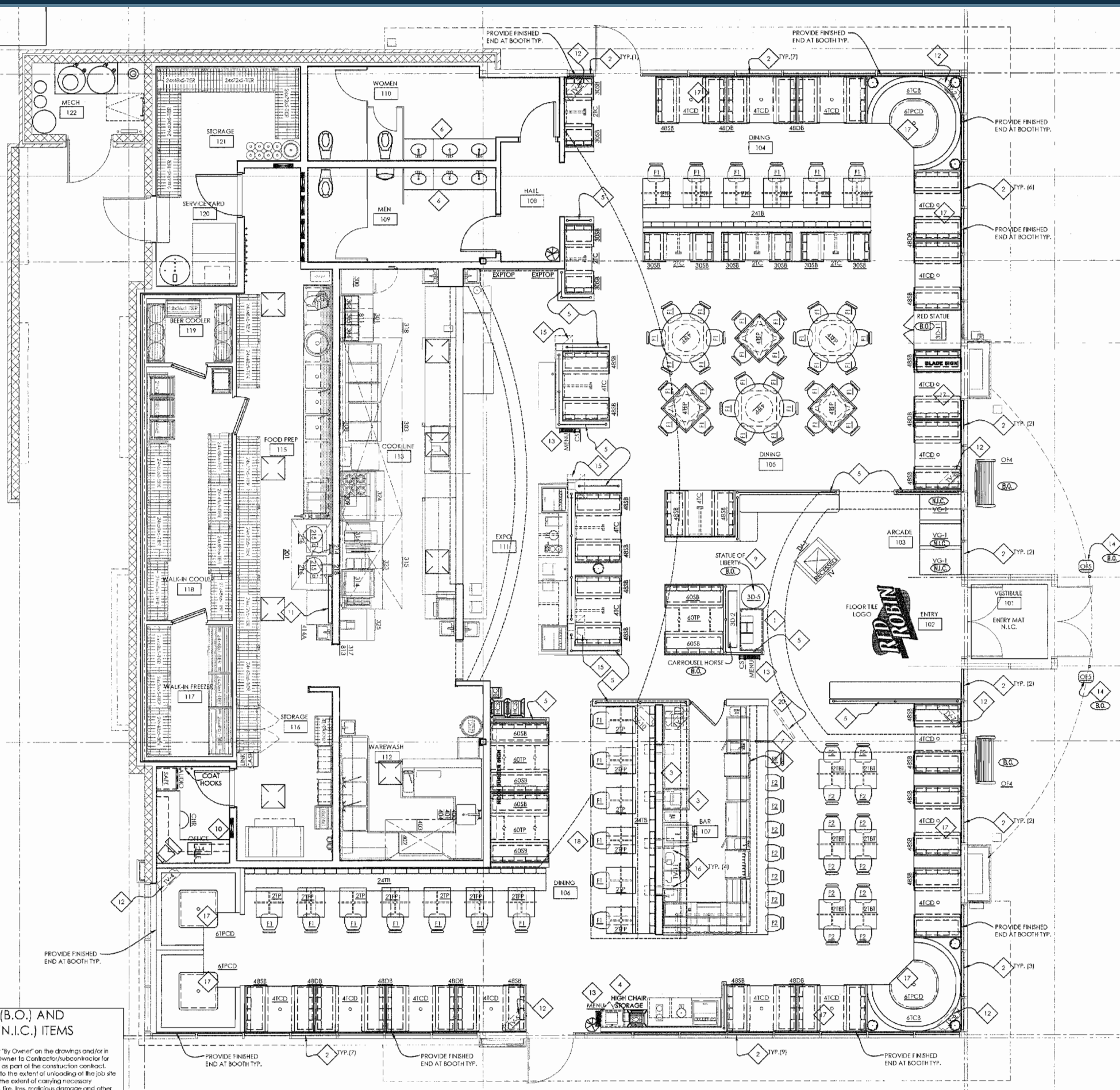
6,099 SF
\$35.00/SF
\$12.05/SF NNN
\$23,913/Month

Features:

- Freestanding, full-service restaurant (**no furniture or equipment provided**)
- Approx. 23' hood
- 2,000 gallon grease trap
- Two 15-ton HVAC RTU and one 17.5-ton HVAC RTU
- One walk-in beer cooler, one walk-in cooler, one walk-in freezer
- 8' x 14' dry storage
- Five 208 panels
- Two, two-stall restrooms
- East facing patio potential
- (All features to be verified by tenant)



Freestanding Restaurant at Cornerstar | Unit 320



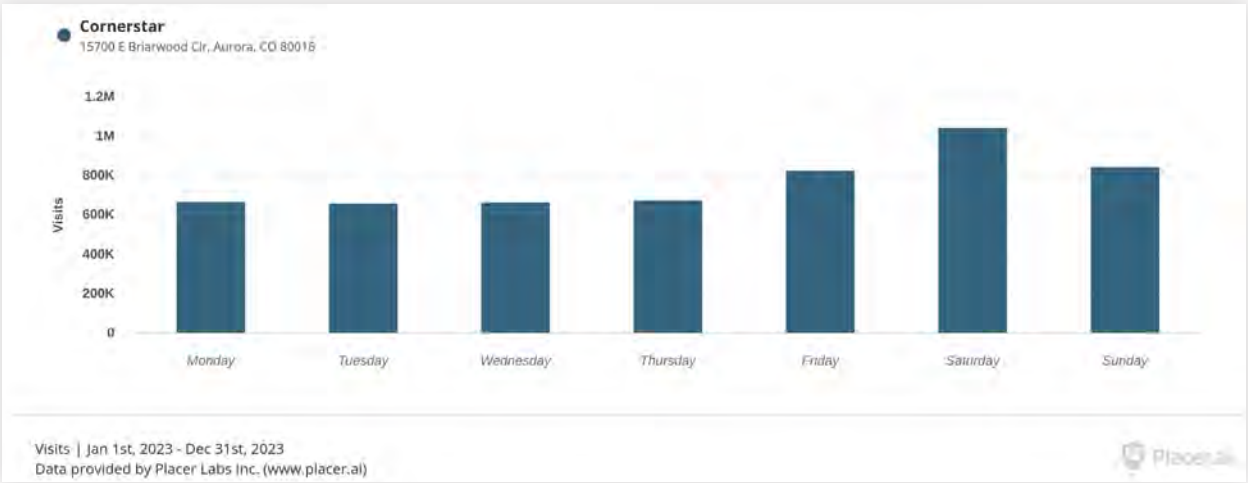


MOBILE DATA & FOOT TRAFFIC INSIGHTS

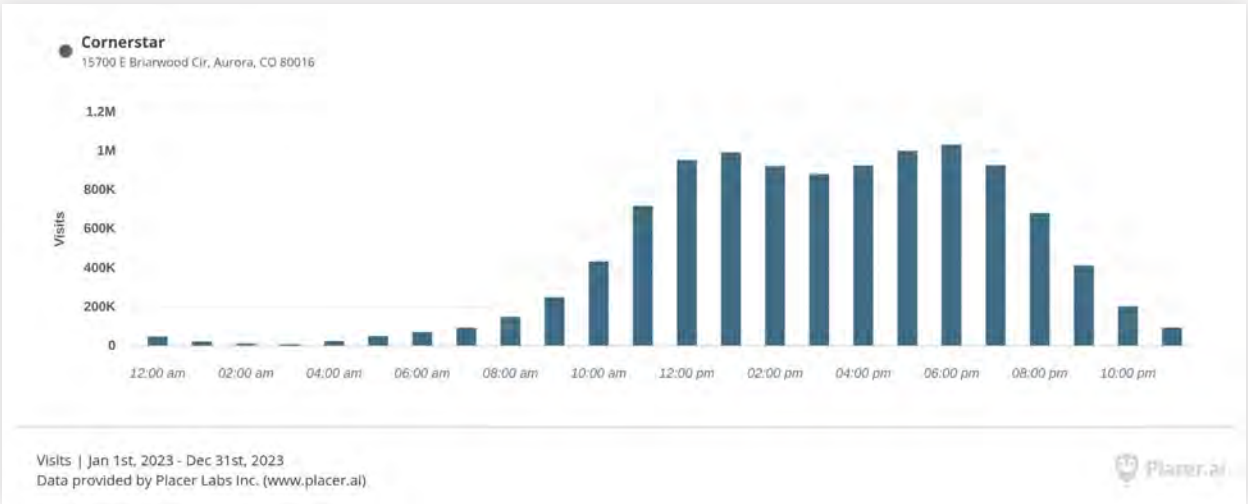
Estimated Annual Visits 12/01/2022 - 11/30/2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
878.7K	4.5M	5.16

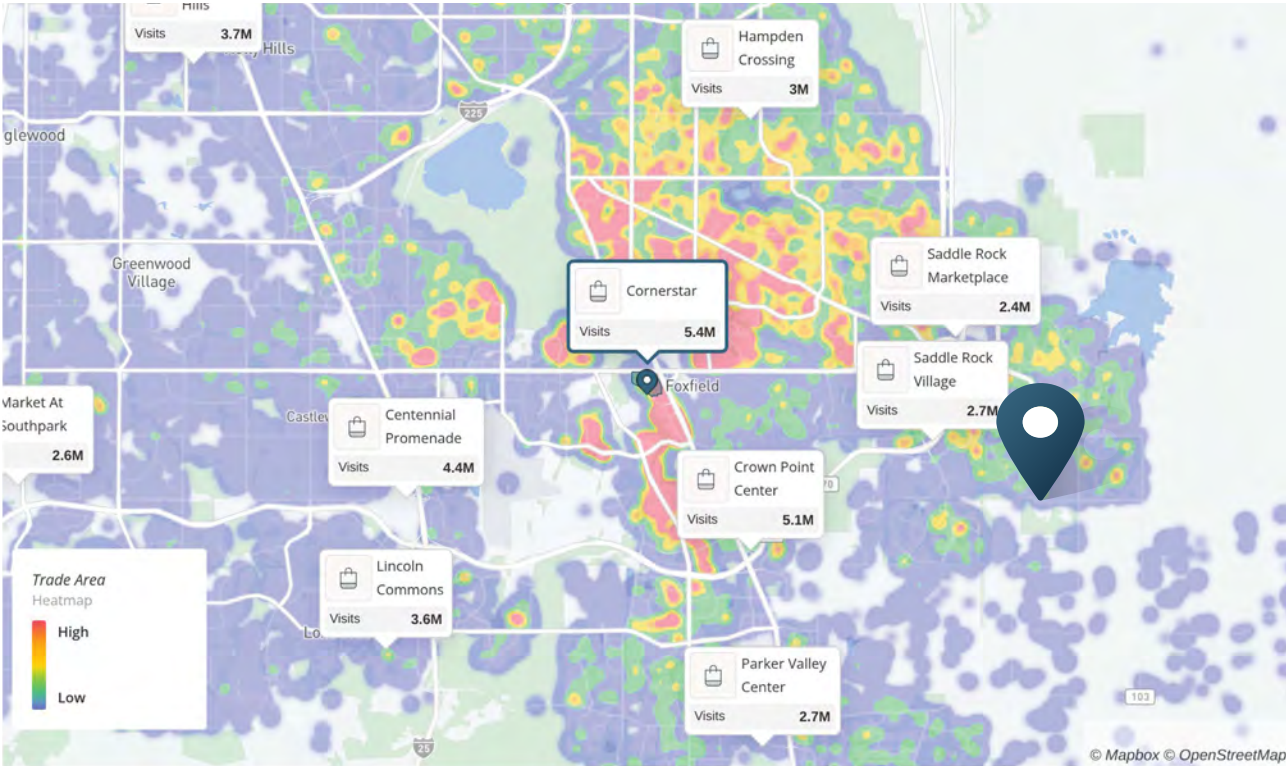
Daily Visits



Hourly Visits



Trade Area



Customer Journey



> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

Cornerstar Shopping Center

SWC of S Parker Rd & E Arapahoe Rd | Aurora, CO 80016



DEMOGRAPHIC HIGHLIGHTS

1 MILE

7,370	9,022	\$124,834	3,213
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

69,887	72,982	\$157,817	25,000
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

244,354	288,121	\$145,412	91,046
Population	Total Daytime Population	Average Household Income	Total Households

CONTACT

Erik Christopher
303.390.5252
erik.christopher@srsre.com

Patrick McGlinchey
210.303.3149
patrick.mcglinchey@srsre.com

Justin Gregory
303.803.7170
justin.gregory@srsre.com

SRS Denver
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

SOURCE

