

# AVAILABLE - LAND AT CORNERSTAR

SWC of Parker Rd. & Arapahoe Rd. | Aurora, CO



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**Zoning MU-C**

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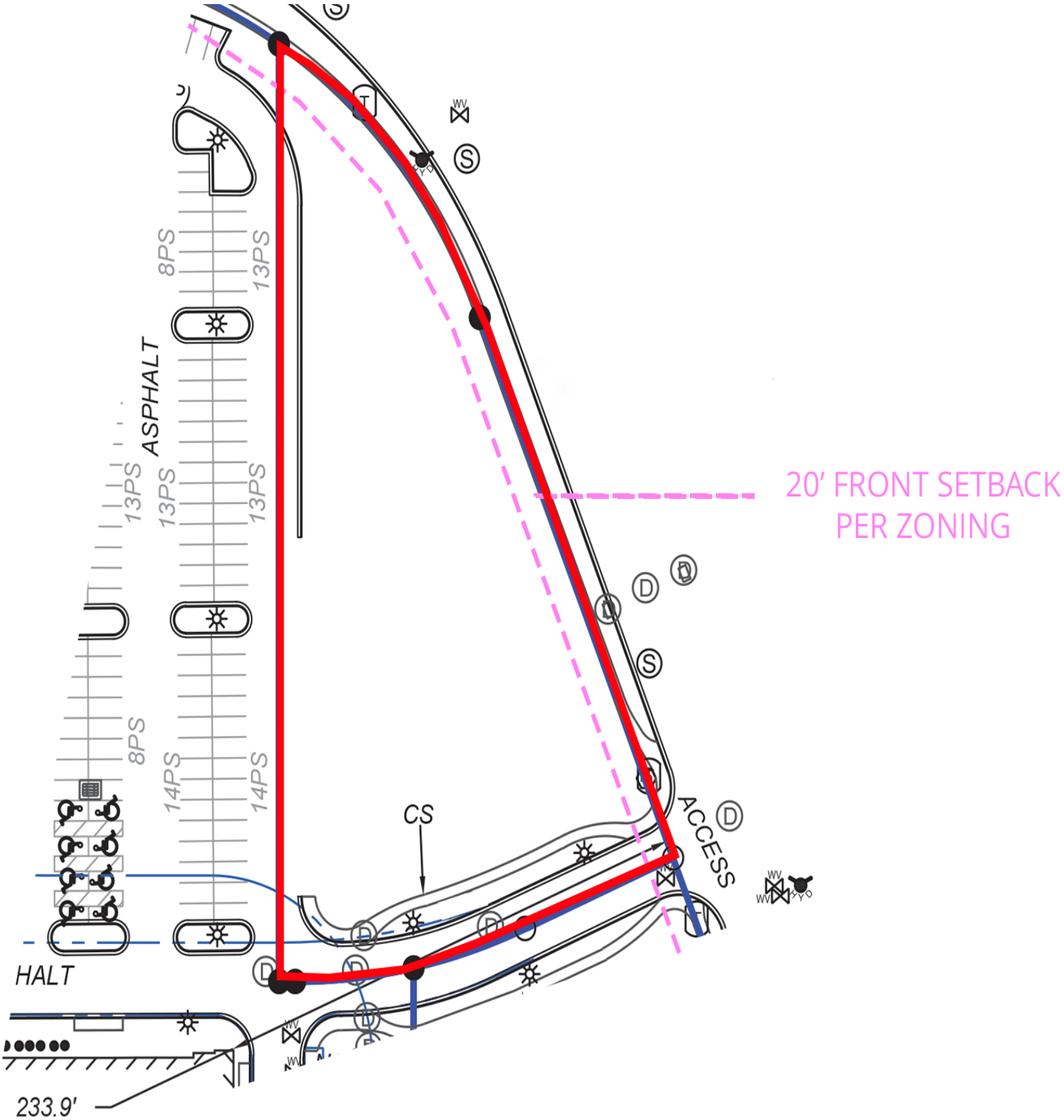
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# PARCEL OP1 - 1.11 ACRES

\$871,254.80

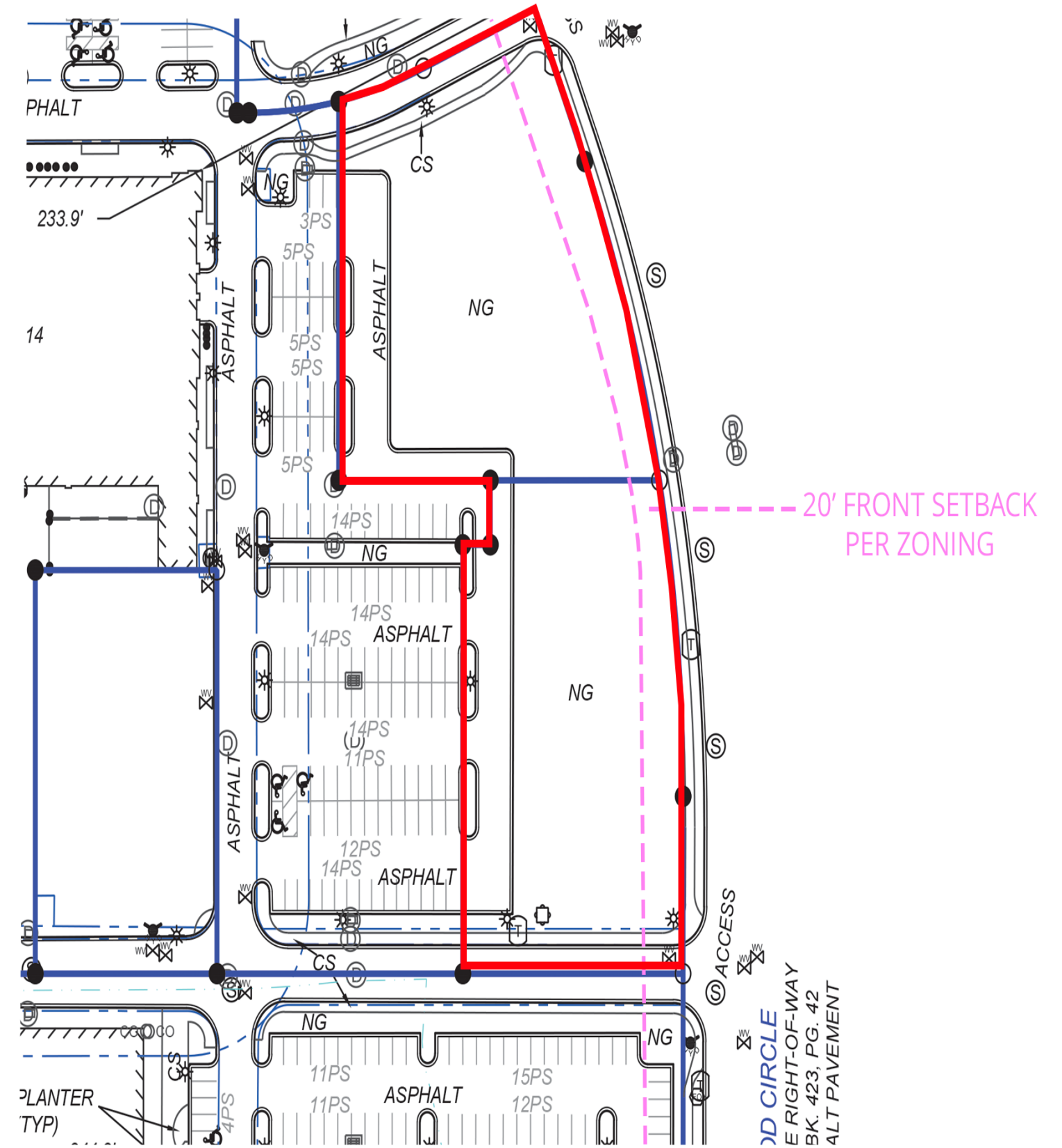






The map displays a large retail center area. Key features include:

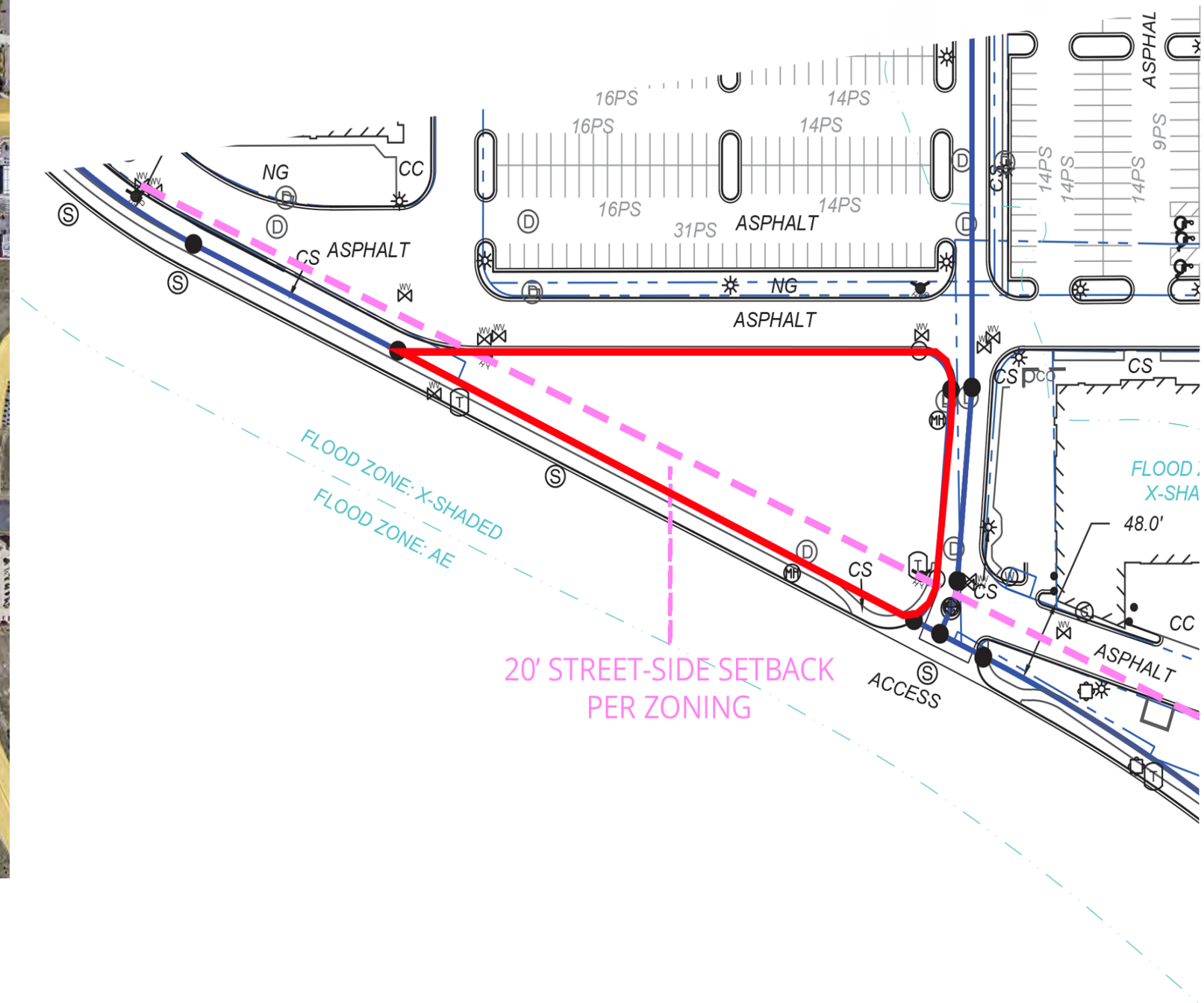
- Streets:** E Arapahoe Rd (88), E Briarwood Cir, S Parker Rd, and S Chambers Way.
- Stores and Landmarks:** Target, HomeGoods, Ulta, Ross, Old Navy, Five Below, DSW, Marshalls, Best Buy, Fitness, Cornerstar Healthcare Plaza, and various smaller businesses like Verizon, AT&T, and McDonald's.
- Site Identification:** A red outline and label 'SITE' mark the location of the Target retail center.
- Callouts:**
  - 'Full Movement' labels are placed at several intersections along S Chambers Way.
  - A callout at the bottom right points south with the text 'TO SIGNALIZED FULL MOVEMENT ON PARKER'.
  - A yellow callout at the top right states '\*Over 122,000 VPD Combined Intersection'.





# PARCEL OP4 - 0.62 ACRES - UNDER LOI

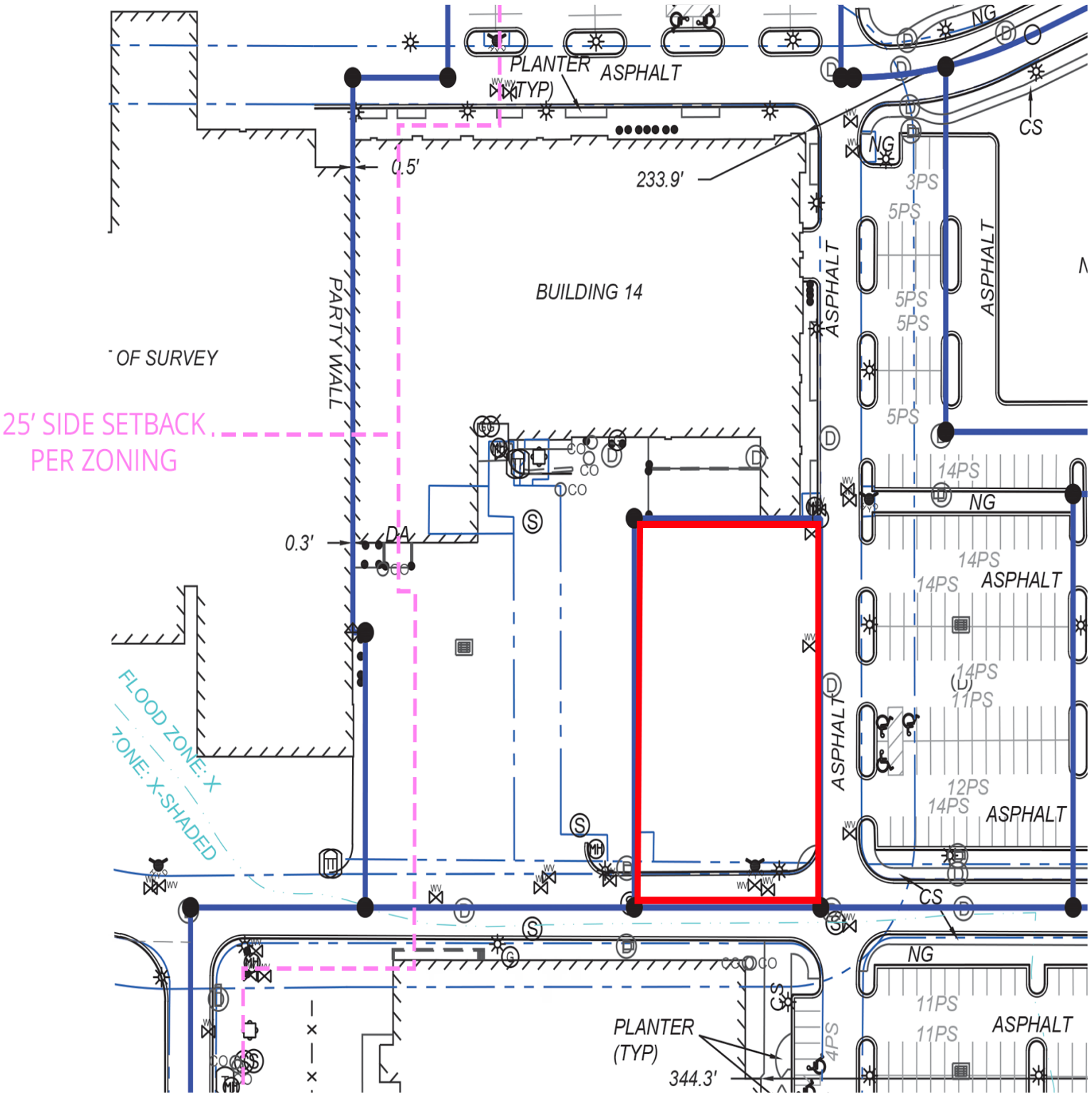
\$486,057.60





# PARCEL OP5 - 0.57

\$446,924.80





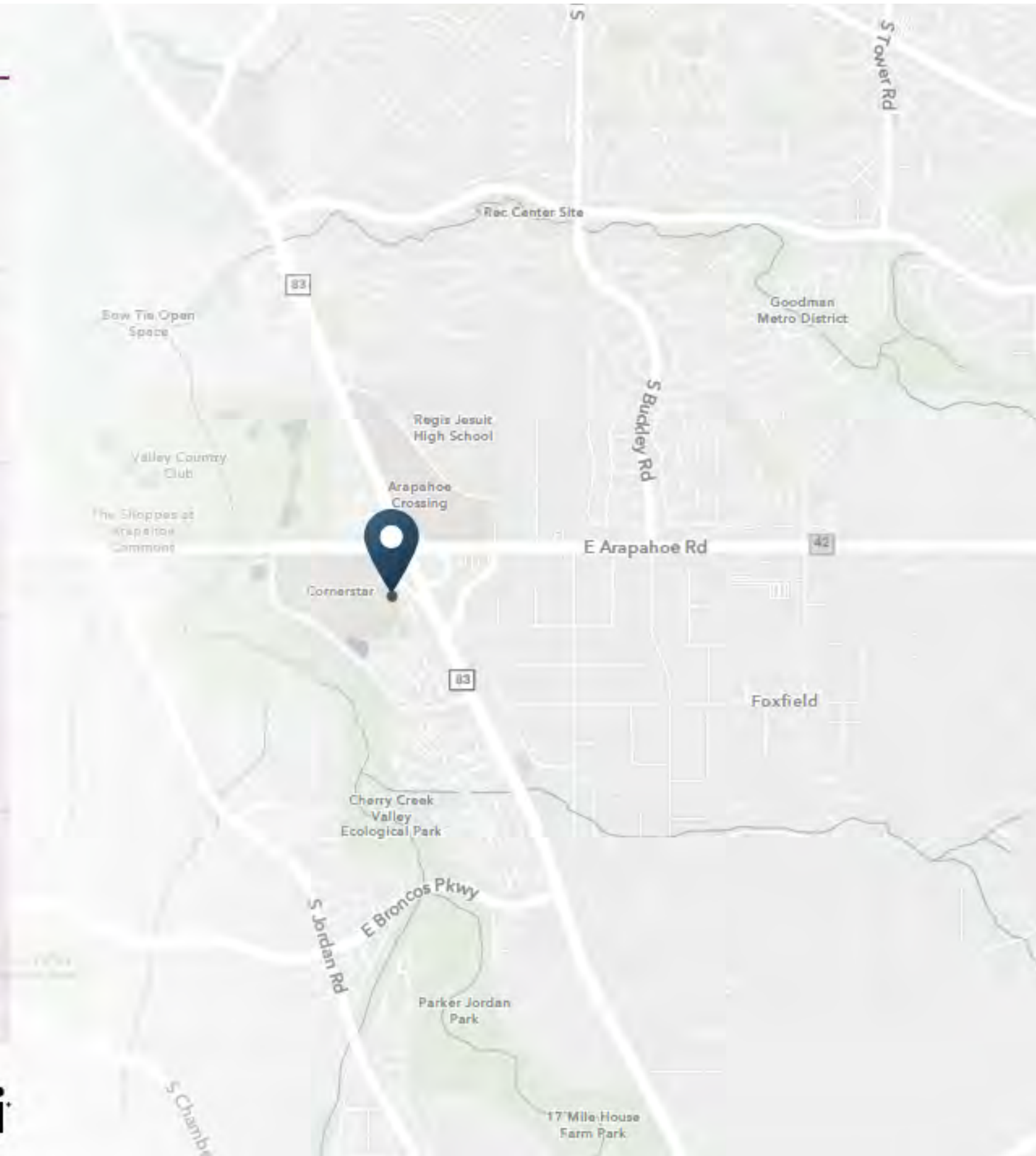
# Trade Area





# Demographic Highlights

| Population                                    | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------------------------------|-----------|-----------|-----------|
| 2023 Estimated Population                     | 7,370     | 69,887    | 244,354   |
| 2028 Projected Population                     | 7,372     | 70,613    | 249,703   |
| Projected Annual Growth 2023 to 2028          | 0.01%     | 0.21%     | 0.43%     |
| <b>Daytime Population</b>                     |           |           |           |
| 2023 Daytime Population                       | 9,022     | 72,982    | 288,121   |
| Workers                                       | 6,026     | 42,445    | 181,526   |
| Residents                                     | 2,996     | 30,537    | 106,595   |
| <b>Income</b>                                 |           |           |           |
| 2023 Est. Average Household Income            | \$124,834 | \$157,817 | \$145,412 |
| 2023 Est. Median Household Income             | \$88,693  | \$117,403 | \$107,478 |
| <b>Households &amp; Growth</b>                |           |           |           |
| 2023 Estimated Households                     | 3,213     | 25,000    | 91,046    |
| 2028 Projected Households                     | 3,243     | 25,542    | 94,178    |
| Projected Annual Growth 2023 to 2028          | 0.19%     | 0.43%     | 0.68%     |
| <b>Race &amp; Ethnicity</b>                   |           |           |           |
| 2023 Est. White                               | 56.8%     | 65.2%     | 65.3%     |
| 2023 Est. Black Alone                         | 9.7%      | 7.0%      | 7.5%      |
| 2023 Est. American Indian/Alaska Native Alone | 0.7%      | 0.7%      | 0.7%      |
| 2023 Est. Asian Alone                         | 14.7%     | 11.6%     | 10.1%     |
| 2023 Est. Pacific Islander Alone              | 0.2%      | 0.2%      | 0.2%      |
| 2023 Est. Hispanic Origin (Any Race)          | 16.1%     | 13.0%     | 14.3%     |



SOURCE



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**For Property  
Information, Contact:**

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