

CORNERSTAR SHOPPING CENTER

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



AVAILABLE
1,259 SF – 8,426 SF

RATE
Call Broker

NNN
\$12.05/SF

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ABOUT THE PROPERTY

- Cornerstar Shopping Center offers a “best in class” shopping experience anchored by Target and national regional retailers
- One of the busiest intersections in the state of Colorado
- Heavily trafficked intersection of Parker and 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
- Second Gen Restaurant spaces and retail spaces available

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: 2023 | Source: Esri

SPACE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF
100	TAAZA MART	25,909	310	AVAILABLE - JULY 2024	3,826
110	PAISLEY SALON AND SPA	1,690	312	FLOYD'S BARBERSHOP	1,590
112	GONG CHA BOBA TEA	1,359	314	AVAILABLE-RESTAURANT BUILDOUT	2,755
114	WAG N' WASH NATURAL FOOD & BAKERY	4,082	316	MAGIC NAILS & LASH	4,617
116	FIREHOUSE SUBS	1,800	320	RED ROBIN	6,099
118	AVAILABLE - CHIRO BUILDOUT	1,259	330	CHIPOTLE	2,000
120	SIERRA TRADING POST	20,156	332	CD'S WINGS	1,762
130	URBAN AIR ADVENTURE PARK	50,017	334	FIVE GUYS BURGERS & FRIES	2,200
136	NIKE	20,285	336	AVAILABLE - DENTAL BUILDOUT	3,611
205	FIVE BELOW	12,917	338	AT&T	1,537
210	OLD NAVY	15,000	340	AVAILABLE-RESTAURANT BUILDOUT	3,278
215	ROSS DRESS FOR LESS	25,000	342	MARCO'S PIZZA	1,989
220	AMERICA'S BEST CONTACTS & EYEGLASSES	4,056	344	EUROPEAN WAX CENTER	1,561
225	DSW	15,513	346	AVAILABLE - SALON BUILDOUT	1,592
230	HOMEGOODS	25,039	348	POKE CITY	1,627
245	ULTA BEAUTY	20,184	350	ECLIPSE VISION SOURCE	2,000
250	MARSHALLS	30,827	352	PHO VY	2,023
260	24 HOUR FITNESS	88,125	354	COLD STONE CREAMERY	1,072
302	VERIZON WIRELESS	2,999	356	PANERA BREAD	4,251
304	MASSAGE ENVY	3,066	360	BONCHON CHICKEN	2,408
306	TAN YOUR HIDE	2,384	362	GREAT CLIPS	1,285
308	NATURA MED SPA	3,301	364	RUNNER'S ROOST	2,082

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

NAP	TENANT
1	BELCO
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

Trade Area

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



SITE

61,000 VPD

67,000 VPD

Pioneer Hills

- Walmart Supercenter
- BED BATH & BEYOND
- ANYTIME FITNESS
- PET SMART
- MATTRESS FIRM
- CareNow Urgent Care
- DOLLAR TREE
- Jason's deli
- Subway
- Mountain Mikrs
- Shirley's Donuts
- Chick-fil-ly

Arapahoe Crossings

- KOHL'S
- BIG LOTS!
- Burlington
- OrangeTheory Fitness
- SEPHORA
- BOOT BARN
- BR baskin tobkins
- OLD CHICAGO
- DUNKIN'
- KING Scoopers
- DICK'S SPORTING GOODS
- AMC THEATRES
- buy buy BABY
- chili's
- planet fitness
- Bath Body Works
- 2ND & CHARLES
- Hallmark
- TACO BELL
- McDonald's

- COSTCO WHOLESALE
- TRADER JOE'S
- MATTRESS FIRM
- Boondocks FOOD & FUN
- Freddy's STEAKBURGERS
- Sportsman's Warehouse
- at&t
- MOD
- Chipotle Mexican Grill
- Cane's

Parker Marketplace

- MURDOCH'S
- SKY ZONE TRAMPOLINE PARK
- SPROUTS
- Arbys
- Papa Murphy's
- BURGER KING
- CARmax



DEMOGRAPHICS

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%

Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	9,022	72,982	288,121
Workers	6,026	42,445	181,526
Residents	2,996	30,537	106,595

Income

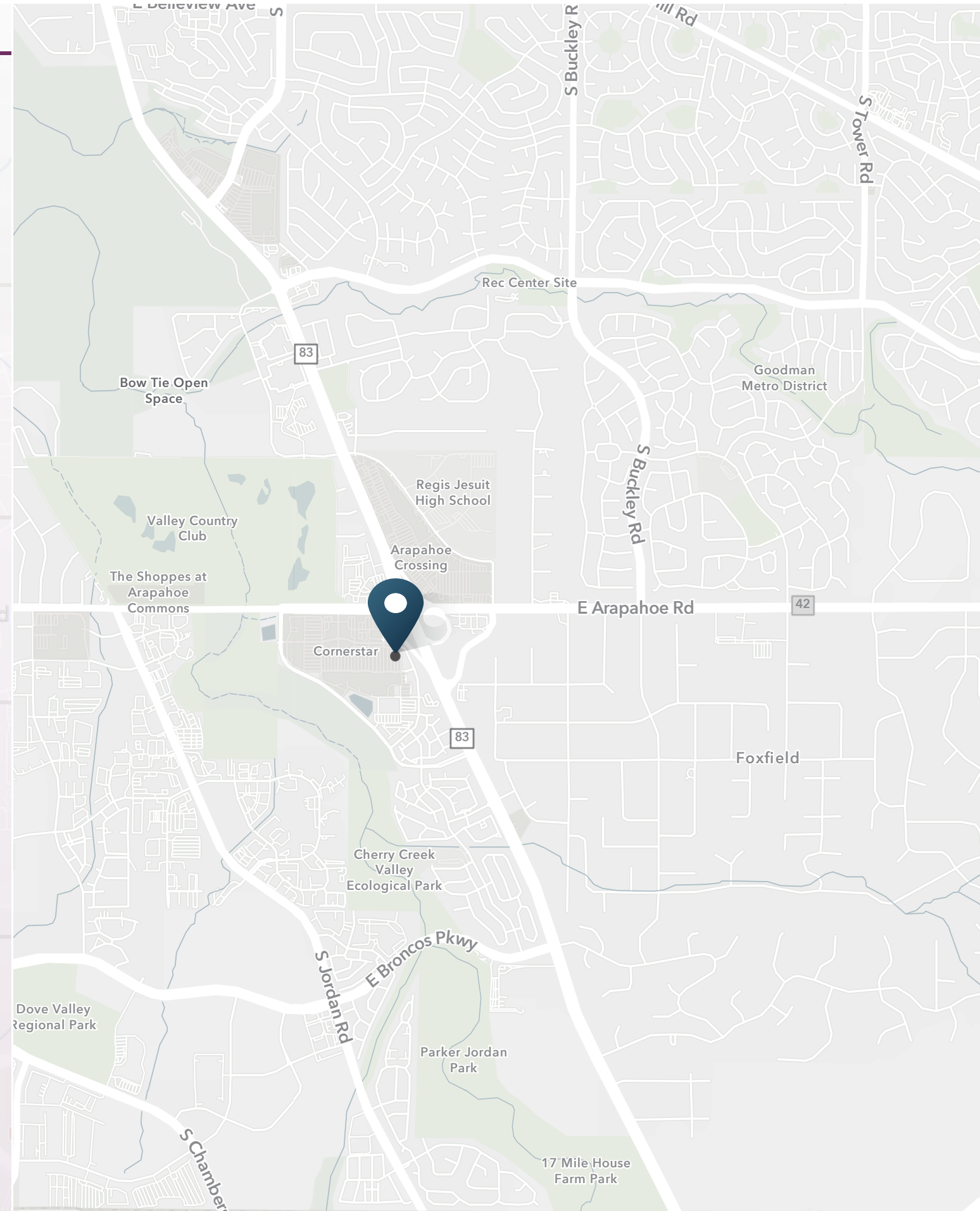
	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$124,834	\$157,817	\$145,412
2023 Est. Median Household Income	\$88,693	\$117,403	\$107,478

Households & Growth

	1 Mile	3 Miles	5 Miles
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%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
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%



PROPERTY OVRVIEW

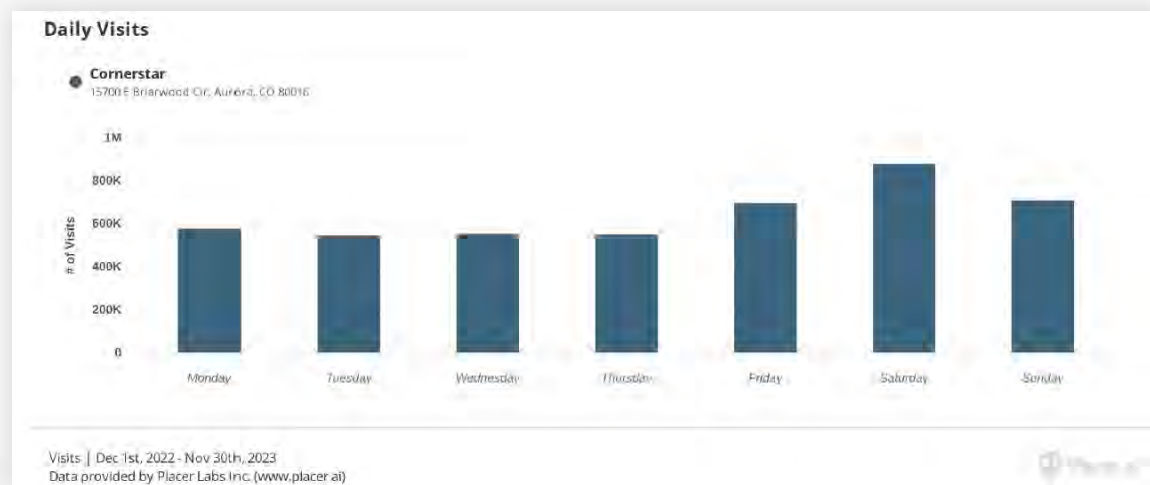
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

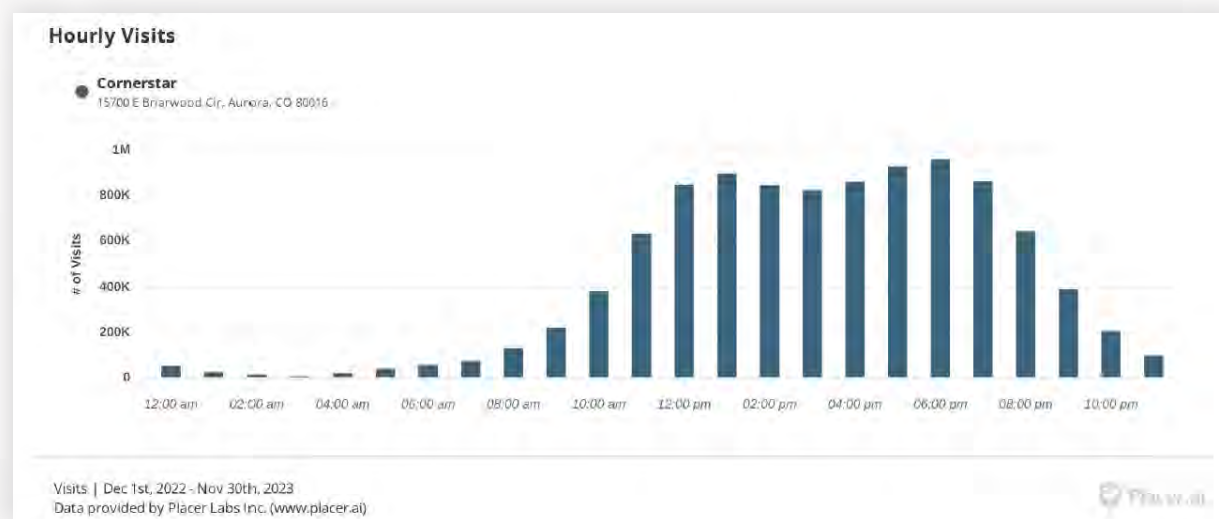
12/01/2022 - 11/30/2023

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

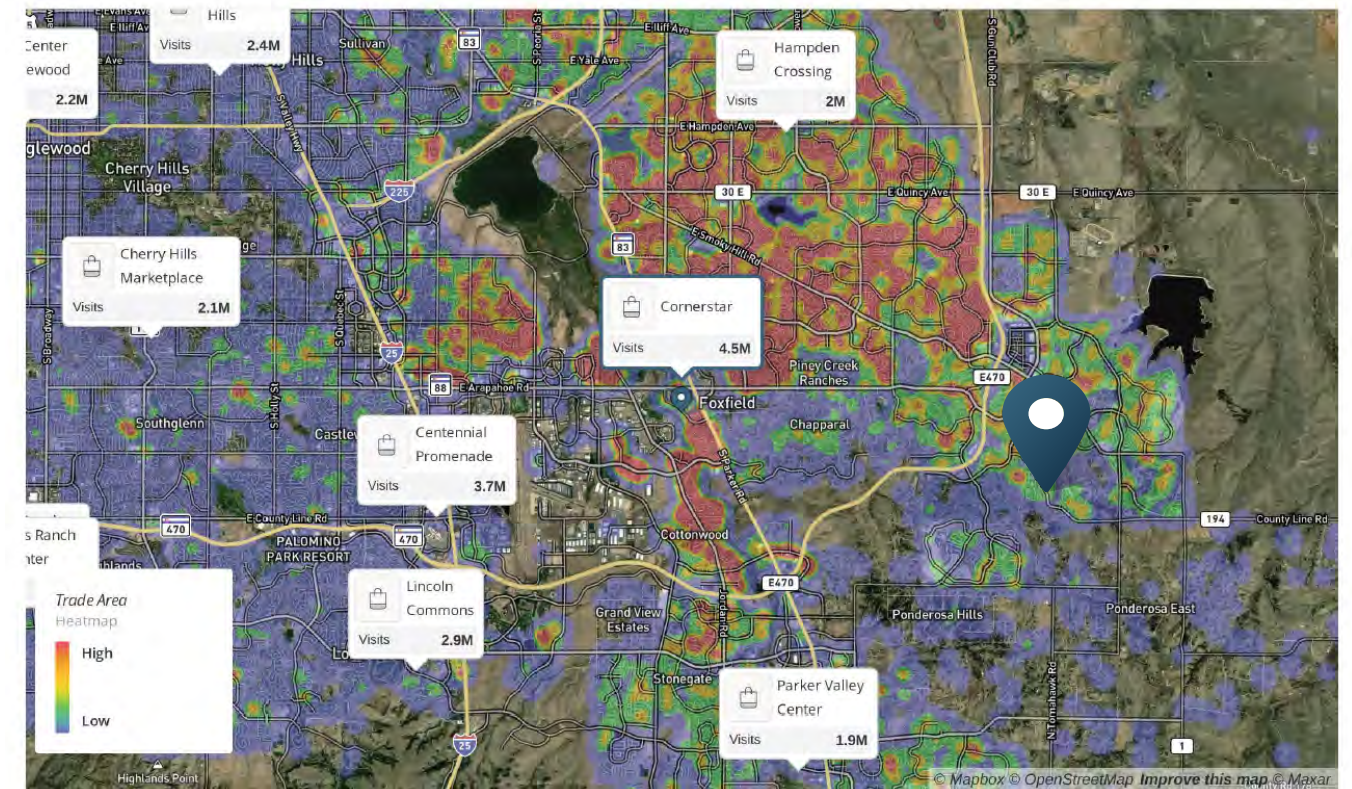
Daily Visits



Hourly Visits

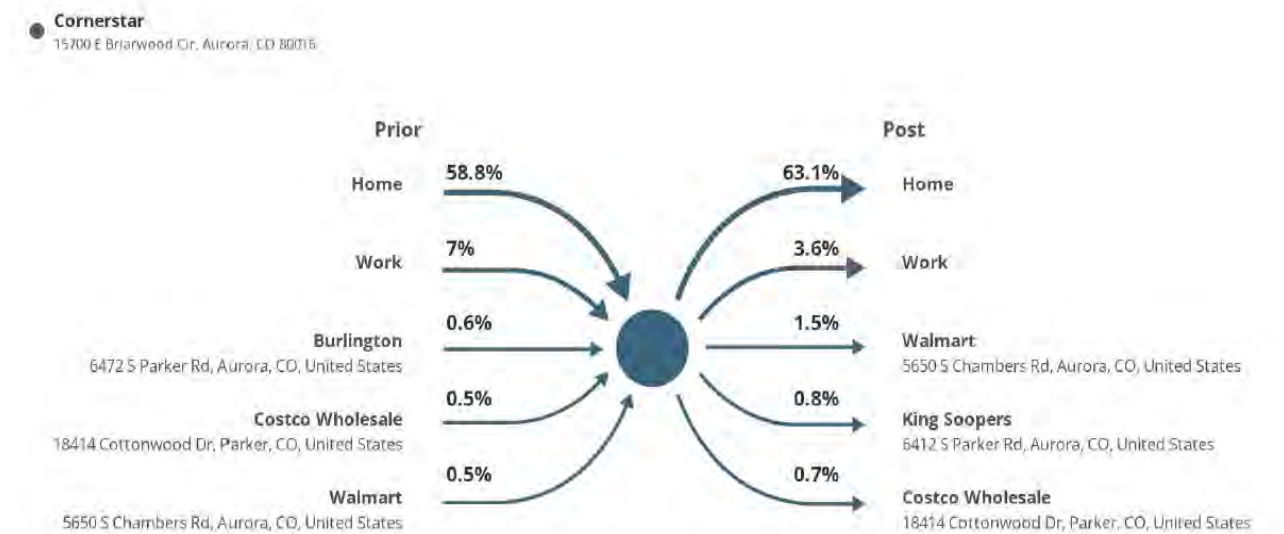


Trade Area



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Customer Journey



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

SOURCE





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