



FOR SALE

6,696 SF RESTAURANT - FF&E INCLUDED!

6676 S Parker Rd | Aurora, CO 80016



ON THE CORNER OF S PARKER RD. AND E ARAPAHOE RD - 149K+ VPD!

## CONTACT:

### EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

[eduffy@uniqueprop.com](mailto:eduffy@uniqueprop.com)

UNIQUE PROPERTIES  
400 S. BROADWAY  
DENVER, CO 80209  
(p) 303.321.5888  
(f) 303.321.5889  
[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)

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## OFFERING SUMMARY

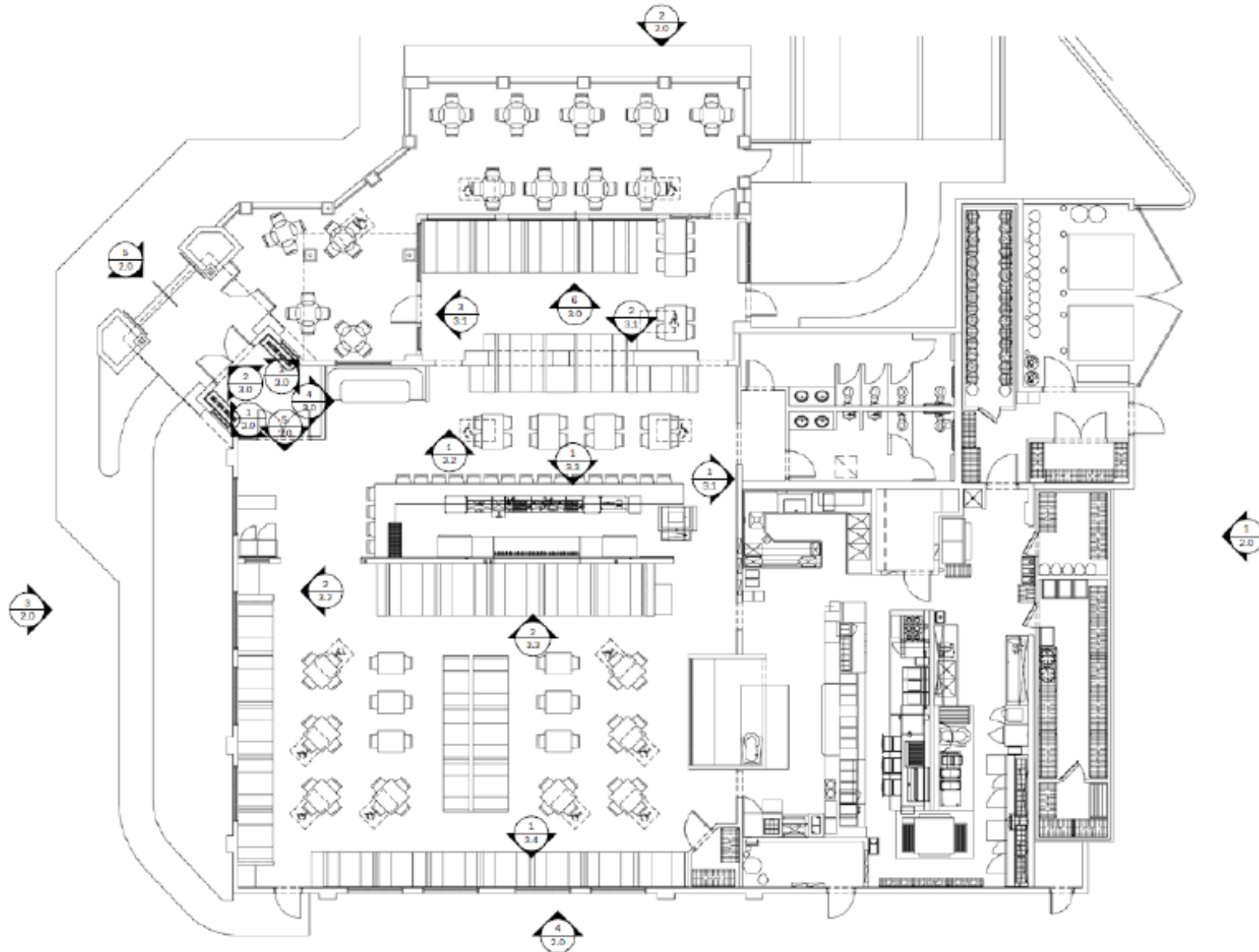
<b>Sale Price:</b>	\$2,700,000
<b>Building Size:</b>	6,696 SF
<b>Lot Size:</b>	1.19 AC
<b>Year Built:</b>	1998
<b>Zoning:</b>	MU-C
<b>Coolers:</b>	2 +/-
<b>Freezers:</b>	1 +/-
<b>Hood:</b>	Multiple
<b>Sprinklered:</b>	Yes

## PROPERTY OVERVIEW

This 6,696 SF second-generation restaurant, formerly home to Old Chicago, offers a turnkey opportunity with all equipment included. Positioned within a prominent power center anchored by major national retailers including King Soopers, AMC, Chili's, Planet Fitness, Ace Hardware, and more, the property benefits from strong regional draw and consistent foot traffic. Located at the high-visibility intersection of S Parker Rd and Arapahoe Rd—where combined traffic counts exceed 149,000 vehicles per day—the site offers exceptional exposure and accessibility. Surrounded by a dense and affluent population of over 90,000 residents within a 3-mile radius, with average household incomes topping \$166,000, this location is ideally suited for a restaurant operator seeking to capitalize on built-in demand in one of Colorado's most active retail corridors.

## PROPERTY HIGHLIGHTS

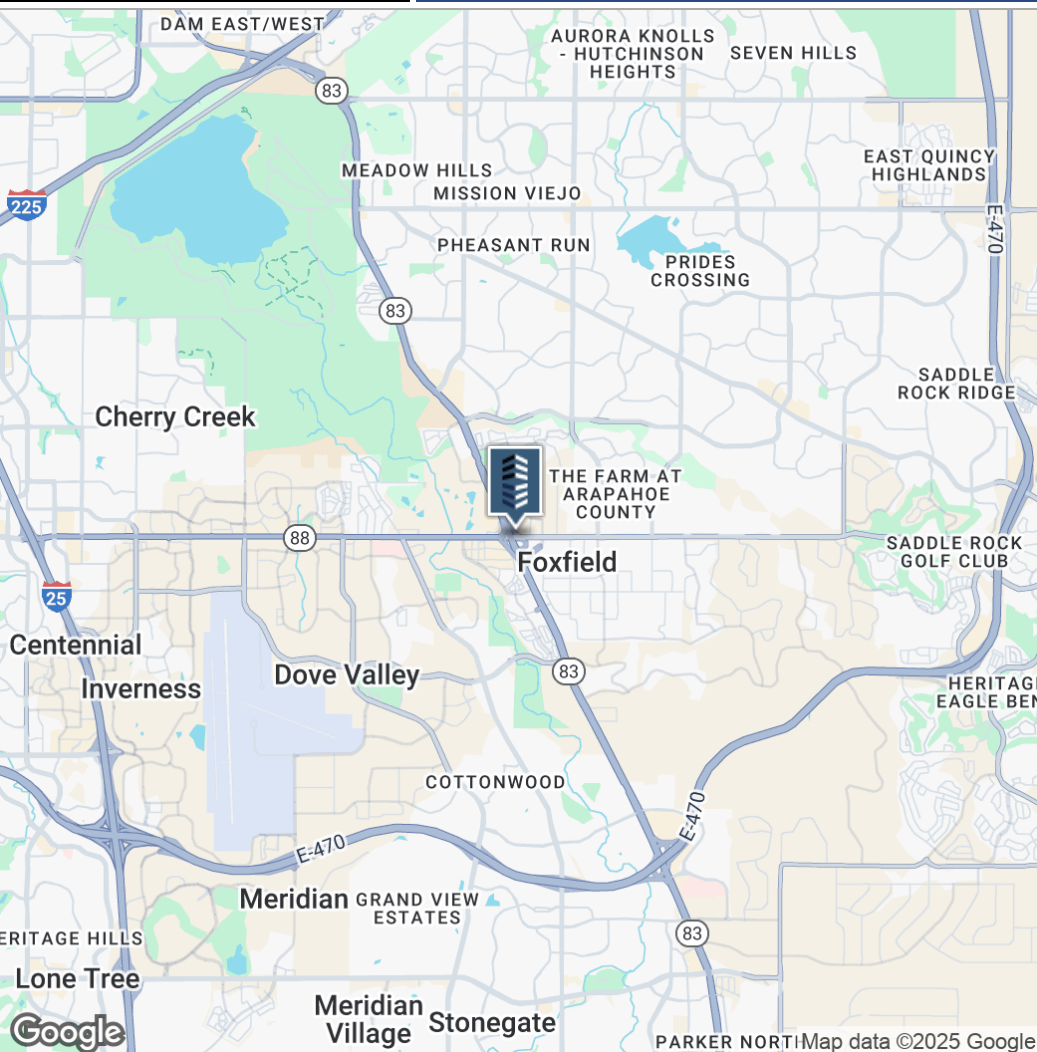
- HIGHLY VISIBLE INTERSECTION - 149K+ VPD
- Turn-Key Opportunity - FF&E included in Sale
- Ample parking
- Large Lot Size - Over 1 AC
- Multiple Coolers and Freezers in Place











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	1 MILE	3 MILES	5 MILES
Total households	3,091	27,733	86,143
Total persons per hh	2.7	2.8	2.8
Average hh income	\$158,496	\$155,357	\$151,363
Average house value	\$781,664	\$661,682	\$662,789

	1 MILE	3 MILES	5 MILES
Total population	8,338	78,026	239,586
Median age	37	39	38
Median age (male)	36	38	38
Median age (female)	37	39	39

## About Arapahoe Crossing

Arapahoe Crossings is a high-traffic, grocery-anchored power center located at the intersection of S Parker Rd and E Arapahoe Rd in Aurora, Colorado. Spanning over 500,000 SF, the center features national tenants like King Soopers, AMC Theatres, Burlington, Ace Hardware, and Planet Fitness, along with a strong mix of local retailers and restaurants. —Arapahoe Crossings offers exceptional visibility, accessibility, and consumer reach. Its diverse tenant mix and strategic location in one of Aurora's busiest retail corridors make it a premier destination for shopping, dining, and entertainment.

