

# Cornerstar Restaurants

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

 \*Over 122,000 VPD Combined Intersection



Unit	SF	\$/SF	NNN
314	2,716	\$32/SF	\$11.19/SF
340	3,266	\$32/SF	\$11.19/SF

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**Zoning MU-C**

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TO SIGNALIZED  
 FULL-MOVEMENT  
 ON PARKER

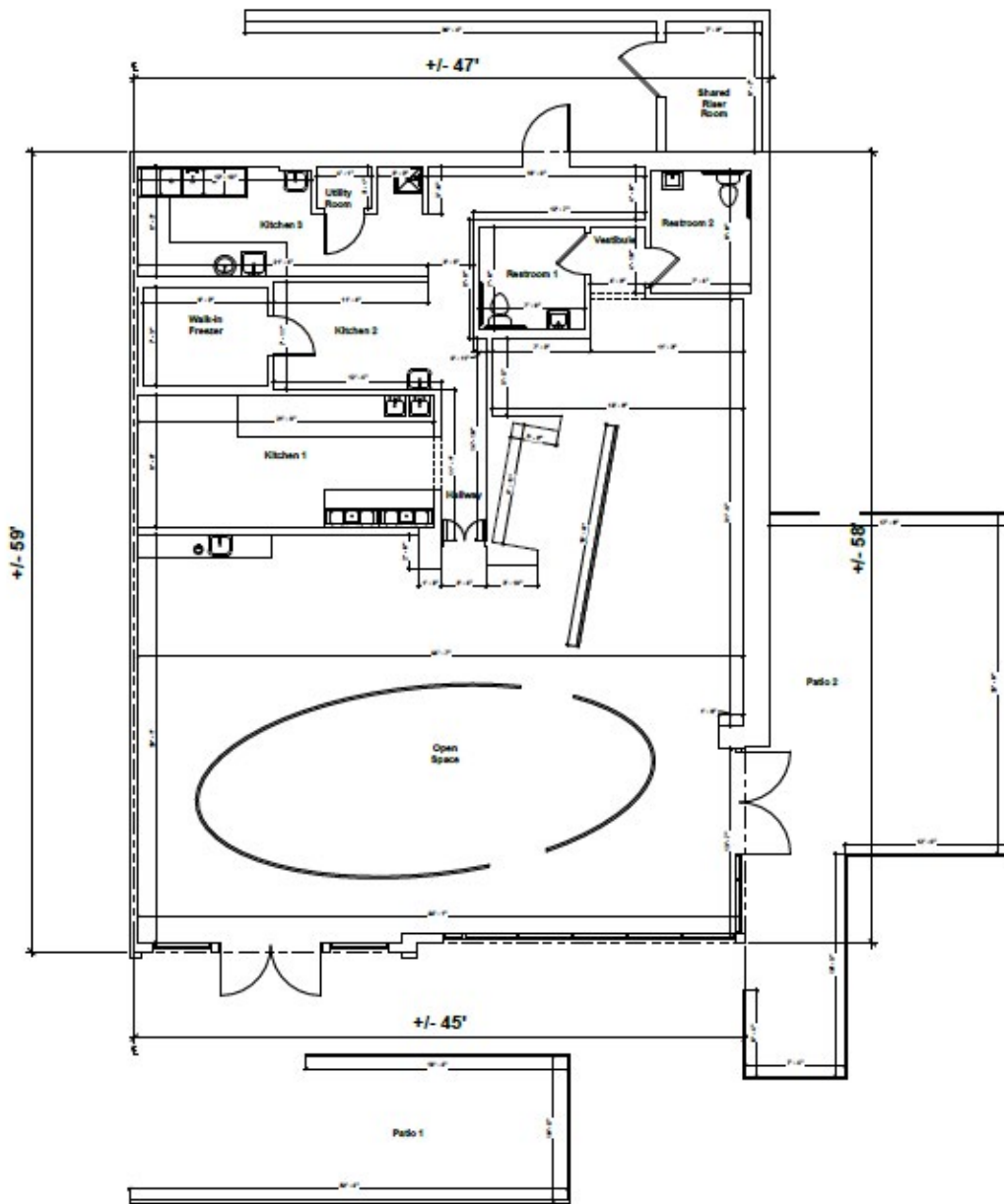


# Cornerstar Restaurants

**Unit 314**  
**2,716 SF**  
**\$32.00/SF**  
**\$11.19/SF NNN**  
**\$9,775/Month**

## Features:

- Currently set up as open kitchen/fast-casual
- Space comes with all FF&E
- Approximate 8' hood
- 1,650 gallon shared grease trap
- One, 9'x7' walk-in
- Two, 6-ton HVAC units
- 675 amps across three panels
- Two uncovered patios (north facing and west facing)
- Two single-stall restrooms



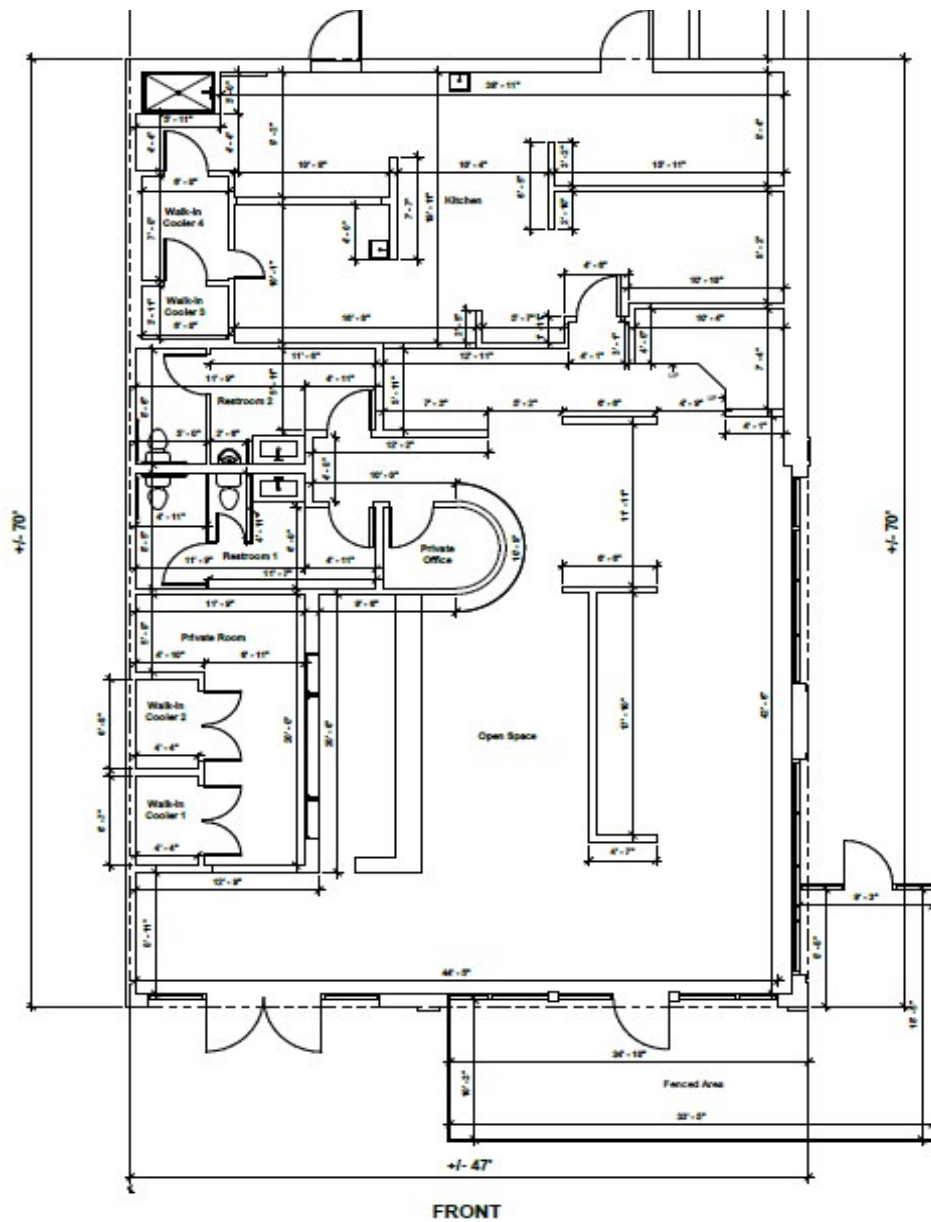
[Click Here for Plans and Photos](#)

# Cornerstar Restaurants

**Unit 340**  
**3,266 SF**  
**\$32.00/SF**  
**\$11.19/SF NNN**  
**\$11,755/Month**

## Features:

- Currently set up for full-service bar
- Two hoods, one approximately - 7' and one approximately 10'
- 1,650 gallon shared grease trap
- Three walk-in coolers
- One walk-in freezer
- One 4-ton, one 5-ton, one 6-ton HVAC unit
- 550 amps across two panels
- One fully enclosed patio, wired for heaters and TV's
- Two, multiple-stall restrooms



[Click Here for Plans and Photos](#)



# Demographic Highlights

## 2024 DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

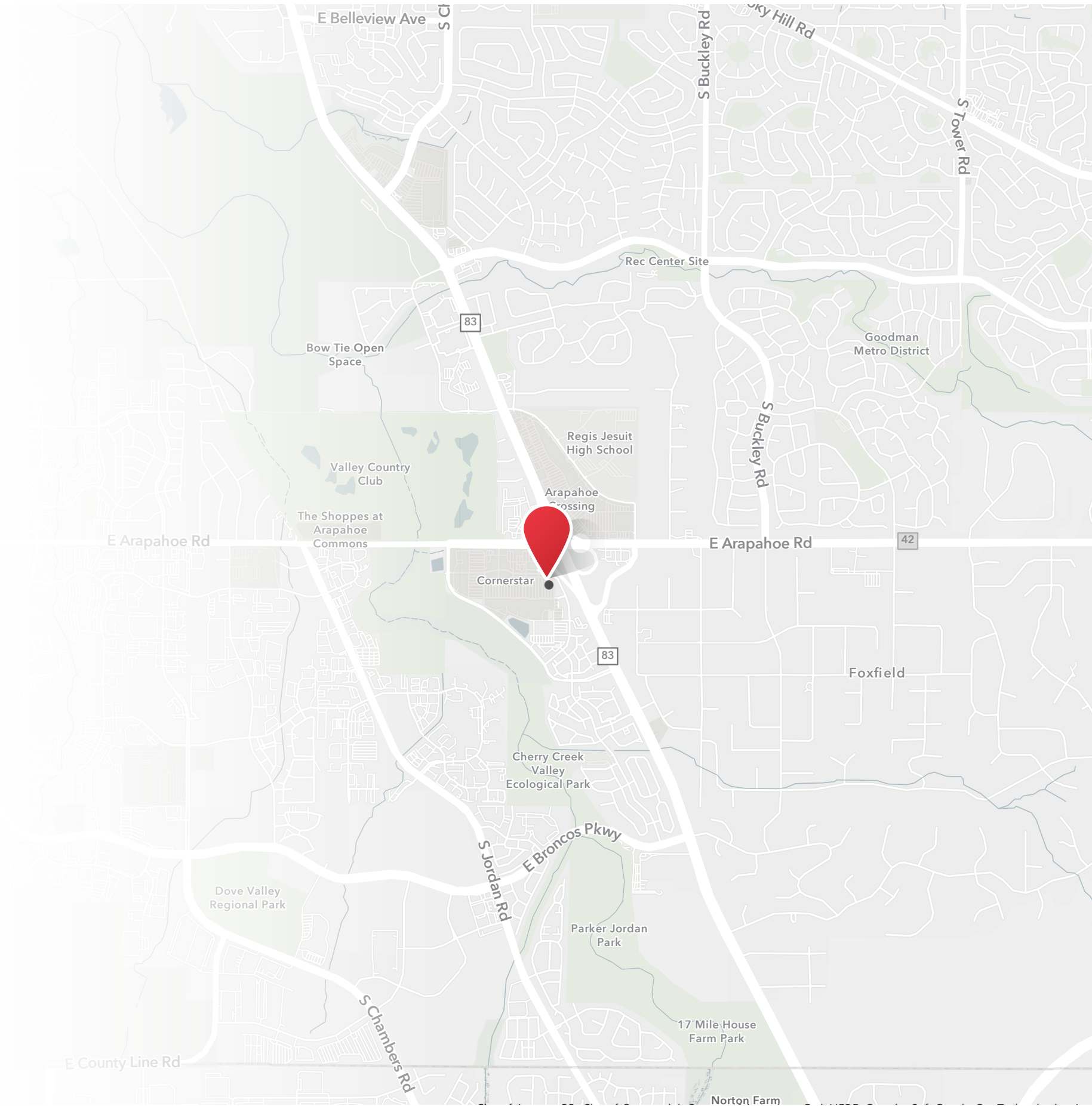
7,106 Population	8,788 Total Daytime Population	\$139,751 Average Household Income	3,036 Total Households
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### 3 MILES

73,398 Population	75,279 Total Daytime Population	\$167,754 Average Household Income	26,375 Total Households
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### 5 MILES

246,431 Population	296,171 Total Daytime Population	\$155,367 Average Household Income	91,922 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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Combined Intersection



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