

# AVAILABLE - LAND AT CORNERSTAR

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



Looking for the main leasing brochure?  
[CLICK HERE!](#)

Zoning MU-C

PATRICK MCGLINCHY

210.303.3149

patrick.mcglinchy@cushwake.com

JUSTIN GREGORY

303.803.7170

justin.gregory@cushwake.com

ERIK CHRISTOPHER

303.390.35252

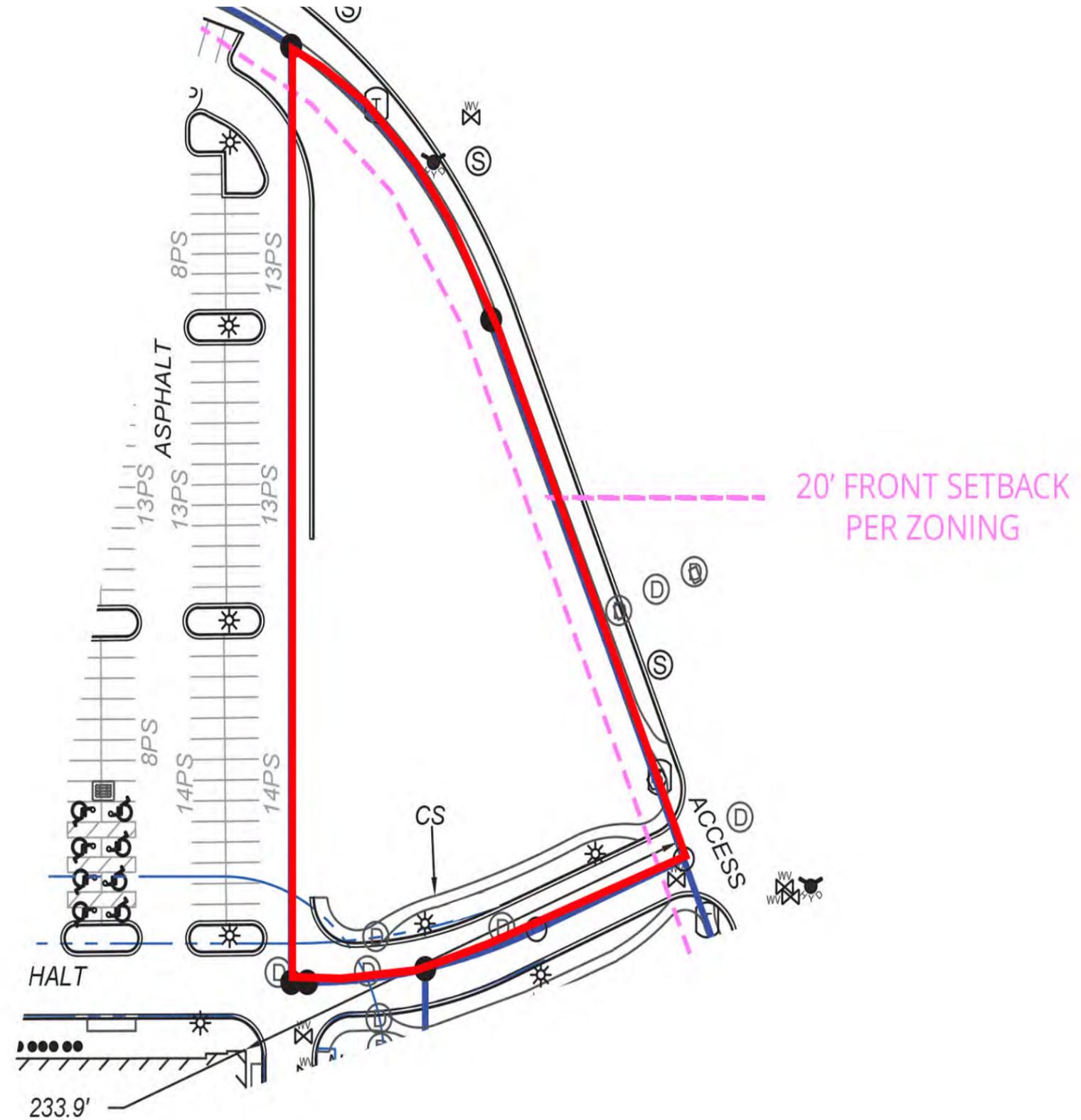
erik.christopher@srsre.com

TO SIGNALIZED  
FULL-MOVEMENT  
ON PARKER



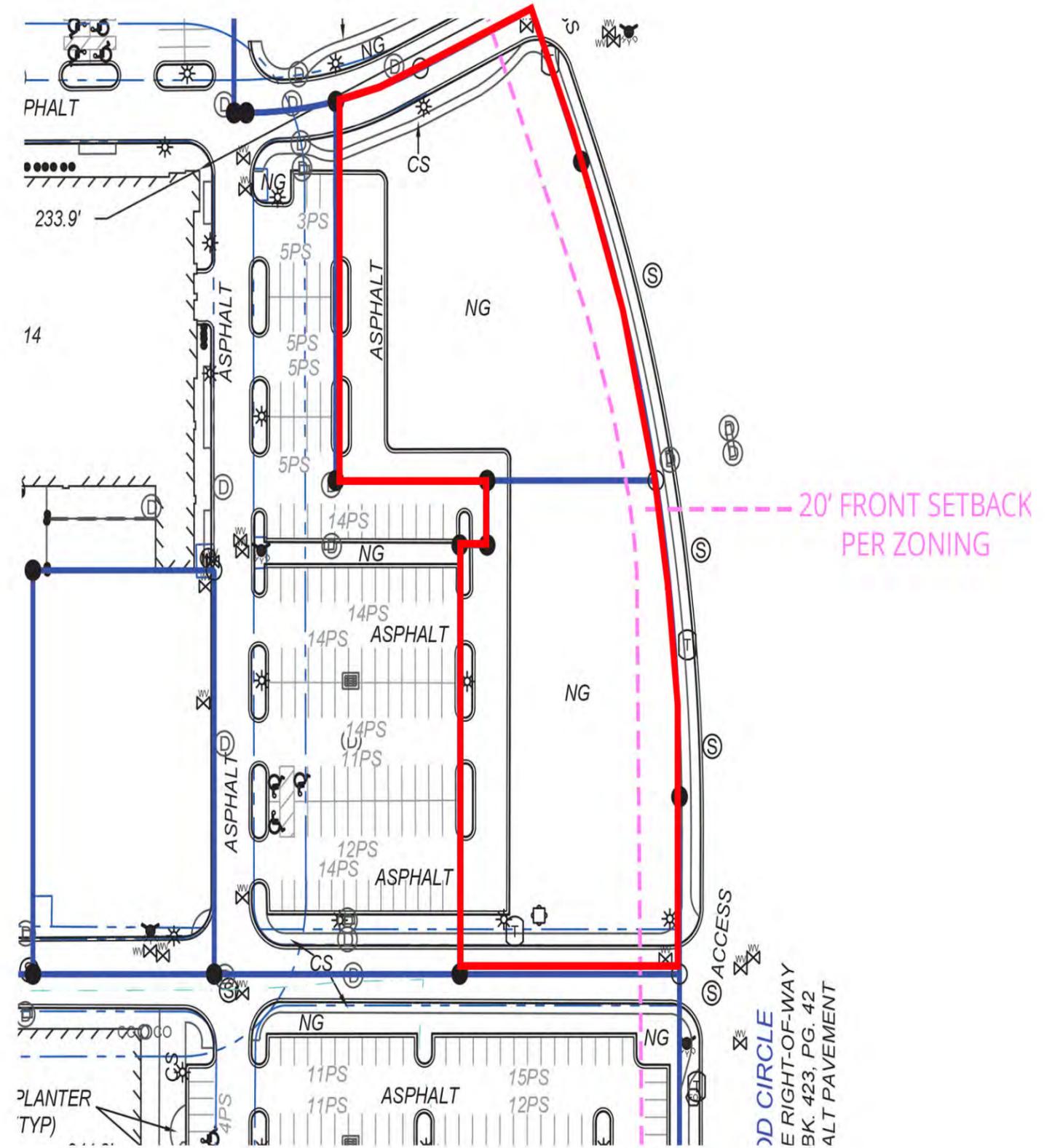
# PARCEL OP1 - 1.11 ACRES

\$871,254.80



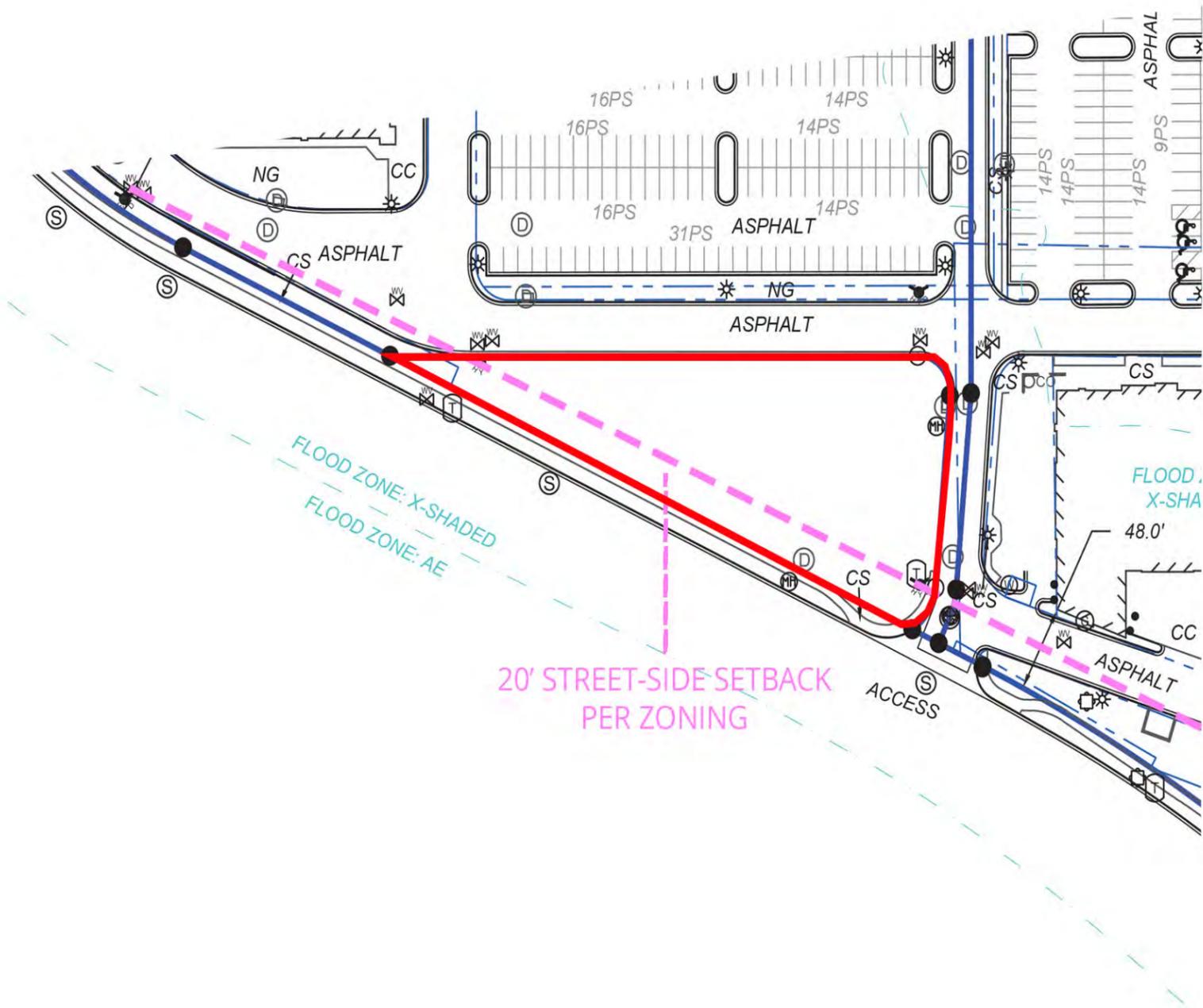
# PARCEL OP2 - 1.69 ACRES

\$1,327,438.20



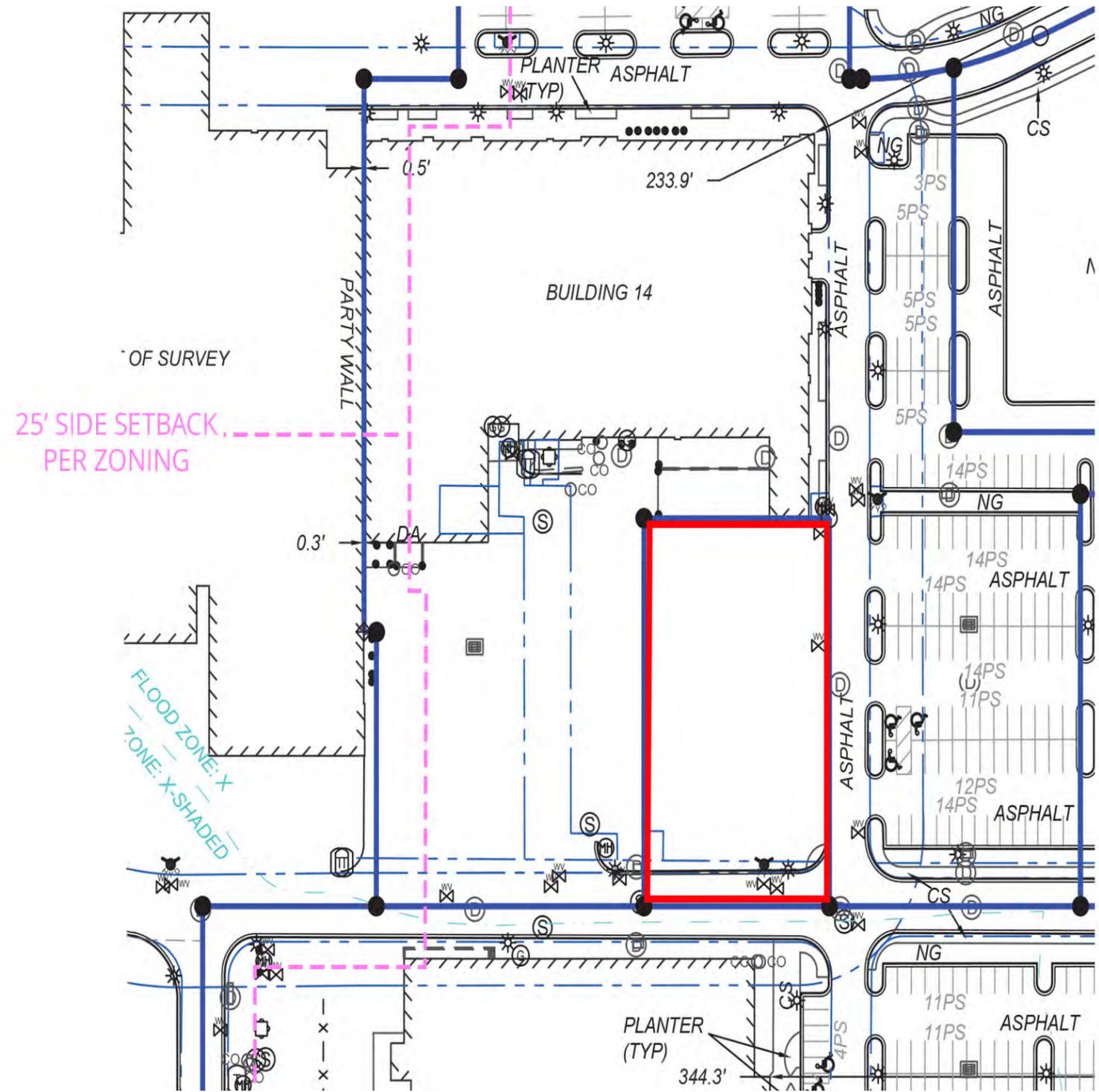
# PARCEL OP4 - 0.62 ACRES - UNDER LOI

\$486,057.60



# PARCEL OP5 - 0.57

\$446,924.80



# Trade Area



**SITE**

61,000 VPD

67,000 VPD

**Pioneer Hills**

- Walmart Supercenter
- BED BATH & BEYOND
- PET SMART
- MATTRESS FIRM
- ANYTIME FITNESS
- CareNow Urgent Care
- DOLLAR TREE
- Jason's deli
- Subway
- Mountain Mike's
- Shirley Ho-Nuts
- Chick-fil-ee

**Arapahoe Crossings**

- KOHL'S
- BIG LOTS!
- Burlington
- Orangetheory
- SEPHORA
- BOOT BARN
- BR baskin tobbin's
- OLD CHICAGO
- DUNKIN'
- KING Soopers
- DICK'S SPORTING GOODS
- AMC THEATRES
- buy buy BABY
- 2ND & CHURCH
- planet fitness
- Faith & Works
- chili's
- TACO BELL
- McDonald's

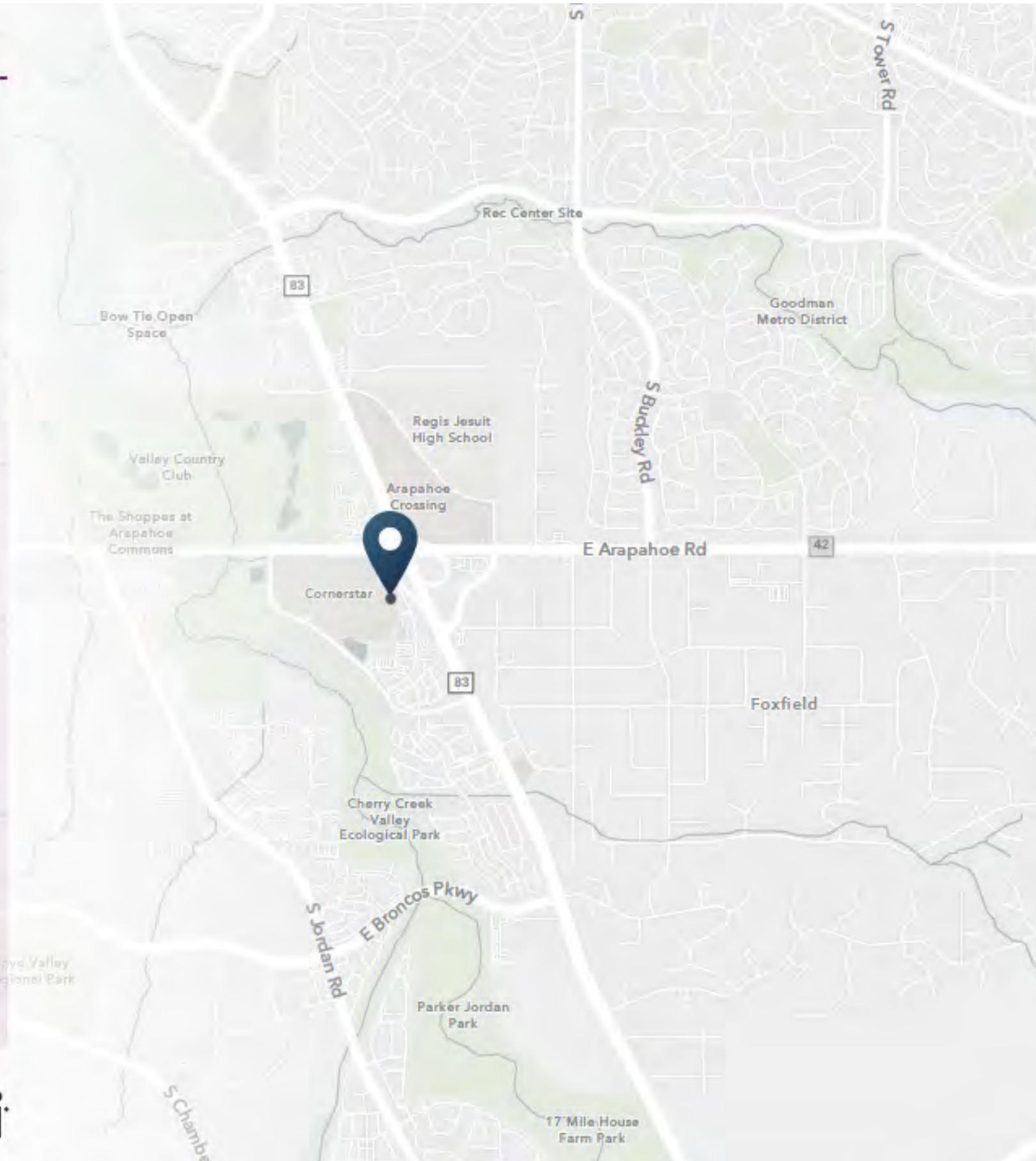
- COSTCO WHOLESALE
- TRADER JOE'S
- MATTRESS FIRM
- Boonocks FOOD & FUN
- Freddy's STEAKBURGERS
- Sportsman's Warehouse
- at&t
- MOD
- Chipotle
- Cane's

**Parker Marketplace**

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

# 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%



Looking for the main leasing brochure?  
[CLICK HERE!](#)



For Property  
Information, Contact:

**ERIK CHRISTOPHER**

303.390.5252

[erik.christopher@srsre.com](mailto:erik.christopher@srsre.com)

**PATRICK MCGLINCHEY**

210.303.3149

[patrick.mcglinchey@cushwake.com](mailto:patrick.mcglinchey@cushwake.com)

**JUSTIN GREGORY**

303.803.7170

[justin.gregory@cushwake.com](mailto:justin.gregory@cushwake.com)

**SRS REAL ESTATE PARTNERS**

1875 Lawrence ST. Unit 850

Denver, CO 80202