

Cornerstar Shopping Center

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



AVAILABLE

1,259 SF – 6,099 SF

RATE

Call Broker

NNN

\$12.05/SF

Erik Christopher | 303.390.5252
erik.christopher@srsre.com

Patrick McGlinchey | 210.303.3149
patrick.mcglinchey@cushwake.com

Justin Gregory | 303.803.7170
justin.gregory@cushwake.com

ABOUT THE PROPERTY

- Second generation restaurant & retail spaces available
- Cornerstar Shopping Center offers a "best in class" shopping experience anchored by Target & national regional retailers
- One of the busiest intersections in the state of Colorado
- Heavily trafficked intersection of Parker & 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)

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: 2025 | Source: Esri

SPACE PLAN



| SUITE | TENANT | SF |
|-------|--------------------------------------|--------|
| 100 | TAAZA MART | 25,909 |
| 110 | PAISLEY SALON AND SPA | 1,690 |
| 112 | GONG CHA BOBA TEA | 1,359 |
| 114 | WAG N' WASH NATURAL FOOD & BAKERY | 4,082 |
| 116 | FIREHOUSE SUBS | 1,800 |
| 118 | AVAILABLE - CHIRO BUILDOUT | 1,259 |
| 120 | SIERRA TRADING POST | 20,156 |
| 130 | URBAN AIR ADVENTURE PARK | 50,017 |
| 136 | NIKE | 20,285 |
| 205 | FIVE BELOW | 12,917 |
| 210 | OLD NAVY | 15,000 |
| 215 | ROSS DRESS FOR LESS | 25,000 |
| 220 | AMERICA'S BEST CONTACTS & EYEGLASSES | 4,056 |
| 225 | DSW | 15,513 |
| 230 | HOMEGOODS | 25,039 |
| 245 | ULTA BEAUTY | 20,184 |
| 250 | MARSHALLS | 30,827 |
| 260 | 24 HOUR FITNESS | 88,125 |
| 302 | VERIZON WIRELESS | 2,999 |
| 304 | MASSAGE ENVY | 3,066 |
| 306 | TAN YOUR HIDE | 2,384 |
| 308 | NATURA MED SPA | 3,301 |

| SUITE | TENANT | SF |
|-------|---------------------------------|-------|
| 310 | AVAILABLE - OPEN RETAIL LAYOUT | 3,826 |
| 312 | FLOYD'S BARBERSHOP | 1,590 |
| 314 | JAPON SUSHI | 2,755 |
| 316 | MAGIC NAILS & LASH | 4,617 |
| 320 | AVAILABLE - RESTAURANT BUILDOUT | 6,099 |
| 330 | CHIPOTLE | 2,000 |
| 332 | AVAILABLE - RESTAURANT BUILDOUT | 1,762 |
| 334 | FIVE GUYS BURGERS & FRIES | 2,200 |
| 336 | PARI DENTAL | 3,611 |
| 338 | AT&T | 1,537 |
| 340 | ORION HOT POT | 3,278 |
| 342 | MARCO'S PIZZA | 1,989 |
| 344 | EUROPEAN WAX CENTER | 1,561 |
| 346 | AVAILABLE - SALON BUILDOUT | 1,592 |
| 348 | POKE CITY | 1,627 |
| 350 | ECLIPSE VISION SOURCE | 2,000 |
| 352 | PHO VY | 2,023 |
| 354 | COLD STONE CREAMERY | 1,072 |
| 356 | PANERA BREAD | 4,251 |
| 360 | BONCHON CHICKEN | 2,408 |
| 362 | GREAT CLIPS | 1,285 |
| 364 | RUNNER'S ROOST | 2,082 |

| PARCEL | ACERAGE |
|--------|-------------------|
| OP1 | AVAILABLE 1.11 AC |
| OP2 | AVAILABLE 1.69 AC |
| OP4 | UNDER LOI 0.62 AC |
| OP5 | AVAILABLE 0.89 AC |

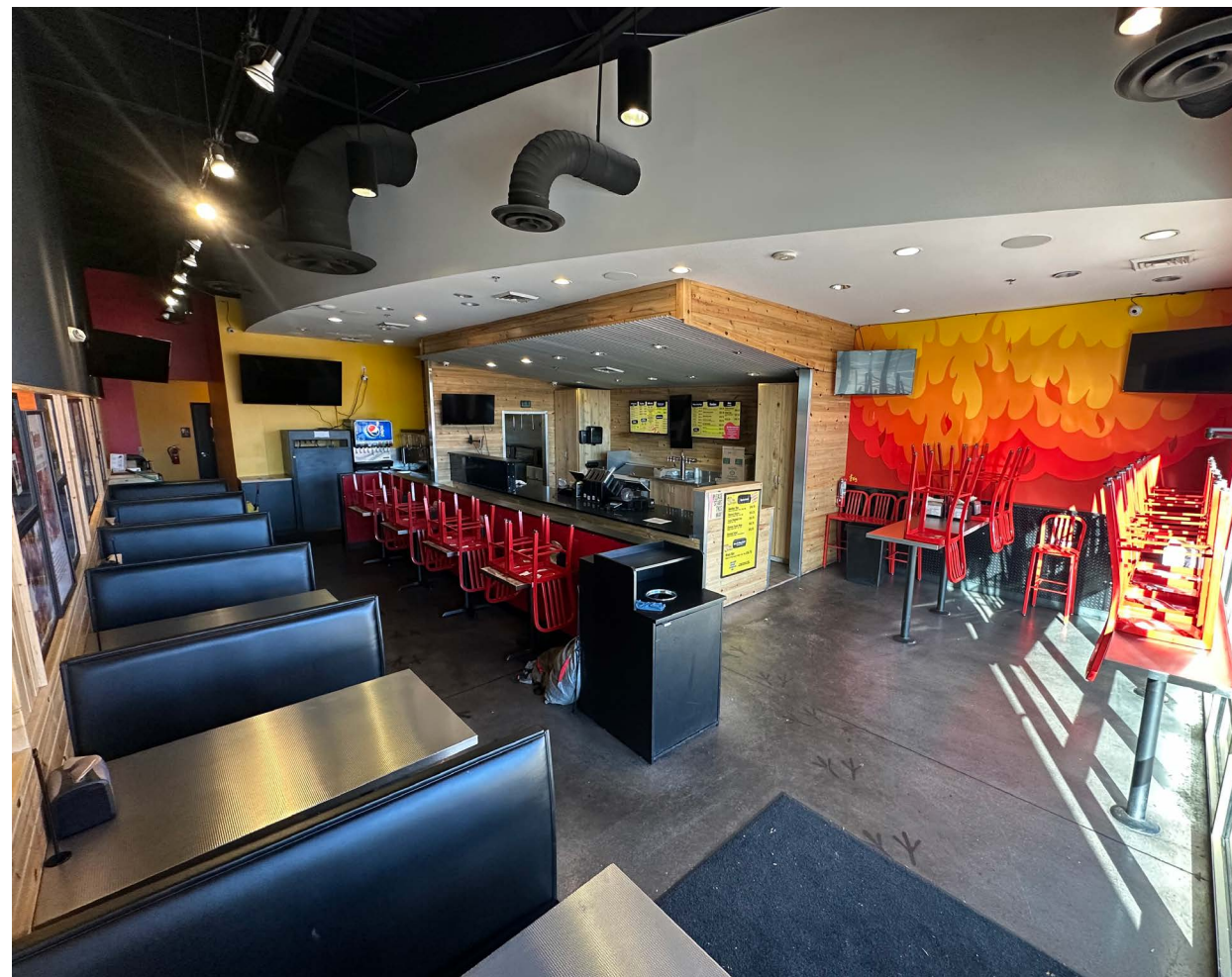
| NAP | TENANT |
|-----|---------------------------|
| 1 | BELLCO |
| 2 | FAMOUS DAVE'S BAR-B-QUE |
| 3 | CHEDDAR'S SCRATCH KITCHEN |
| 4 | FREDDY'S FROZEN CUSTARD |
| 5 | BIONDI'S JEWELRY |
| 6 | REAL DE MINAS |
| 7 | TARGET |

Second-Generation Restaurant at Cornerstar | Unit 332

1,762 SF
\$40.00/SF
\$12.05/SF NNN
\$6,174/Month

Features:

- 14' hood
- 9'x7' walk-in cooler
- Shared building grease trap
- Two, single-stall, ADA restrooms
- 50-gallon hot water heater
- One 250amp panel distributed through two additional 200amp panels



Freestanding Restaurant at Cornerstar | Unit 320

6,099 SF
\$35.00/SF
\$12.05/SF NNN
\$23,913/Month

Features:

- Freestanding, full-service restaurant (**no furniture or equipment provided**)
- Approx. 23' hood
- 2,000 gallon grease trap
- Two 15-ton HVAC RTU and one 17.5-ton HVAC RTU
- One walk-in beer cooler, one walk-in cooler, one walk-in freezer
- 8' x 14' dry storage
- Five 208 panels
- Two, two-stall restrooms
- East facing patio potential
- (All features to be verified by tenant)





CHERRY CREEK RESERVOIR

COTTONWOOD CREEK ELEMENTARY SCHOOL

CENTENNIAL AIRPORT (KAPA)

E. Hampden Ave
Hampden Ave

MISSION VIEJO ELEMENTARY SCHOOL

SAGEBRUSH ELEMENTARY SCHOOL

CENTENNIAL CENTER PARK

CENTENNIAL HOSPITAL

SITE

MAMMOTH HEIGHTS ELEMENTARY SCHOOL

CHAPARRAL HIGH SCHOOL

ELEMENTARY SCHOOL

Mission Viejo Plaza Shopping Center

LOWE'S

SMOKY HILL HIGH SCHOOL

Piney Creek Crossing

TRAILS WEST ELEMENTARY SCHOOL

Arapahoe Crossings

Logos for businesses in Arapahoe Crossings: KOHL'S, KING Scoopers, planet fitness, BIG LOTS!, DICK'S Sporting Goods, Bath Body Works, Burlington, Orange Theory Fitness, AMC THEATRES, Sephora, buybuy BABY, 2ND & CHARLES, BOOT BARN, Baskin Robbins, Hallmark, chili's, Dunkin', TACO BELL, MCDONALD'S.

Logos for businesses in Parker Marketplace area: COSTCO WHOLESALE, SPORTSMAN'S Warehouse, JJ, TRADER JOE'S, MATTRESS FIRM, at&t, MOD, Boondocks Food & Fun, Chipotle Mexican Grill, Freddy's STEAKBURGERS, Cane's, KING Scoopers.

KING Scoopers

Logos for businesses: Chick-fil-A, Saltgrass Steak House, Wendy's, Red Robin.

Parker Marketplace

Logos for businesses in Parker Marketplace: MURDOCH'S, SKY ZONE TRAMPOLINE PARK, SPROUTS, Arby's, Papa Murphy's, BURGER KING, CARMAX.

SAFeway

KING Scoopers

KOHL'S

DO

Walgreens

Pep Boys

SAFeway

O'Reilly

TACO BELL

SUMMIT ELEMENTARY SCHOOL

Valley Plaza Shopping Center

Logos for businesses in Valley Plaza: TARGET, Arby's, petco, O'Reilly.

goodwill

Public Storage

ExtraSpace Storage

Logos for businesses in Pioneer Hills: Walmart Supercenter, BED BATH & BEYOND, THE HOME DEPOT, PET SMART, ANY TIME FITNESS, MATTRESS FIRM, DOLLAR TREE, CareNow Urgent Care, Jason's deli, Chick-fil-A, SUBWAY, MOUNTAIN MIKES, SWIRLY DO-NUTS.

Walmart Neighborhood Market

Logos for businesses in Piney Creek Crossing: MIDAS, TACO BELL, BURGER KING.

Logos for businesses: JJ, Arby's, VALERO, DUTCH BROS.

Logos for businesses: SMOOTHIE KING, Starbucks, Fires LES SCHWAB, Cane's.

usbank

61,000 VPD

67,000 VPD



PROPERTY OVRVIEW

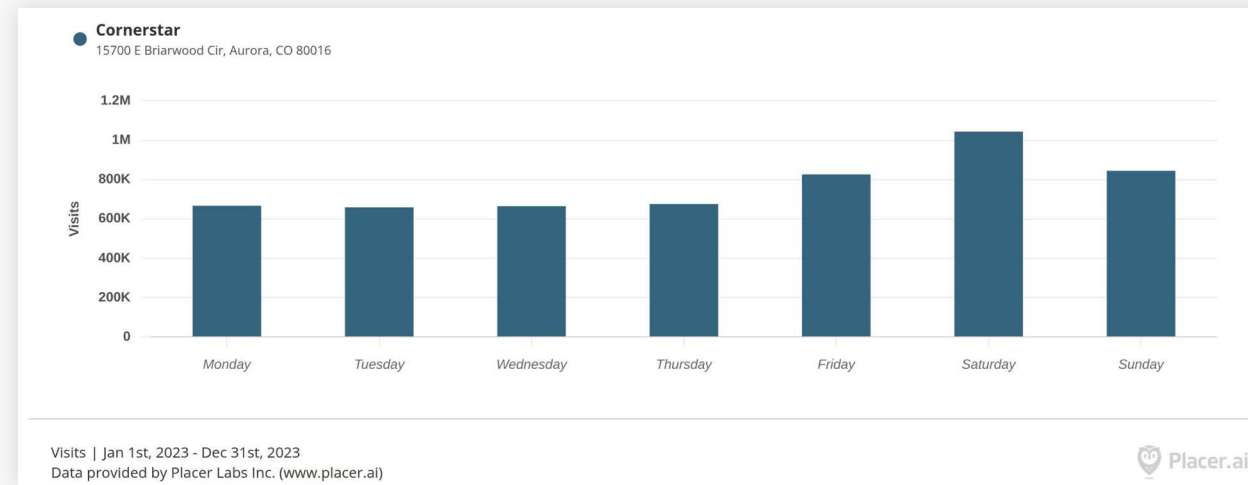
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

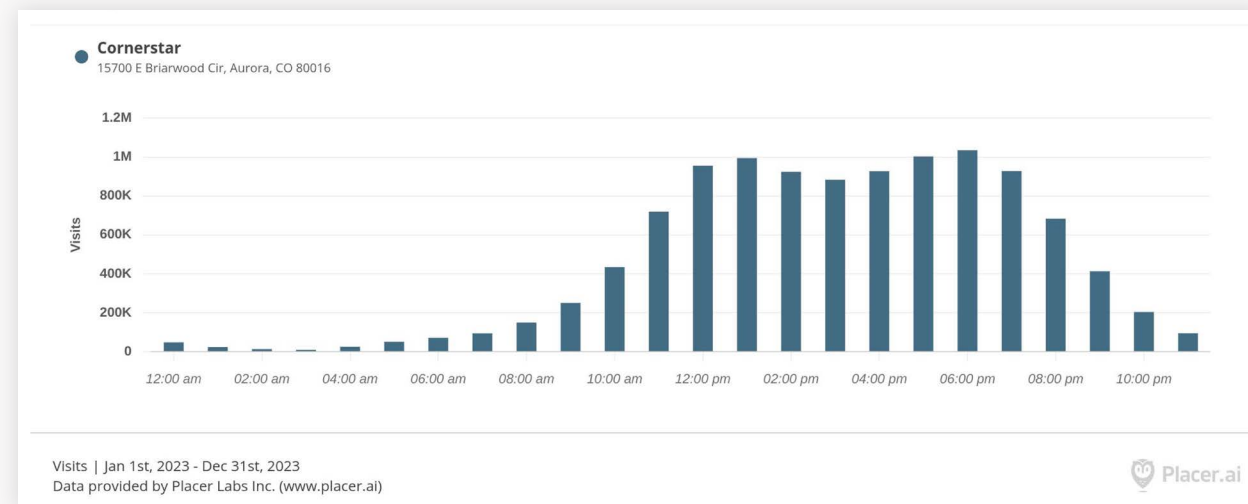
12/01/2022 - 11/30/2023

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

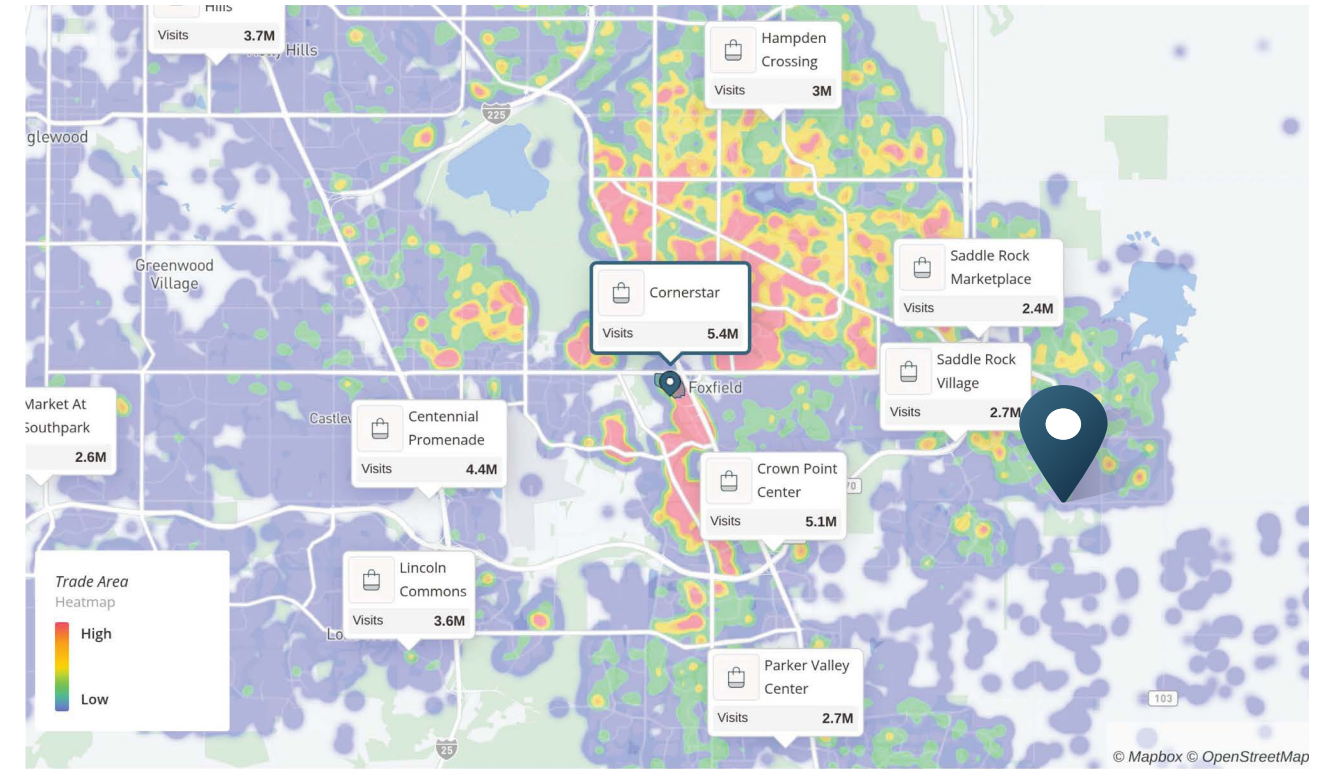
Daily Visits



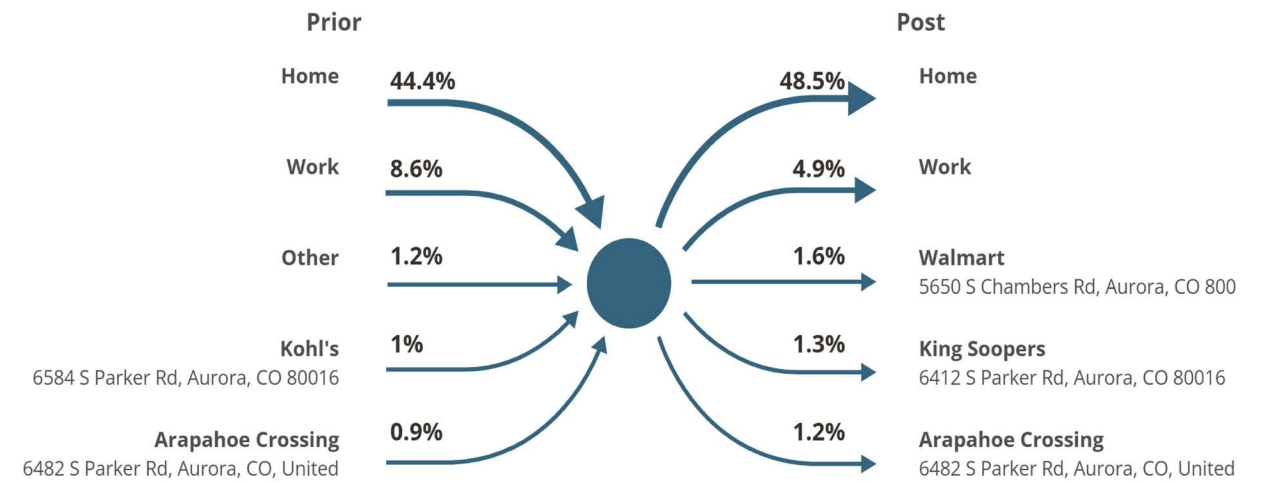
Hourly Visits



Trade Area



Customer Journey



Show by: | Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

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

SOURCE



Cornerstar Shopping Center

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



DEMOGRAPHIC HIGHLIGHTS

1 MILE

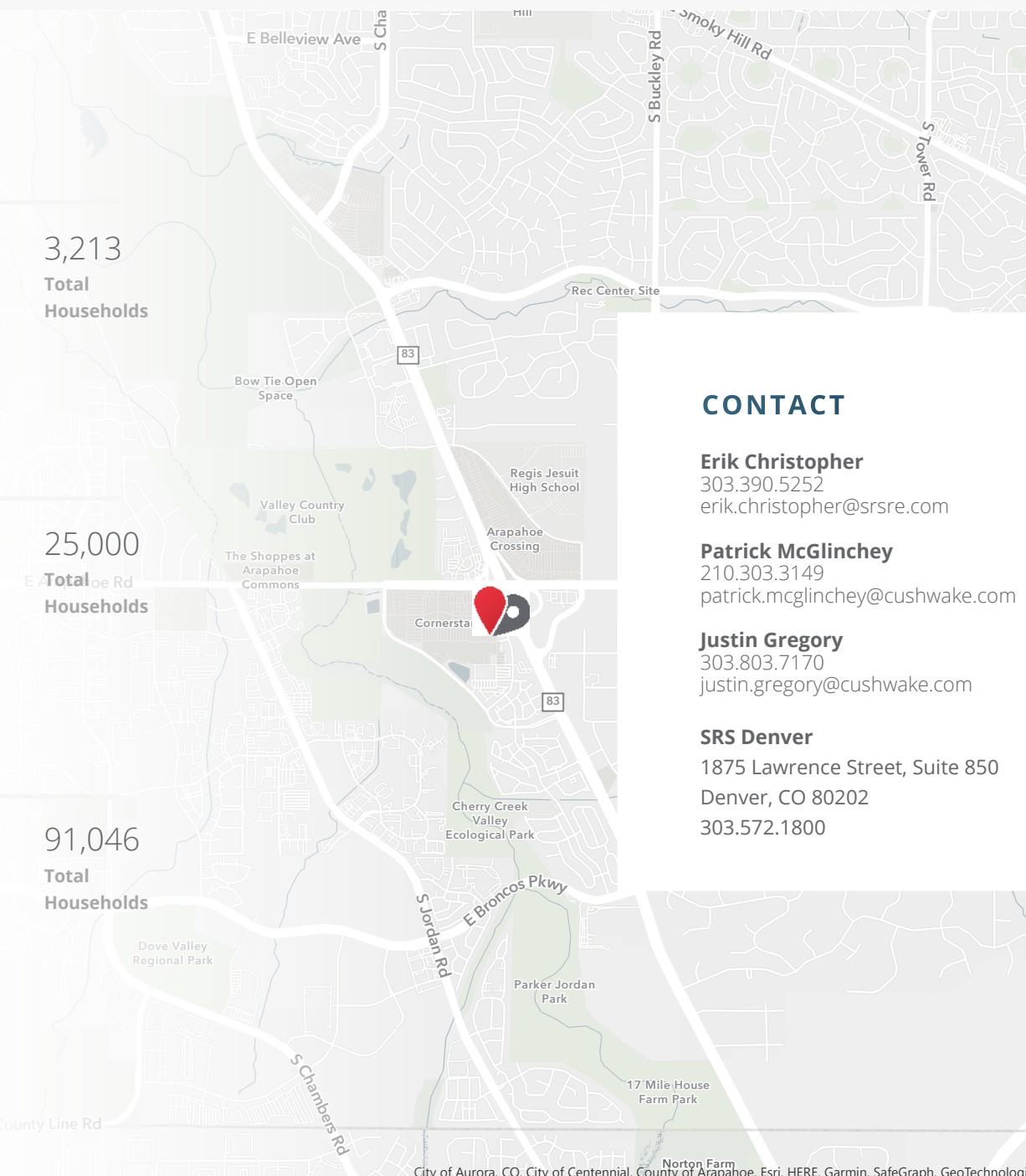
| | | | |
|---------------------|--------------------------------------|--|------------------------------|
| 7,370 Population | 9,022 Total Daytime Population | \$124,834 Average Household Income | 3,213 Total Households |
|---------------------|--------------------------------------|--|------------------------------|

3 MILES

| | | | |
|----------------------|---------------------------------------|--|-------------------------------|
| 69,887 Population | 72,982 Total Daytime Population | \$157,817 Average Household Income | 25,000 Total Households |
|----------------------|---------------------------------------|--|-------------------------------|

5 MILES

| | | | |
|-----------------------|--|--|-------------------------------|
| 244,354 Population | 288,121 Total Daytime Population | \$145,412 Average Household Income | 91,046 Total Households |
|-----------------------|--|--|-------------------------------|



CONTACT

Erik Christopher
303.390.5252
erik.christopher@srsre.com

Patrick McGlinchey
210.303.3149
patrick.mcglinchey@cushwake.com

Justin Gregory
303.803.7170
justin.gregory@cushwake.com

SRS Denver
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800