



# Crossing At Stonegate

Parker, CO

Denver-Aurora-Lakewood (CO)



**Nick Freddo**

Leasing Representative

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[www.kimcorealty.com/120580](http://www.kimcorealty.com/120580)



AERIAL



GROSS LEASABLE AREA (GLA)	120,503 SF
PARKING SPACES	753
PARKING RATIO	6.25 per 1,000 SF

Nick Freddo

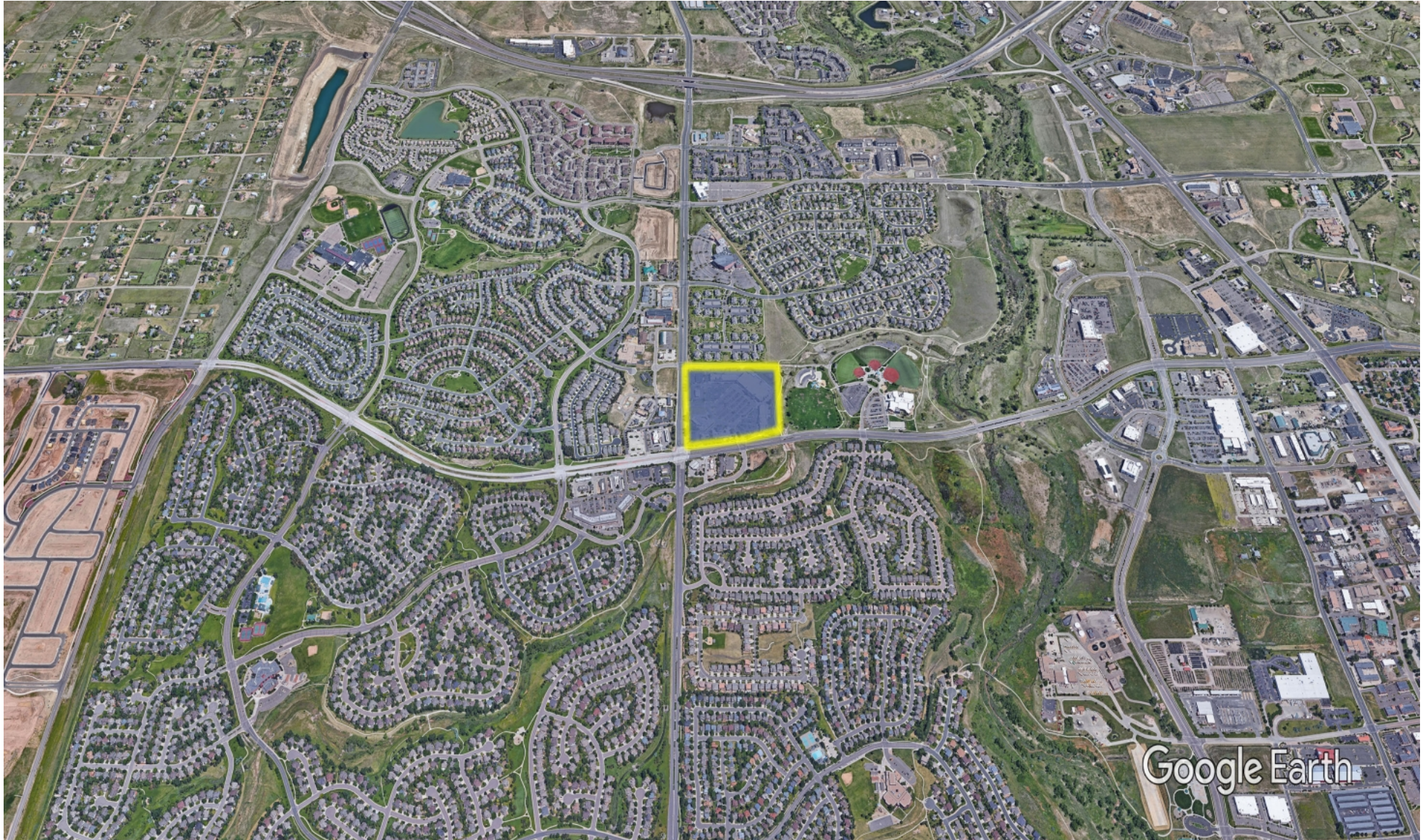
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DENSITY AERIAL

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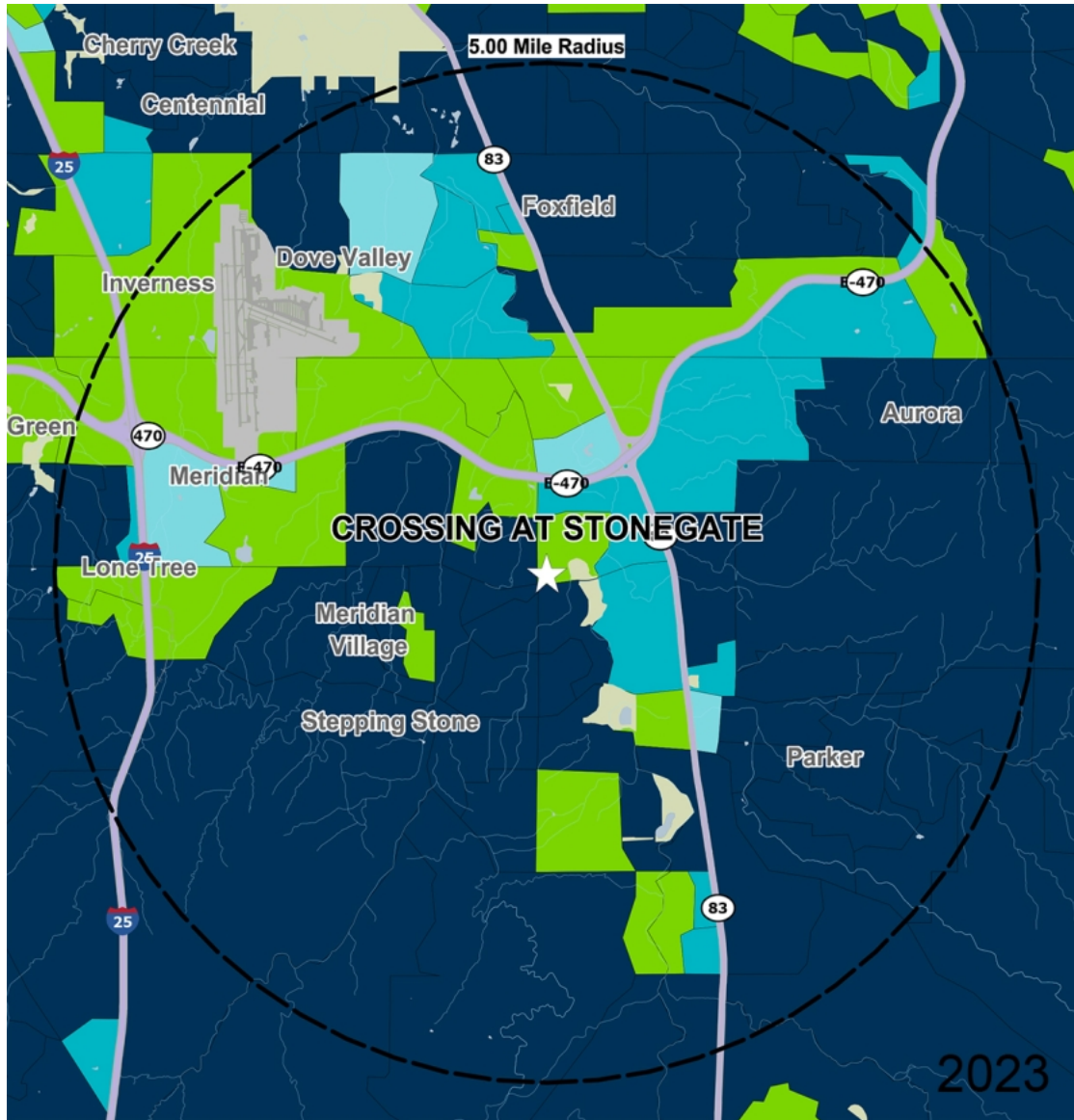
	TENANT	SQ FT
1	Cherry Village Asian Grill	2,632
2	Subway	1,449
3	Massage Envy	3,000
4	Anthony's Pizza & Pasta	2,226
5	Downtown Parker Dental	1,831
6	Body20	1,868
7	PetWell Clinic	1,307
8	Berry Blendz	1,423
9	Jordan Wine & Spirits	5,461
10	King Soopers	65,972
11	Stretch Zone	1,577
12	DT Nails	1,198
13	Waxing The City	1,797
14	Deka Lash	1,300
15	Tan Your Hide	1,918
16	The UPS Store	1,542
17	Showplace Kitchens	3,040
18	Orange Theory Fitness	3,605
19	The Joint Chiropractic	912
20	Cold Stone Creamery	1,328
21	Floyd's 99 Barbershop	1,290
22	Noodles & Company	2,400
23	7-Eleven	2,200
24	U.S. Bank	5,200
28	Wendy's	4,026

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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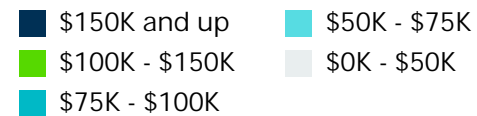
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	16,084	64,193	137,843
Daytime Pop	11,609	53,478	166,433
Households	5,804	23,984	51,724
Average HH Income	\$134,842	\$132,624	\$142,296
Median HH Income	\$118,465	\$109,488	\$114,846
Per Capita Income	\$48,663	\$49,577	\$53,683

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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Lincoln Ave. & Jordan Rd., Parker, CO



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