

# Retail on Tennyson

4491 TENNYSON STREET | DENVER, CO 80212



RETAIL SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- Located on Denver's sought-after Tennyson Street, a destination for boutique shopping, dining, breweries, and nightlife that draws visitors from across the city
- Quick access to Highlands, LoHi, and downtown, making it a go-to destination for both locals and visitors
- Supported by a loyal neighborhood base and a growing influx of new residents

## PROPERTY DETAILS

SPACE	760 SF
LEASE RATE	Contact broker
CITY/COUNTY	Denver/Denver

**SEAN KULZER**  
Director - Tenant Advisory Services  
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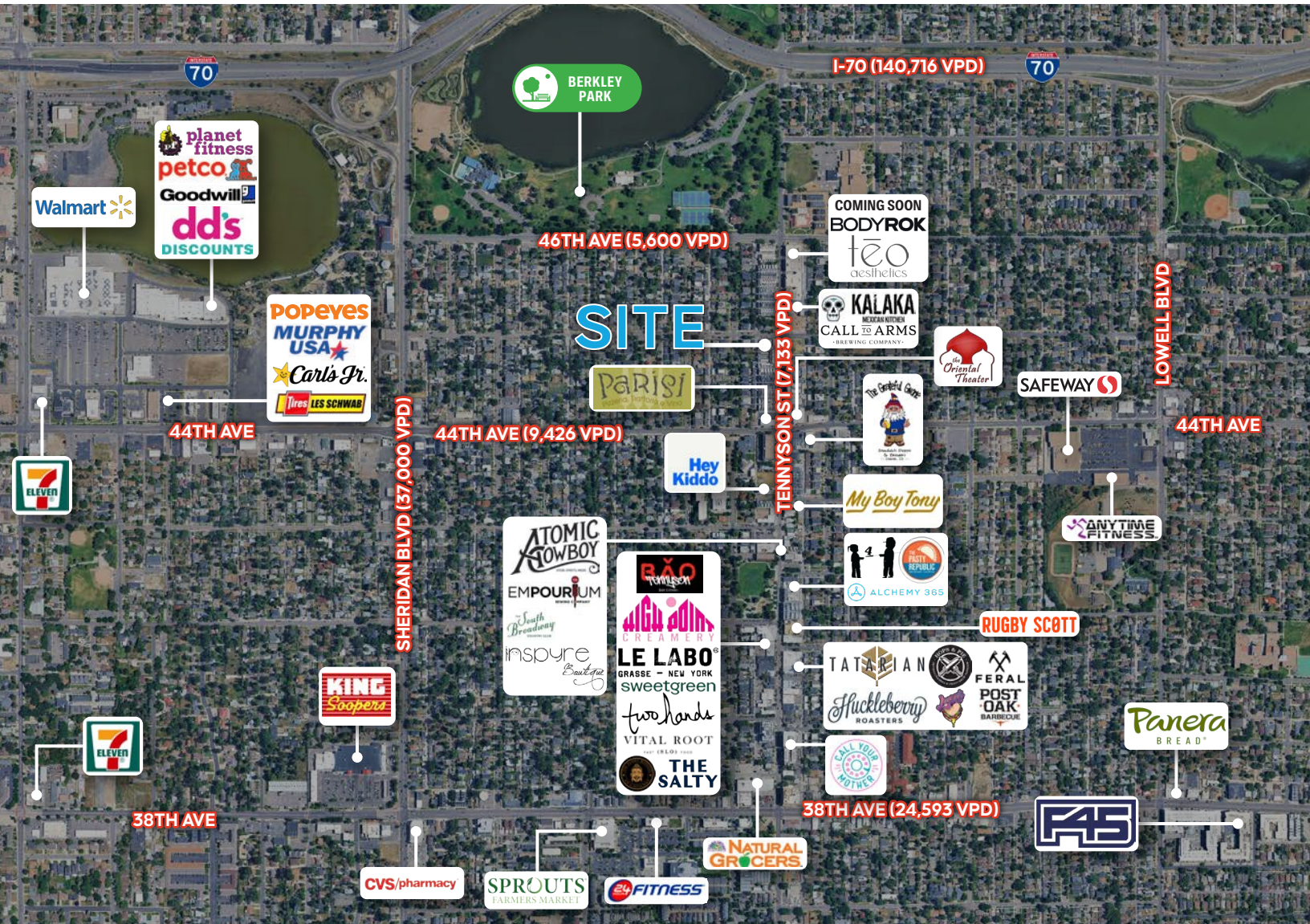
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DEMOGRAPHICS 2025	.5 MILE	1 MILE	5 MILE
TOTAL POPULATION	5,224	17,937	162,339
AVG HH INCOME	\$190,171	\$174,753	\$143,935
BUSINESSES	223	732	7,090
DAYTIME POPULATION (EMPLOYEES)	1,632	5,778	76,696

ESRI 2025

All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

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