



**NEW CONSTRUCTION STREET-LEVEL RETAIL  
456 SF - 2,991 SF AVAILABLE FOR LEASE**

# Tennyson Street Project

NEC 38th Ave & Tennyson St  
Denver, Colorado 80212

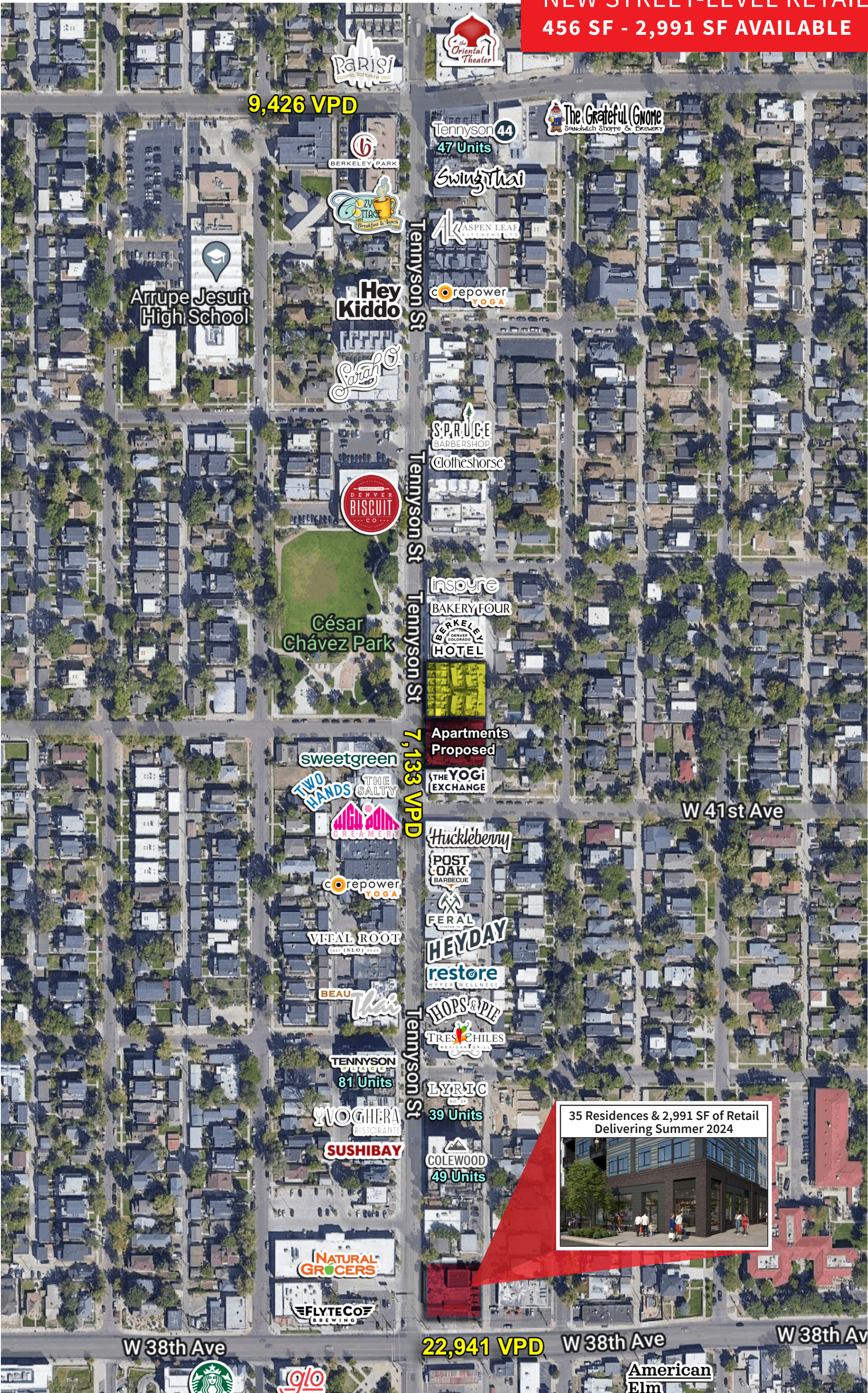
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9,426 VPD

Tennyson St

Tennyson St

7,133 VPD

Tennyson St

Arrupe Jesuit High School

César Chávez Park

W 41st Ave

W 38th Ave

22,941 VPD

W 38th Ave

W 38th Ave

35 Residences & 2,991 SF of Retail  
Delivering Summer 2024



American Elm

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## Demographics

	1 mile	3 miles	5 miles
<b>POPULATION</b>	24,052	166,658	455,000
<b>HOUSEHOLDS</b>	11,805	79,807	211,257
<b>AVG HOUSEHOLD INCOME</b>	\$137,644	\$114,559	\$107,156
<b>DAYTIME POPULATION</b>	20,230	192,774	578,704

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