

Prime Tennyson Development Site

4329 TENNYSON STREET | DENVER, CO 80212



LAND FOR SALE



PROPERTY HIGHLIGHTS

- One of the last undeveloped parcels on Tennyson Street
- Close to Highlands, LoHi, and Downtown Denver, supporting strong tenant and user demand
- Mixed-use zoning supports residential and commercial plans
- Positioned among established multifamily, retail, and dining
- Easy access to I-70 for direct regional connectivity
- Consistent activity along Tennyson supports future tenancy

PROPERTY DETAILS

| | |
|-------------|----------------|
| SPACE | 0.15 AC |
| PRICE | Contact broker |
| ZONING | U-MX-3 |
| CITY/COUNTY | Denver/Denver |

SEAN KULZER
Director - Tenant Advisory Services
970.274.1817
Kulzer@BlueWestCapital.com

GRACE NEWMAN
Associate - Landlord Advisory
317.508.8372
Grace@BlueWestCapital.com

DEVAUGHN DIX
Associate - Tenant & Landlord
720.966.1627
Devaughn@BlueWestCapital.com

[BLUEWESTCAPITAL.COM](https://bluewestcapital.com)

Prime Tennyson Development Site

4329 TENNYSON STREET | DENVER, CO 80212



| 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.

BLUEWESTCAPITAL.COM



SEAN KULZER
Director - Tenant Advisory Services
970.274.1817
Kulzer@BlueWestCapital.com



GRACE NEWMAN
Associate - Landlord Advisory
317.508.8372
Grace@BlueWestCapital.com



DEVAUGHN DIX
Associate - Tenant & Landlord
720.966.1627
Devaughn@BlueWestCapital.com

