



Tennyson Street

TENNYSON, DENVER

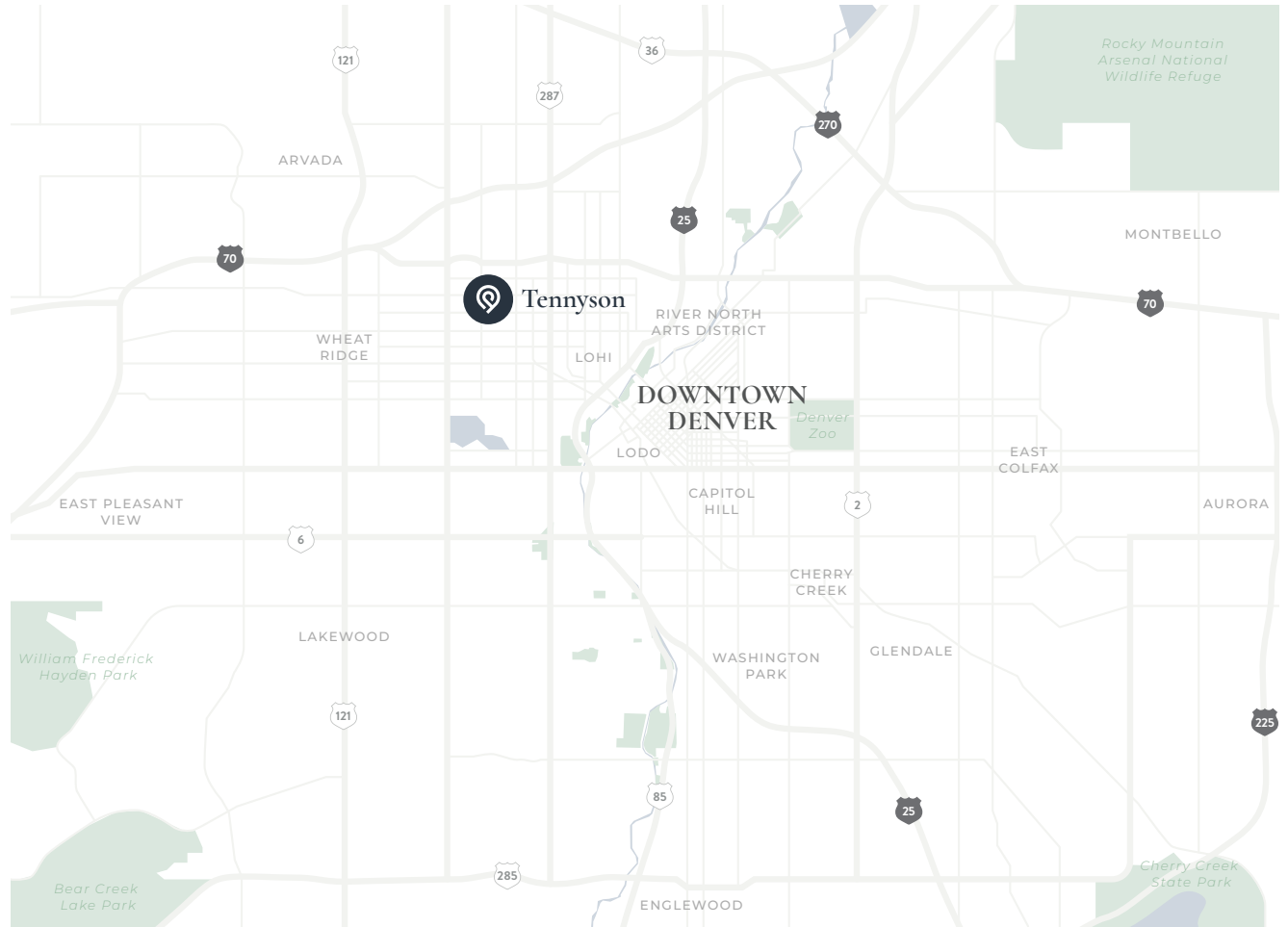
2,869 SF RETAIL OPPORTUNITY
AVAILABLE NOW



Welcome to Tennyson

The historic Tennyson Street neighborhood touts a unique mix of walkable amenities including specialized services, boutique fitness, and local restaurants and boutiques. The area is an easy 2.6-mile commute from downtown Denver, plus a number of popular nearby lakes and parks. Tennyson Street can trace its coveted walkability to a 2012 rezoning, which allowed for greater density and the proliferation of eateries, breweries, boutiques, and art galleries. While today it is considered an established corridor with meaningful institutional investment, the area features character-driven architecture, a nod to its foundation in the 1860s.

One of the country's most desirable cities, Denver's accolades include rankings as the #2 best place to live, the #4 best places for business and careers, and in the top 10 cities for millennials. With 11 colleges and universities, a population of 250K students, and a general population of which 45.8% are college grads, Denver continues to be one of the highest-educated cities in the country.



By the Numbers



91
WALK SCORE



39
TRANSIT SCORE



38
MEDIAN AGE



73%
EDUCATIONAL ATTAINMENT*



\$187,005
AVG HOUSEHOLD INCOME*



21,255
POPULATION*



28,071 SF
TOTAL NEIGHBORHOOD GLA OWNED

* (1-MILE)

Tennyson St Portfolio

 HIGHLIGHTED OPPORTUNITY

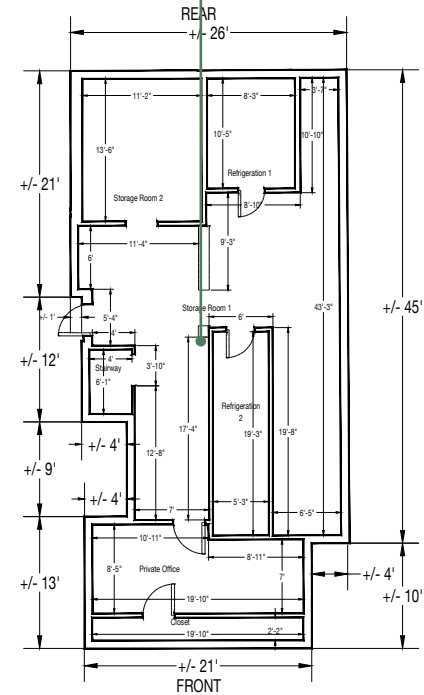


SPACE DETAILS

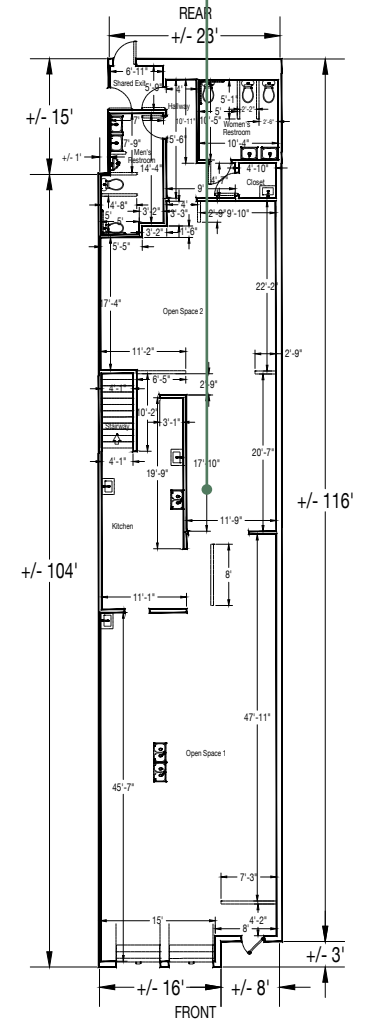
- 2,869 SF + BASEMENT STORAGE AND PREP SPACE
- 2ND GEN RESTAURANT CONDITION
- IMMEDIATE DELIVERY
- 3963 TENNYSON STREET, DENVER, CO 80212
- CO-TENANCY WITH LE LABO, SWEET GREEN, TWO HANDS, THE SALTY, CALL YOUR MOTHER DELI, BERKELEY SUPPLY, AND HUCKLEBERRY COFFEE



~1,300 BASEMENT / STORAGE



2,869 SF GROUND FLOOR



TENNYSON ST

Get In Touch

ASANA PARTNERS

Lara Silversmith
lsilversmith@asanapartnes.com

JLL

Sam Zaitz
sam.zaitz@jll.com

Jeff Feldman
jeff.feldman@jll.com

