

Ground Floor Retail in the Heart of Berkeley



FOR LEASE: 2,587 RSF & 693 RSF Highly Visible Restaurant/Retail Spaces


For leasing information, contact

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Developed by: **ALPINE** INVESTMENTS + **REVESCO** PROPERTIES

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The Opportunity

akin Tennyson is a boutique mixed-use development bringing 84 apartment homes and ground-floor retail to Denver's vibrant Tennyson Street in the highly sought-after Berkeley neighborhood.

With **two retail spaces** remaining, this is a rare opportunity to establish a presence on one of Denver's most dynamic, walkable retail streets.

Restaurant/Retail Spaces: 2,587 RSF + outdoor patio & 693 RSF

Residential Above: 84 apartment homes

Construction: 2025

- ✓ Highly walkable, tree-lined street with consistent pedestrian traffic supported by a **population of 18,036** within a 1-mile radius
- ✓ Home to a curated mix of boutiques, restaurants, coffee shops, and galleries
- ✓ Rare, new construction space in one of Denver's premier neighborhoods
- ✓ Join Commit Fitness, Teo Aesthetics and Bodyrok



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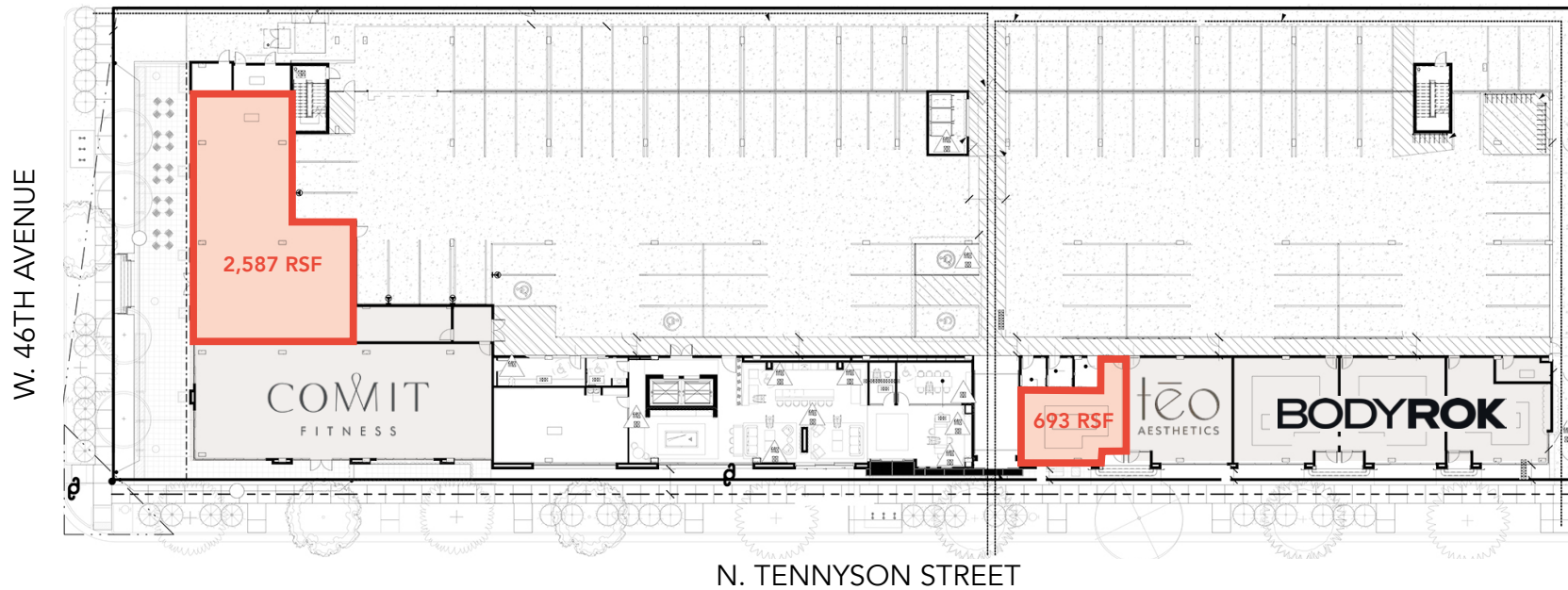
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Restaurant/Retail Spaces For Lease

akin Tennyson

4560 Tennyson Street, Denver, CO 80212



Demographics

	 Estimated Population	 Average Household Income	 Daytime Population (Employees)	 Number of Businesses
½ Mile	4,632	\$147,452	1,032	152
1 Mile	18,036	\$136,873	6,541	724
3 Miles	68,708	\$125,498	26,035	2,774

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akin Tennyson

4560 Tennyson Street, Denver, CO 80212

Area Highlights

- Located along the vibrant Tennyson Street corridor in Denver's Berkeley neighborhood—one of the city's **most established and walkable retail destinations**.
- Direct proximity to **Berkeley Park**, a major neighborhood draw generating consistent daily foot traffic and year-round outdoor activity
- Surrounded by a curated mix of independent retailers, chef-driven restaurants, galleries, and neighborhood services that create a **strong "shop local" culture**
- Blend of historic homes, modern infill, and new multifamily developments driving **continued neighborhood growth**
- **Strong weekend and evening traffic** driven by dining, retail, and community events along Tennyson Street



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