

Highly Adaptable Tennyson St Retail Space

4526 Tennyson St., Denver, CO 80212



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PROPERTY OVERVIEW

Building SF:	9,430± SF
Available SF:	3,940± SF
YOC:	2015
Tenancy:	Multi-Tenant
Parking:	5 Surface With Additional Street Parking
Inside Capacity:	87 People
Lease Rate:	Call Brokers for Pricing

PROPERTY HIGHLIGHTS

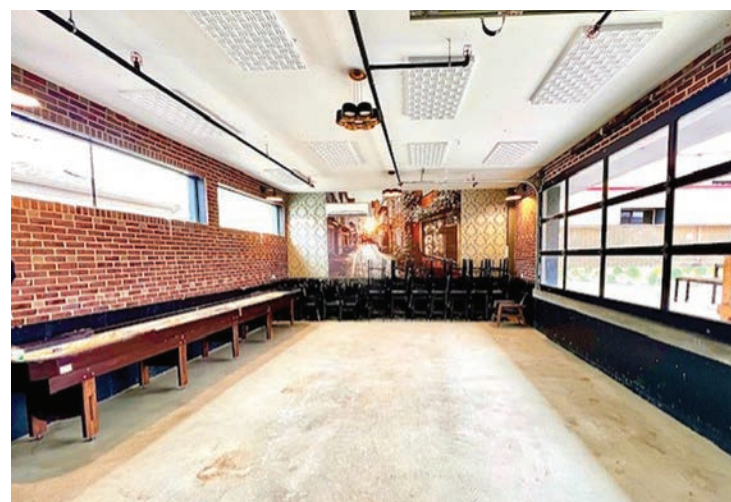
- Highly adaptable 3,940 SF retail space with open layout, ideal for experiential, food & beverage, fitness, or service-oriented concepts
- Prominent Tennyson Street frontage at the signalized corner of W. 45th Ave & Tennyson—one of Northwest Denver’s most active retail corridors
- Built-in infrastructure significantly reduces startup costs for restaurant, bar, café, or hybrid retail users
- Expansive outdoor patio—perfect for high-revenue, customer-facing concepts
- Unique indoor/outdoor flow with roll-up doors creating an engaging customer experience
- Drive-in door access supports a wide range of uses including boutique fitness, showroom, production, or creative retail
- Positioned next to strong co-tenancy, including established neighborhood restaurant and new luxury apartment density at Akin Tennyson
- Located in a high-income, high-foot-traffic trade area (Avg HH income \$100K+ within 1 mile)
- Character-rich interior with high ceilings, exposed brick, and industrial finishes ideal for modern retail concepts

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**Brokerage Disclosure
to Tenant**

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DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Population	17,889	157,226	429,430
Households	8,060	73,827	196,444
Median HH Income	\$107,767	\$88,462	\$77,456
Median Age	37.90	36.40	36.60
Traffic	5,049 vpd - W. 46th Ave at Utica St. (2025)		

Source: CoStar 2025