

TENNYSON RESTAURANT SPACE

4279 Tennyson Street, Denver, CO 80212

2ND GEN RESTAURANT

2,174 SF 2nd Gen Restaurant
with Patio & Basement



FOR LEASE

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com



TENNYSON RESTAURANT SPACE

4279 Tennyson Street, Denver, CO 80212

PROPERTY HIGHLIGHTS

2ND GEN RESTAURANT

PROPERTY HIGHLIGHTS

- **Square Footage:** 2,174 SF + Basement
(at no additional cost)
- **Base Rent:** \$50.00/SF
- **NNN's:** \$15.42/SF (\$9.29/SF for a non-restaurant user)
- **Monthly:** \$11,852 (\$10,741 for a non-restaurant user)

RESTAURANT SPECS

- Fully built out 2nd gen end-cap
- 16.5' hood in place
- Grease trap installed
- Transferable liquor license
- 300 SF outdoor patio
- 1,537 SF basement w/ 3 compartment sink & walk in cooler
- 2 walk-in coolers
- 22' exposed barrel ceilings



	1 Mile	3 Mile	5 Mile
Population	20,205	161,994	448,571
Avg Household Income	\$164,181	\$133,517	\$118,747
Estimated Households	9,464	76,340	205,497

Traffic Counts:

Tennyson Street at W. 38th Ave S.: 7,147 VPD

TENNYSON RESTAURANT SPACE

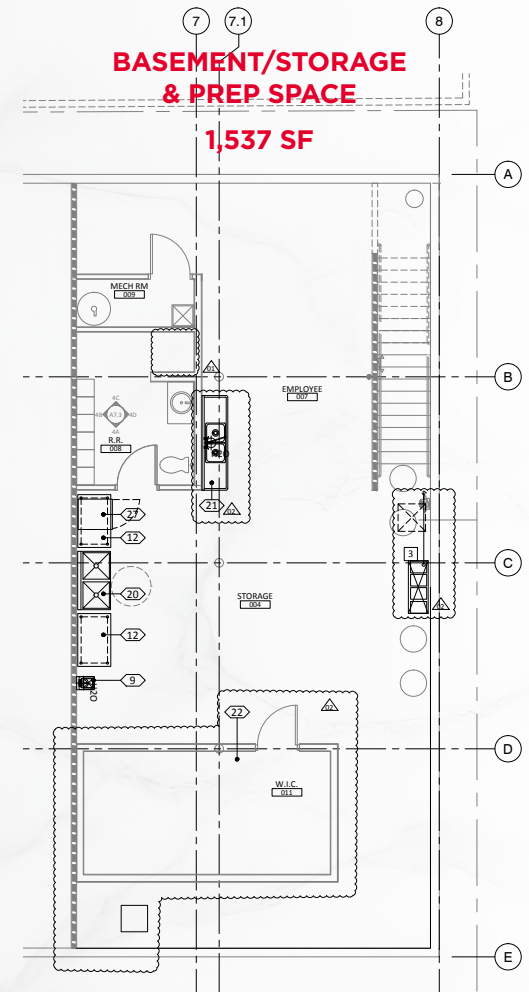
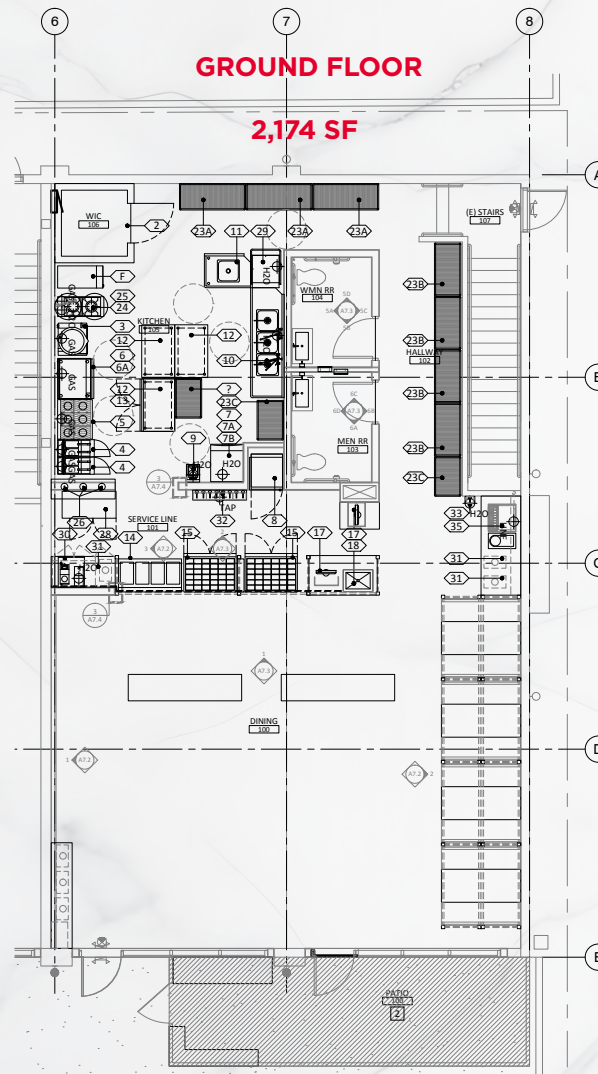
4279 Tennyson Street, Denver, CO 80212

PROPERTY PHOTOS

2ND GEN RESTAURANT



FLOOR PLAN



TENNYSON RESTAURANT SPACE

4279 Tennyson Street, Denver, CO 80212

SITE PLAN/INTERSECTION AERIAL

2ND GEN RESTAURANT



TENNYSON RESTAURANT SPACE

4279 Tennyson Street, Denver, CO 80212

TRADE AERIAL

2ND GEN RESTAURANT



4279 TENNYSON STREET

Denver, CO 80221

Jack Lazzeri

Senior Associate

+1 303 981 6521

jack.lazzeri@cushwake.com

Patrick McGlinchey

Managing Director

+1 210 303 3149

patrick.mcglinchey@cushwake.com

Justin Gregory

Managing Director

+1 303 803 7170

justin.gregory@cushwake.com

ABOUT COLORADO RETAIL SERVICES

Jack Lazzeri, Patrick McGlinchey, and Justin Gregory comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's [Denver office](#). The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.