



4499 W 38th Ave

Denver, CO

 JLL SEE A BRIGHTER WAY

4499 W 38th Ave / Denver, CO

Second generation restaurant space available



3,300 SF available



5 parking spots on premise



Only 5 miles from Downtown Denver



At the intersection of 38th & Tennyson St, a main thoroughfare with locally owned shops and restaurants



1.5 miles from Interstate 70

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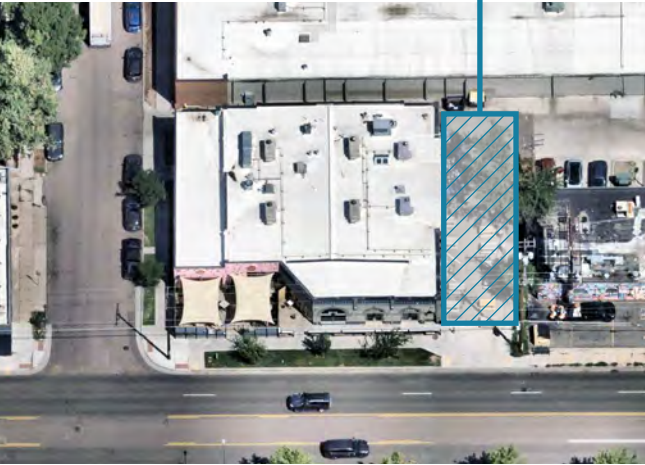
Site plan

3,300 SF available

	1 mile	3 miles	5 miles
2024 population	23,829	166,856	452,429
Avg. household size	2.02	2.03	2.08
Average household Income	\$148,480	\$122,632	\$111,669
Average home value	\$781,844	\$684,141	\$632,972
Total households (2024)	11,015	80,608	211,637
Bachelor's degree +	38.9%	36.3%	32.3%

Source: ESRI

5 parking spaces



Tennyson St co-tenancy



Retail trade area



Colorado by the numbers

#1 state in U.S. for **private aerospace employment** concentration
Colorado Space Coalition, CU Leeds Outlook Report, 2022

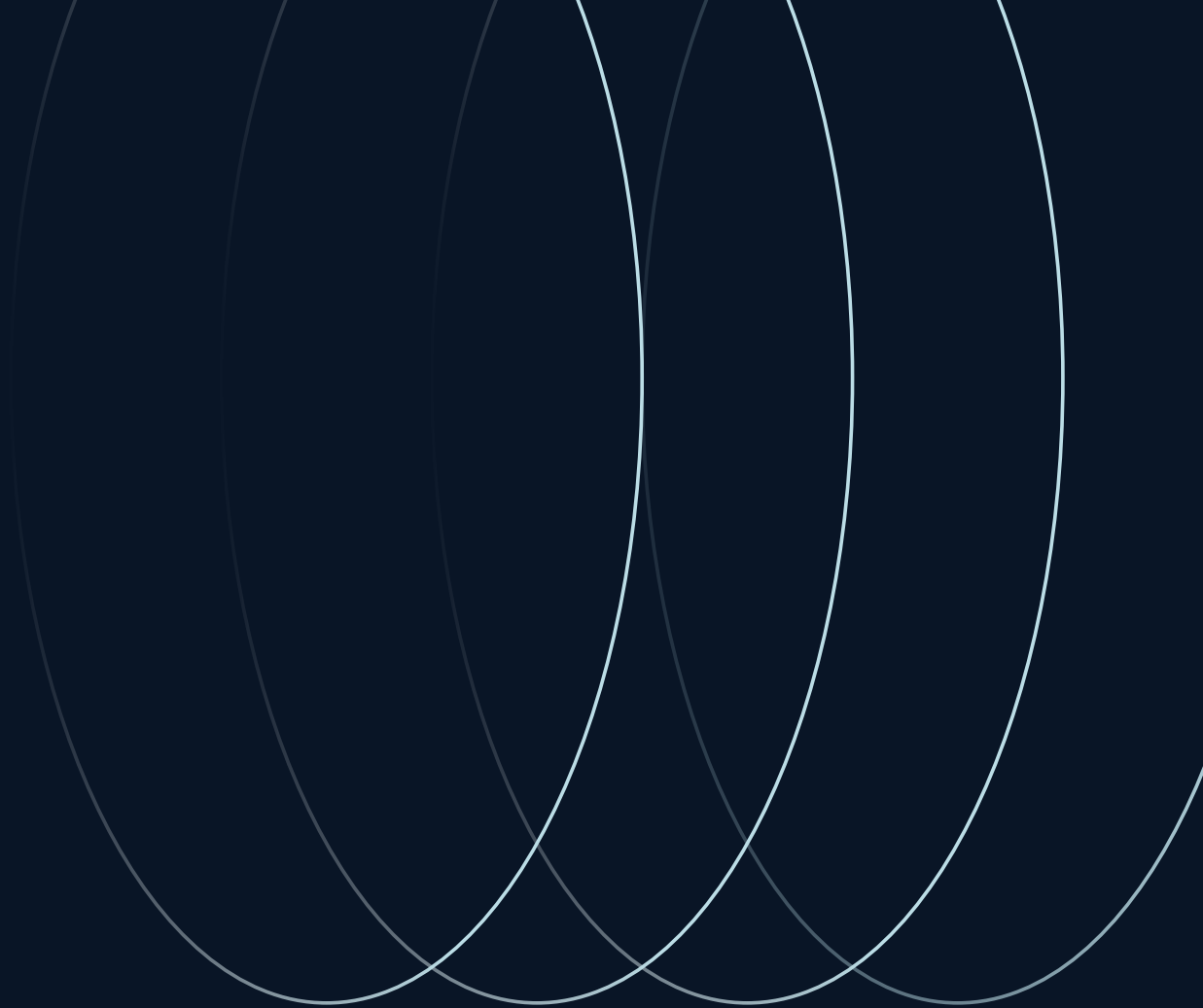
Boulder boasts the **#1 highest concentration of biochemists** and the **#4** highest concentration of life, physical and social science occupations
BLS, 2023

Colorado ranked **#4 most educated** state in the U.S.
World Population Review, 2023

Colorado is **#4 in high-tech employment** concentration
MetroDenver, 2023

Denver ranked **#4 best economy** based on economic activity, economic health, and innovation
Wallethub, 2023

#11 best city for **young professionals**
CNBC, 2023



JLL

Sam Zaitz

sam.zaitz@jll.com

+1 303 931 1201

Jeff Feldman

jeff.feldman@jll.com

+1 214 564 7188

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