



# For Lease

## Retail and Office Space Available for Lease

- Space available
  - 1st Floor – 2,683-SF retail/restaurant space
  - 2nd Floor – 2,748-SF office space/retail
  - 3rd Floor – 4,605-SF office space/retail w/ mezz
  - Roof-Top – 2,674-SF patio
- Located at 43rd and Tennyson Street in the vibrant Berkeley neighborhood
- Approximately 800 apartment units within walking distance
- On-site parking available

**4329 Tennyson street  
Denver, Colorado 80212**

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# Location and Market Profile



## Traffic

– Tennyson Street 7,000 vehicles per day (2017)

## Demographics

4329 Tennyson	1-Mile	3-Mile	5-Mile
2018 Est. Population	18,623	155,864	435,430
2023 Projected Population	19,927	164,805	459,567
2018 Est. Daytime Population	37,612	136,783	241,168
2018 Est. Avg HH income	\$110,943	\$87,176	\$80,720
2018 Est. Households	9,111	69,800	192,121
2018 Est. Businesses	900	8,758	29,952

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