

TENNYSON



3965 - 3973 TENNYSON STREET

COLLECTION

 **JLL** SEE A BRIGHTER WAY

RESTAURANT & RETAIL SPACE
WITH PATIO AVAILABLE



THIS IS TENNYSON STREET

The Tennyson Street Cultural District is located between 38th and 46th avenue and the history of the neighborhood is a rich and varied one. Today, it's a vibrant collection of thriving small businesses, world class restaurants, contemporary art, tattoo and jewelry galleries, trendy fashion outfitters and coveted music institutions. All striving to celebrate the neighborhood's diverse heritage.

In addition to its thriving arts scene, Tennyson Street is also home to a number of parks and green spaces, including Historic Elitch Gardens @ 37th, César Chávez Park @ 41st and Berkeley Lake Park @ 46th. Despite its close proximity to downtown Denver, Tennyson Street has a laid-back and neighborly feel, with many long-time residents calling the area home. The neighborhood boasts a mix of young professionals, families and retirees. We're known for our welcoming and friendly atmosphere established over the past 150 years!



1.6M

Unique Visitors Annually

\$55.2M

Spent Dining Out

21,009

Total Residents

40.3

Median Age

\$111K

Median Household Income

10,359

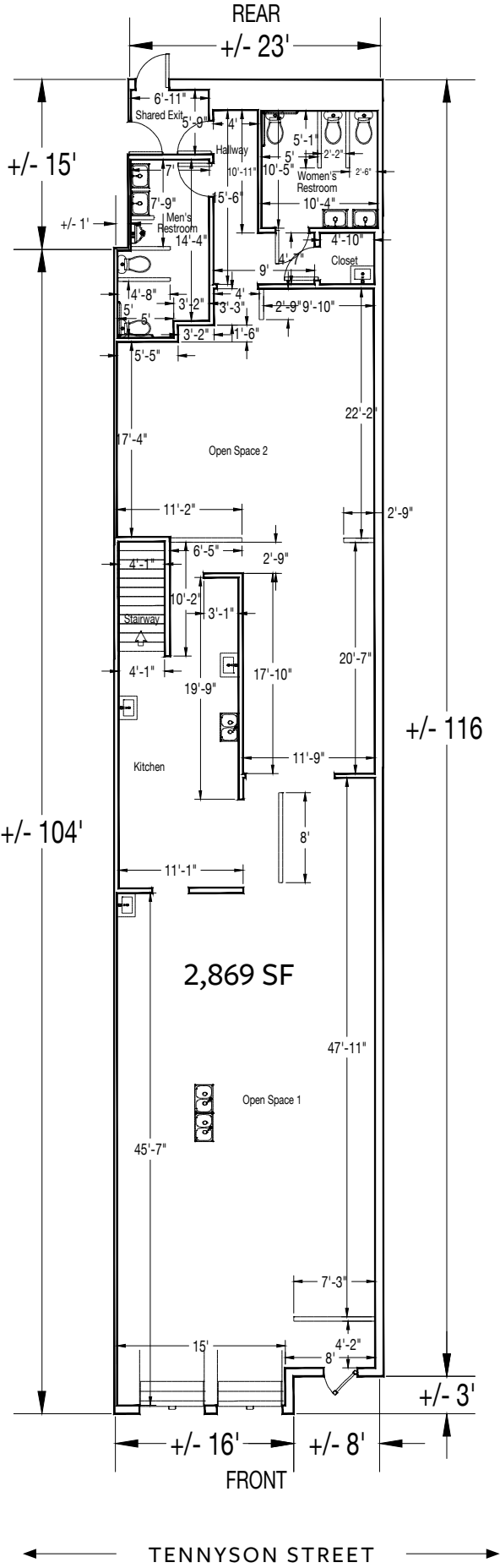
Total Households

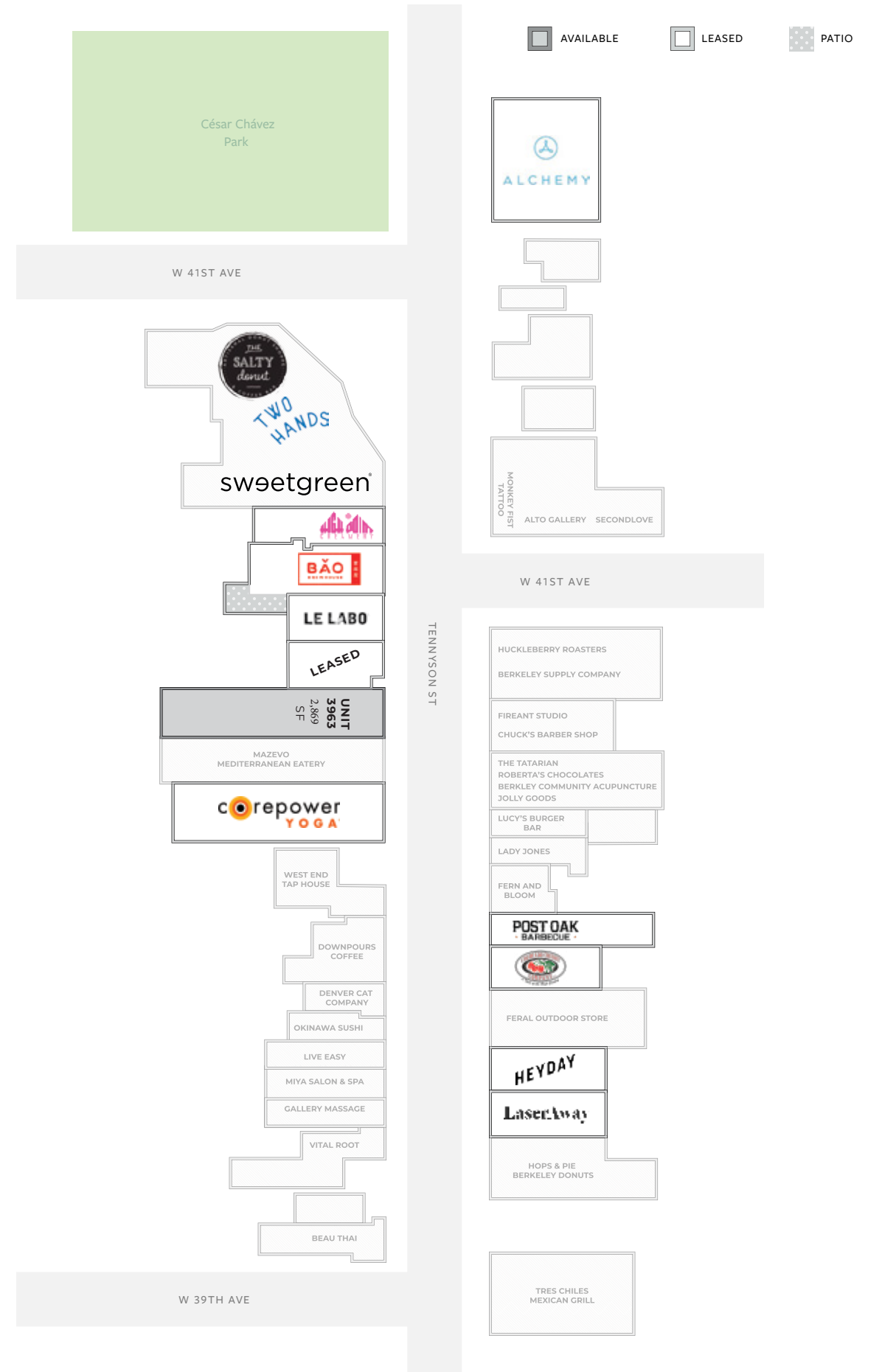
Floor Plan

FEATURES

#3963

- 2nd generation restaurant space
- Total of 2,869 SF available





Welcome to Tennyson Street

CorePower Yoga — Call Your Mother
— Vital Root — Laser Away — Salty
Donut — Berkeley Supply Company
— FERAL — Huckleberry Roasters
— Natural Grocers — High Point
Creamery — Sweetgreen — South
Broadway Country Club — Tres
Chiles Grill — Hey Day —

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Sam Zaitz

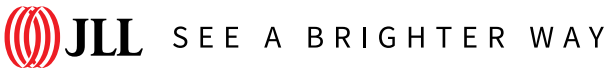
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