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## The Tennyson Street Cultural District is a bustling dining and shopping destination in Denver.

In the stretch of Tennyson Street between 38th and 46th avenues in northwest Denver's Berkeley neighborhood, you'll find some of the best Denver has to offer. The Tennyson Street Cultural District is a quirky, yet sophisticated, area rich in history near The Hotel Denver.

The charming boutiques, clothiers, parlors, and more lends a special character to Tennyson that is distinctly unique.

Tennyson is full of unique offerings such as kid-friendly activities, a fix for the craft beer obsessed, indie gift shops, bohemian boutiques, a thriving art scene, and delicious dishes from some of the city's best restaurants and so much more.



# Meet the Tennyson local

Jimmy is a 28-year-old barber. While he appreciates the feel of the big city, he prefers the closer knit neighborhood vibe of Tennyson. He loves the community events, especially the comedy nights, and is fine-tuning his jokes to get up on stage for a change. When he's not trimming beards, he and his girlfriend often hang out at the bookstore/wine bar hybrid in town. They also like to catch concerts at the local 100-year-old theater.

Jimmy is Tennyson.

## *Fast Facts*

- Prefers environmentally safe products
- Reads their books and magazines on their tablet or mobile device
- Supports environmental groups



# By The Numbers

VISITORS PER YEAR

**621,400**

TOTAL MULTI-FAMILY UNITS  
(PER 3 SQ MILE)

**27,000 (existing)**  
**3,185 (in progress)**

AVERAGE HH INCOME

**\$116,110**

WALK SCORE

**93**

POPULATION DENSITY (PER SQ MI)

**6,888**

MEDIAN AGE

**36**

UNIQUE STOREFRONTS

**11**

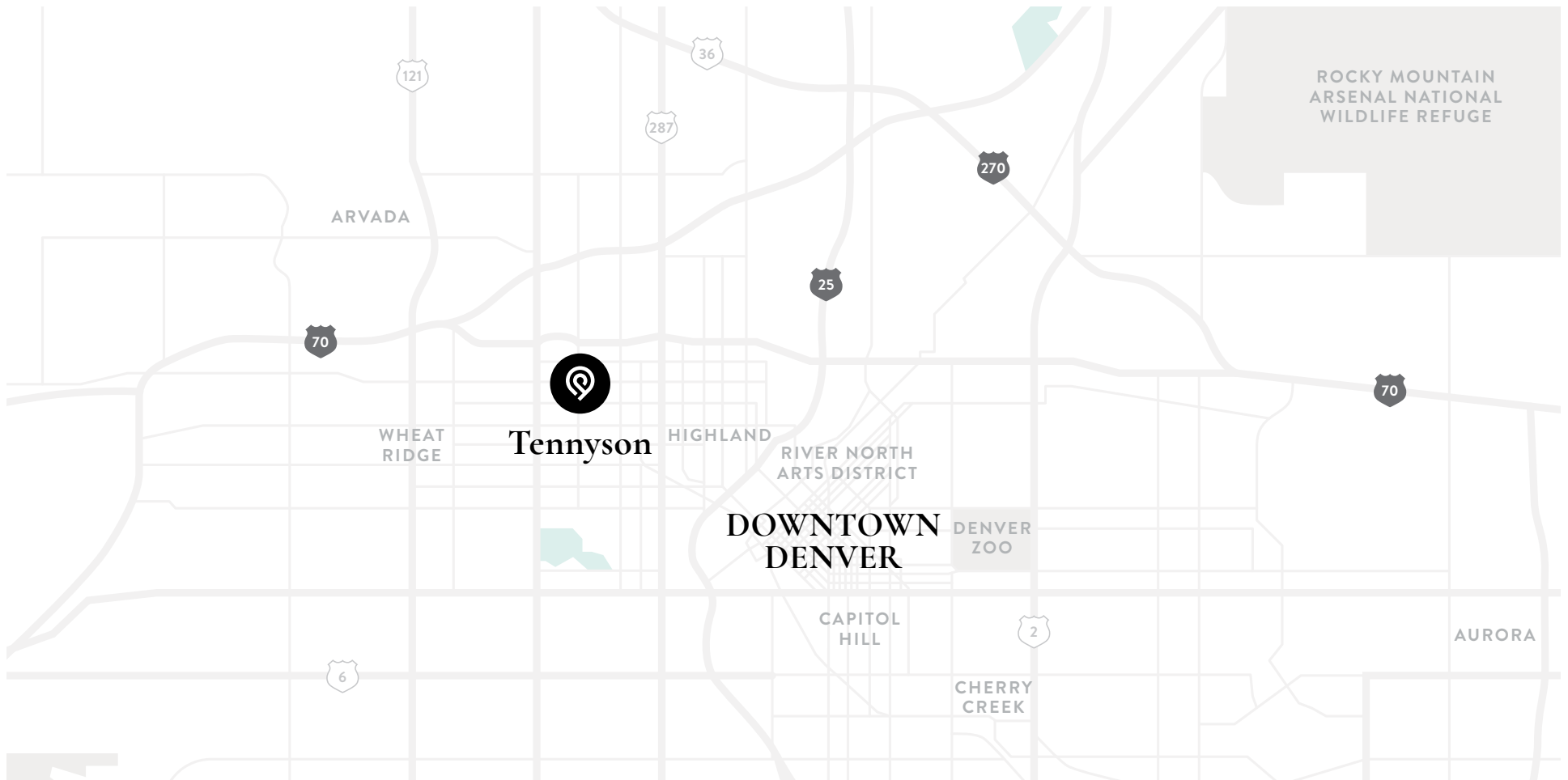
TOTAL GLA (SQ FT)

**28,757**

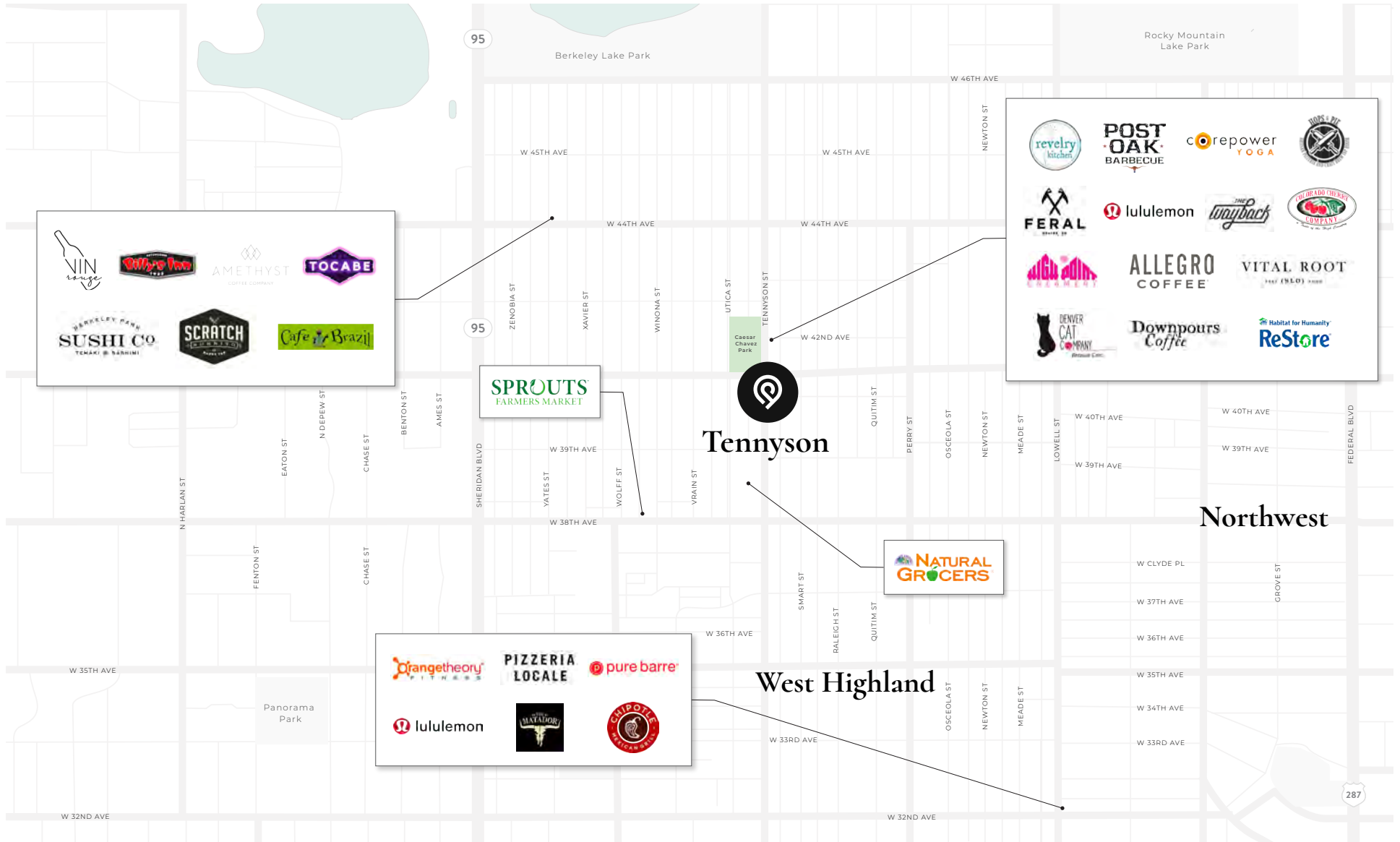


OUR LOCATION

Tennyson is proof that cozy and cool is a thing. A neighborhood known for unique happenings like culture walks, a bookstore/wine bar hybrid, and historic theatre that still hosts concerts, Tennyson is small and mighty.

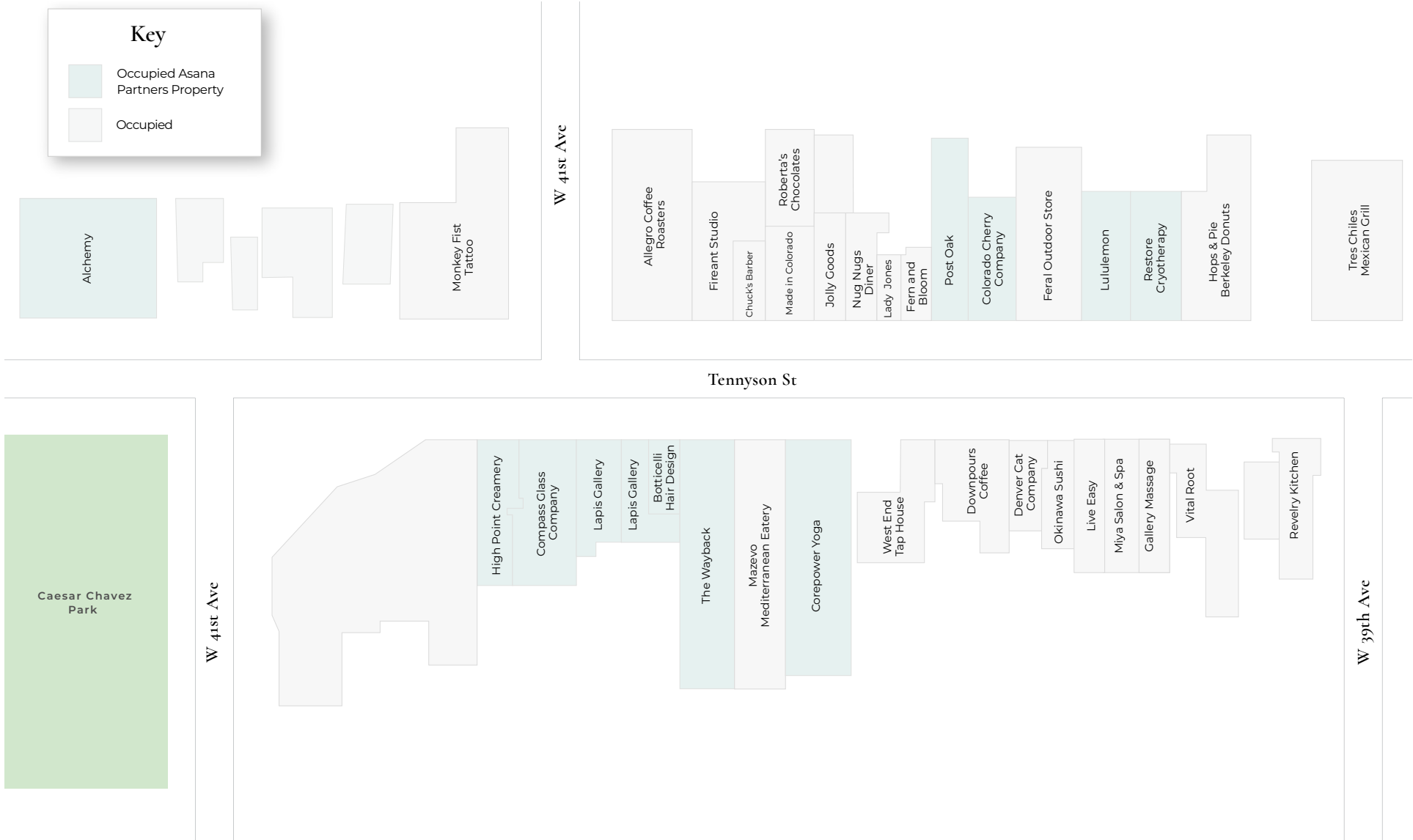


# The Neighborhood



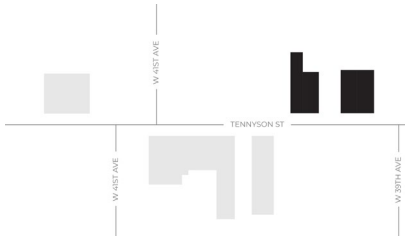


# Our Properties





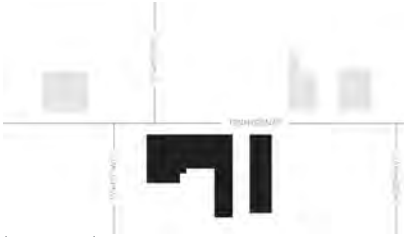
# 3926–4000 Tennyson St Site Plan



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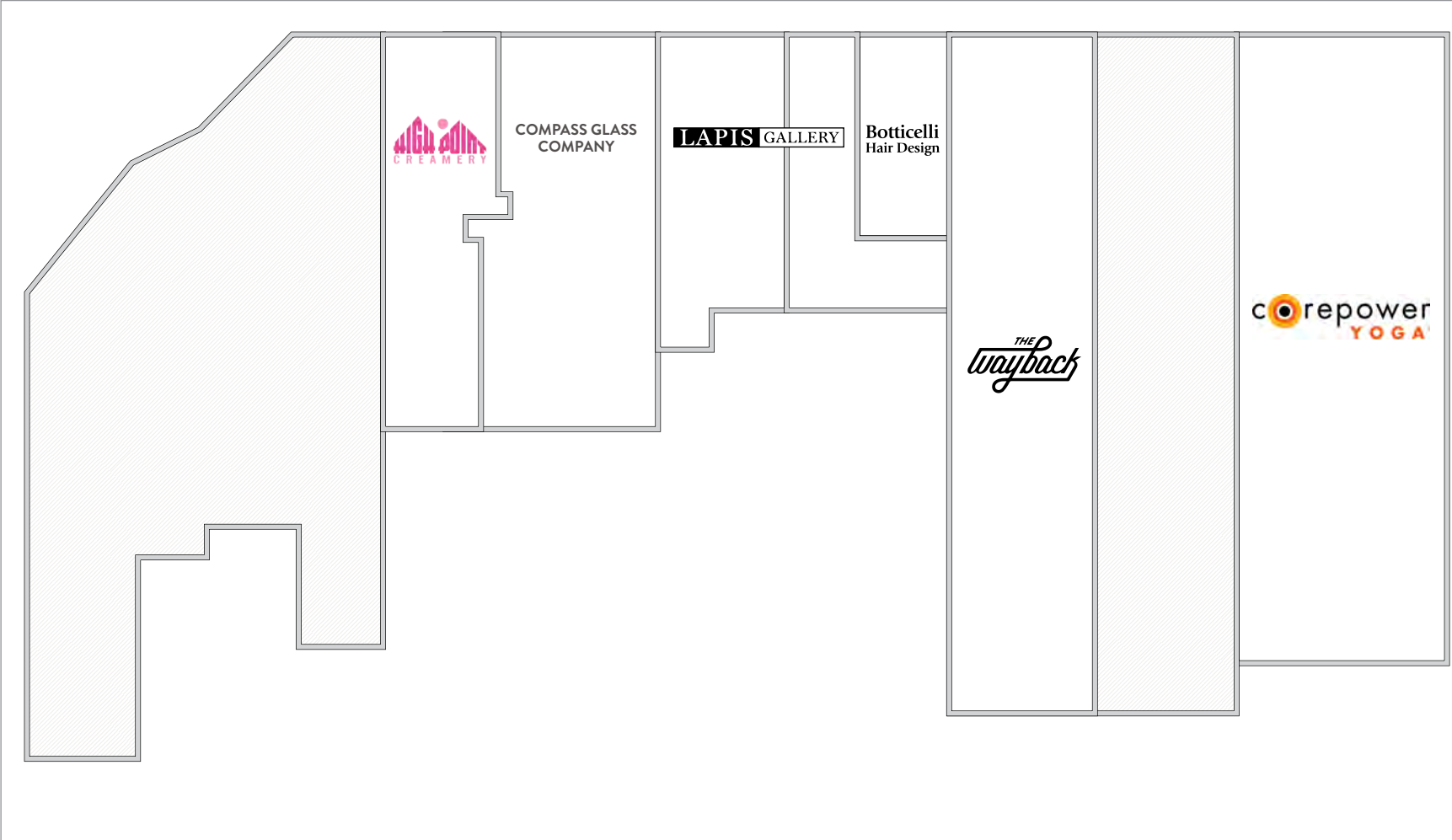
# 3955-3977 Tennyson St Site Plan



 LEASED

TENNYSON ST

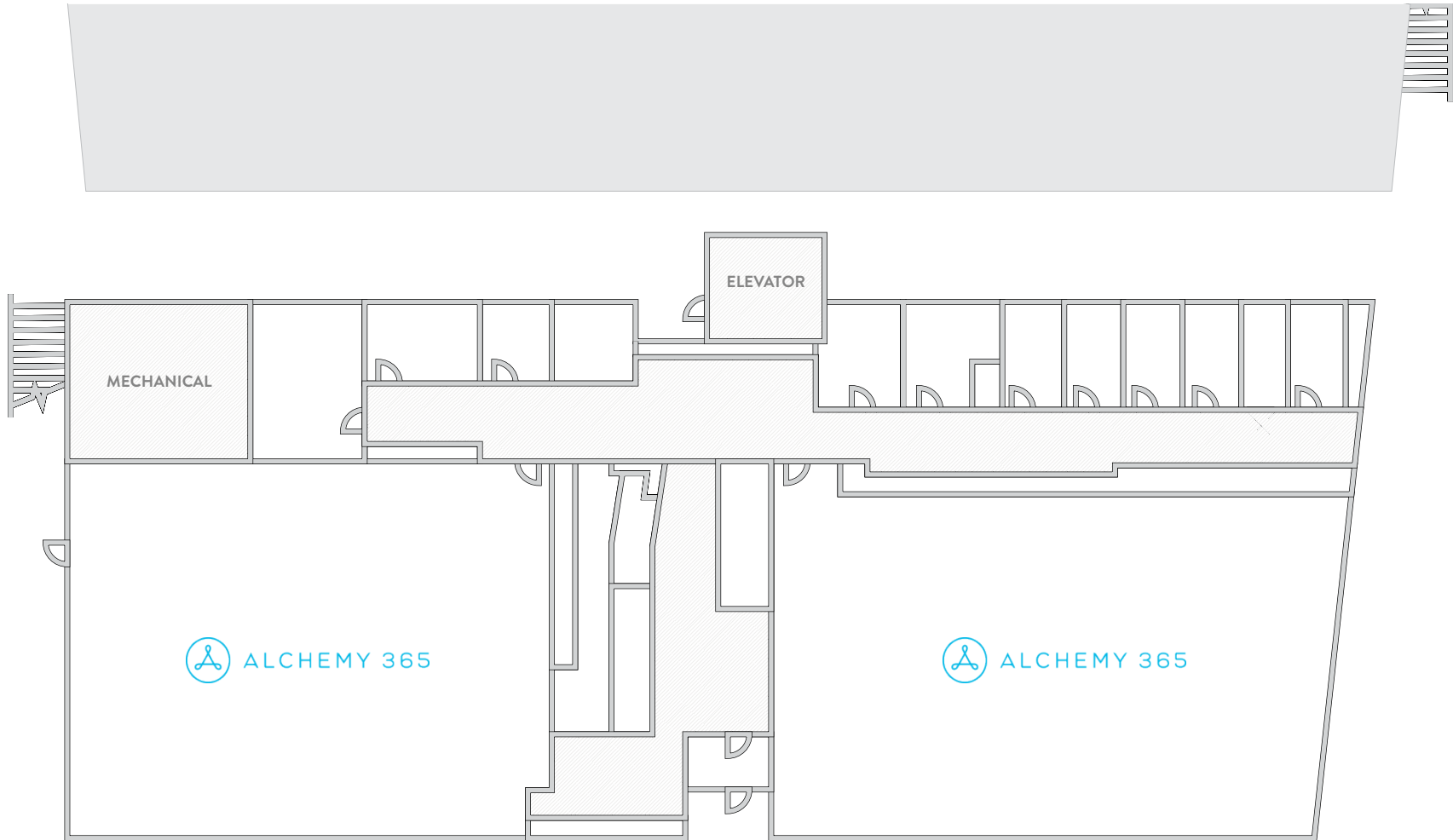
W 41ST AVE



# 4144 Tennyson St Site Plan



 LEASED  PARKING



TENNYSON ST

# Case Study

*We're proud to collaborate with brands and businesses in neighborhoods and markets across the country. Read the following case study to learn more about one of our partners.*

Have you heard the one about the commercial banker who opened a barbecue joint in Denver, CO? No — this isn't the opening of a funny one-liner. This is the story of Post Oak Barbecue.

Post Oak is authentic Texas-style barbecue in the Tennyson neighborhood of Denver. It's a vision realized for just the right guy - Nick Prince.

The son of two southern cooks, Prince had a successful 15-year run in commercial and private banking — but he always had the desire to do something more creative. When a trip home to Fort Worth reminded him how much he missed the smell of smoke and meat, Prince knew what his creative outlet would be. He soon found himself on a lunch break at Home Depot buying his first smoker for \$100.

After spending years doing catering jobs, Prince saw firsthand how hungry his Tennyson neighbors were for authentic barbecue - and how ready they were to support him. Which should come as no surprise, given how tight-knit this community is after its revitalization over the past decade.

With origins as a trolley street in the 1890s, Tennyson has always been a popular destination. After removal of the trolley line, the area lost a bit of its identity and character, and struggled for the second half of the 20th century. But with a new streetscape in 2012, Tennyson Street was given a second chance, and has come alive once again with charm, culture, and a close-knit community.

The area is cozy and cool; history and novelty; lifelong residents and millennials. Tennyson was the perfect spot for a former banker to open his first restaurant. Post Oak Barbecue opened its doors on Tennyson Street in June 2019.

The 2,900 square foot space pays homage to the neighborhood's history, which is exactly what Prince wanted.

"I have this belief that barbecue joints should be rustic and imperfect. I wanted my restaurant to be in a historic neighborhood, and Tennyson Street was perfect," said Prince. "The area is well-established and I wanted to be part of this environment. This building actually used to be an old antique store. We didn't paint anything; nothing was redesigned to look new."

Asana Partners saw the history and potential on Tennyson Street, as well. They purchased the property in late 2019.

It was important to Prince that he had partners who had not only his back, but also the back of the entire neighborhood. Prince knew he was in good hands with Asana Partners.

"Asana Partners took an interest in how I was doing, and how the neighborhood was doing. They chose JLL to handle property management, and this was the best possible decision — proving that they make great decisions when it comes to property management," said Prince. The team at JLL genuinely cares about finding the right solutions, and are great to work with. It's awesome to see the execution of property management work, and work well."

Post Oak Barbecue has thrived in its first year with total revenue increasing steadily, even throughout COVID-19. In the face of the pandemic, Post Oak pivoted quickly; and takeout sales increased approximately 500%, proving America needed some good ol' fashioned comfort and soul right now. Lucky for us, both Tennyson and Post Oak have the recipe for that.

## **Nick Prince**

*Owner, Post Oak Barbeque*  
Asana Partners Retail Partner



# Meet Asana



# We're Asana Partners. We create real estate value by serving as transparent, honest, and accountable agents of change and drivers of innovation.

*Here's how we do that:*

## **WE STAY AHEAD OF THE CURVE.**

We target dynamic and vibrant growth-oriented U.S. markets that attract people and personalities with high levels of education and household income who crave a high quality, luxury, and early adopter experience.

## **WE BELIEVE IN PEOPLE.**

We build teams of experienced operators and collaborators who make things happen; we're talking people we trust who execute asset-level business plans with accountability, precision, and a spark of ingenuity.

## **WE ARE LEADERS IN EFFICIENCY AND INNOVATION.**

We don't reinvent the wheel; we invest in proven urban retail corridors that would benefit from our unique and innovative spirit and vision. That agile and forward-thinking approach is grounded in some of the industry's most-qualified real estate experience and financial expertise.



GET IN TOUCH

We'd love to hear from you, please reach out to our contacts below.



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