46th & Tennyson

DENVER

ONE PROMINENT
CORNER SPACE REMAINING!
AVAILABLE FOR LEASE

SH SullivanHayes BROKERAGE

CROSBIE REAL ESTATE GROUP

Demographics | COMPARISON SUMMARY

CATEGORIES	1/2 MILE	1 MILE	2 MILES
Estimated Population	4,632	18,036	68,708
Projected Population In 2028	4,872	18,392	69,160
Average Household Income	$147,452	$136,873	$125,498
Daytime Population (Employees)	1,032	6,541	26,035
Number Of Businesses	152	724	2,774

Source: Esri 2024

Traffic Counts

LOCATION	CARS/DAY
46th Ave east of Tennyson St	5,600[1]
I-70 west of Federal Blvd	123,074
Tennyson St south of 44th Ave	7,113[1]
Tennyson St north of 44th St	3,013

Source: Esri 2021, [1]2019

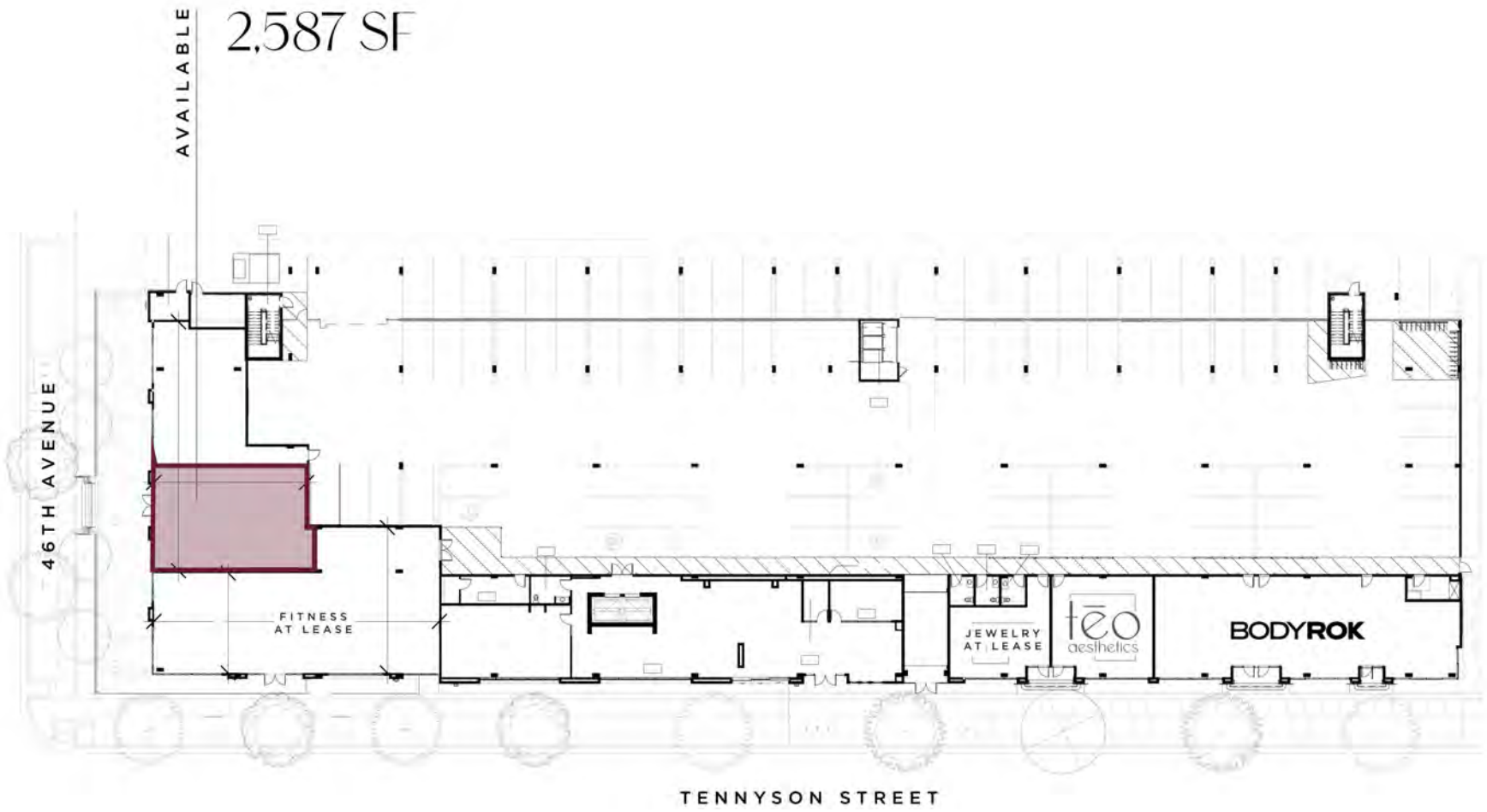
Since its humble beginnings in 1863...

Berkeley's Tennyson Street has continued to grow and to evolve – somehow mastering the perfect balance of casual cool through its shopping, services, attractions, and amenities for Denver visitors and residents alike.

Tennyson Street actively participates in the nationwide First Fridays art walk every month, in addition to year-round festivals and activities. To sum it all up: Tennyson Street is a historically rich neighborhood that, despite many changes, continues to hold on to its unique character and bohemian charm.

source: shoptennyson.com

Project Plan



Tennyson Street

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REVESCO PROPERTIES

ALPINE INVESTMENTS