

# Tennyson St. Retail/Brewery Space

4526 Tennyson St., Denver, CO 80212



**For Lease: \$45/SF NNN**

## PROPERTY OVERVIEW

<b>Building SF:</b>	9,430± SF
<b>Available SF:</b>	3,940± SF
<b>YOC:</b>	2015
<b>Tenancy:</b>	Multi-Tenant
<b>Parking:</b>	5 Surface With Additional Street Parking
<b>Inside Capacity:</b>	87 People
<b>Lease Rate:</b>	\$45.00/SF NNN
<b>Est. NNN's:</b>	\$17.67/SF

## PROPERTY HIGHLIGHTS

Prime Retail Space in the Tennyson Street Corridor:

- Turn-key brewery with flexible infrastructure
- Suitable for many retail uses including a brewery, restaurant, coffee shop, and more
- Furnished outdoor patio and built-in bar with 15 taps
- Located on Tennyson Street with strong neighborhood foot traffic (*corner of 45th & Tennyson*)
- 1 drive in door for deliveries, production, or creative buildout
- Adjoining with Kalaka Mexican Kitchen
- Brand new apartment development, Akin Tennyson, located right next door.

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**Brokerage Disclosure  
to Tenant**

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DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
 Population	17,889	157,226	429,430
 Households	8,060	73,827	196,444
 Median HH Income	\$107,767	\$88,462	\$77,456
 Median Age	37.90	36.40	36.60
 Traffic	5,049 vpd - W. 46th Ave at Utica St. (2025)		

Source: CoStar 2025