

CHEYENNE MARKETPLACE

CLASS A SHOPPING CENTER

5214-1520 RUE TERRE
CHEYENNE, WY 82009



SUITE 5214 | 22,975 SF | CONTACT BROKER

SUITE 700 | 2,601 SF | \$25/SF NNN | NNN: \$5.50/SF

Class A shopping center known as the Cheyenne Marketplace at 5116 Frontier Drive in Cheyenne, Wyoming. This property is located in the Cheyenne's shopping district, with an unparalleled conglomerate of national retailers, closely shadowed by Lowe's and Walmart with the highest traffic intersections in the city.

PROPERTY HIGHLIGHTS

- Currently occupied by national tenants in Cheyenne's primary retail trade area.
- Property is immediately adjacent to 148,152 SF Lowe's, 68,890 SF Kohl's, 95 Room Staybridge Suites opened in 2016, 135,780 SF Sam's Club, next to a 215,431 SF Walmart Supercenter, and directly adjacent to Frontier Mall.
- Located off of Dell Range Boulevard, the major retail corridor of the city. Cheyenne Marketplace is the dominant shopping center in Cheyenne.

PROPERTY FEATURES

SHOPPING CENTER	80,884 SF
YEAR BUILT	2007
PARKING	391 Spaces (4.87 : 1,000 SF)

ANCHOR TENANTS



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TENANT	SUITE	SF
TMOBILE	100	1,363
SPORTS CLIPS	100A	1,449
BATTERIES PLUS	200	1,607
DOLLAR TREE	300	9,000
BARNES & NOBLE	400	10,329
RED WING SHOE	500	1,811
MICHAELS	5204	17,116
AVAILABLE	5214	22,975
BROWN SHOE	600	8,300
AVAILABLE	700	2,601
PLATO'S CLOSET	700B	4,852

Shopping Center SITE PLAN

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Total Households (2023)

34,530



Total Population (2023)

82,974



Median Household Income (2023)

\$79,316

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WYOMING TAX BENEFITS

CHEYENNE MARKET OVERVIEW

Cheyenne is the state capital and is conveniently located; 100 miles away from Denver, less than 50 miles from Fort Collins (CSU), and only 10 miles from the Colorado state line. People are choosing to live in Wyoming (one of lowest property tax states) and commute to Colorado (one of highest property tax states). There is a brand new Department of Defense contract to build next generation ICBMs at Warren Air Force Base, which will have major defense contractor companies and their high-income employees moving to Cheyenne for at least the next ten years.

The Cheyenne market is experiencing growth and expansion, much like many of its counterparts along the Rocky Mountain Front Range corridor. With average housing costs of around \$220,000, Cheyenne offers a more affordable alternative to some of its southern neighbors, but it too has experienced solid price appreciation over the last 5 years. Major employers in the market include a concentration in government jobs related to FE Warren Air Force Base and the National Guard. Cheyenne is also home to major retail distribution centers, tech giants like Microsoft and the National Center for Atmospheric Research (NCAR) and the emerging wind energy industry. Cheyenne is also well known for the outdoor recreation opportunities that are in such close proximity, including fishing, boating, biking, skiing and an abundance of parks and recreation.

BUSINESS INCENTIVES

The State of Wyoming is focused on business growth and expansion, particularly in the state's capitol. Business Incentive programs available include WyoREC's Renewal Energy Credit Discount Program, Community Grant & Loan Program, Industrial Development Revenue Bonds, Wyoming Partnership Challenge Loan Program, Community Development Block Grant program and more. There are also a variety of workforce training and incentive programs available to primary employers throughout the state.

Cheyenne enjoys a favorable tax and regulatory climate, low cost-of-doing business, and world-class communications. Cheyenne is also the home to FE Warren Air Force Base. Warren Air Force Base is a terrific source of an educated and disciplined workforce made up of current and retired military enlisted and officers. Without the major urban reconstruction and remediation costs of larger cities, Cheyenne is able

to focus its resources on improvements for the future: a \$1.46 million expansion to the Greater Cheyenne Greenway, expanded parks, downtown historic districts, and new schools and community college facilities. Cheyenne is a location of choice partly because of where it is — near the geographical and time center of the North American continent. Cheyenne manages a transportation triple play with the intersection of Interstates 80 and 25, two major railroads and Denver International Airport (DIA) 90 minutes away.

WYOMING TAX BENEFIT HIGHLIGHTS

- No personal state income tax
- No corporate state income tax
- No inventory taxes
- No sales tax on food
- Low property taxes

CONTACT



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