

# PRIME RETAIL INLINE SPACE AVAILABLE

## Dell Range Marketplace

3610 Dell Range Boulevard | Cheyenne, Wyoming



### Information

- Located on Busiest Retail Corridor in Wyoming
- 4th Fastest Growing King Soopers in the region - 23,000 customers/wk
- Two Entrances - One Signalized
- Excellent High-Traffic Tenant Mix
- King Soopers Fuel Center at East Entrance



### Demographics

(2010 Claritas Data)

	1 mile	3 mile	5 mile	7 mile
Population	9,805	40,953	72,853	81,613
Avg. HH Inc.	\$65,766	\$63,467	\$66,117	\$66,371

### Traffic Counts

(Cheyenne Metro Planning Org. 2009)

On Dell Range Blvd west of Ridge Rd	23,727 cars/day
On Dell Range Blvd east of Ridge Rd	22,288 cars/day
On Ridge Rd south of Dell Range Blvd	9,968 cars/day
On Ridge Rd north of Dell Range Blvd	7,113 cars/day



**Debbie Tamlin**

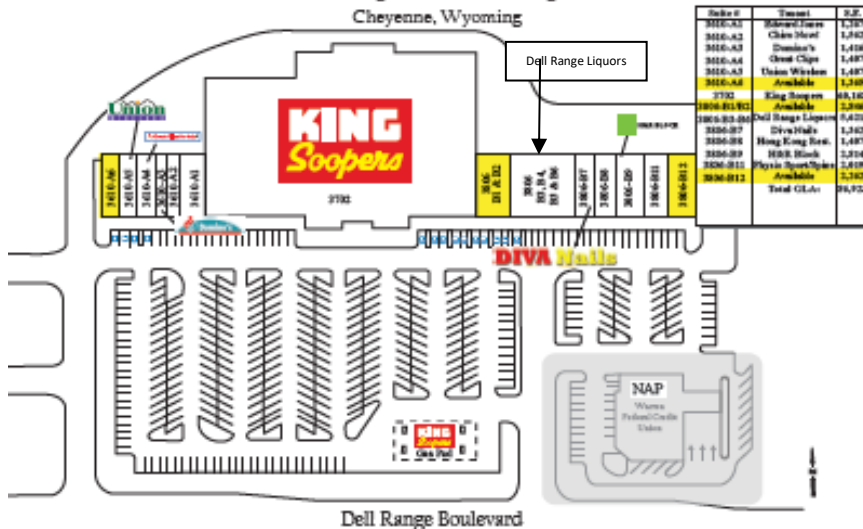
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## Dell Range Marketplace

NEC Dell Range Boulevard and Ridge Road

Cheyenne, Wyoming



Lot 1	McDonald's	1.06 AC
Lot 2	Chase Bank	1.03 AC
Lot 3	Pinnacle Bank	4,245SF
A1	Edward Jones	1,172SF A
A2	ChiroNow!	1,465 SF
A3	Domino's Pizza	1,416 SF
A4	Great Clips	1,407 SF
A5	Union Wireless	1,407 SF
A6	<b>AVAILABLE</b>	<b>1,365 SF</b>
Anchor	King Soopers	61,056 SF
B1	<b>PENDING</b>	<b>2,846 SF</b>
B4	Dell Range Liquor	5,621 SF
B7	Divas Nails	1,362 SF
B8	Hong Kong Rest.	1,407 SF
B9/10	H & R Block	2,814 SF
B11	Physio Sport/Spine PT	2,019 SF
B12	<b>AVAILABLE</b>	<b>2,262 SF</b>
Lot 7	Warren Federal Credit Union	.87 AC
Lot 8	Dillon Gas	.5 AC

## Dell Range Marketplace

Beautiful neighborhood center with high traffic tenants including a 24/7 60,168 sf King Soopers, H & R Block, Domino's Pizza, Cosmo Prof, Chiro Now!, Physio Sport/Spine PT, Great Clips & 5621 sf Dell Range Liquors.

Surrounding outparcels include a King Soopers Fuel Center, Pinnacle Bank, Warren Federal Credit Union, and McDonalds. This retail corridor is the primary retail in the county and Dell Range Marketplace has **only** 2 prime lease opportunities for retail and/or office tenants. (Note: Property has three addresses - 3610, 3702, & 3806 Dell Range Boulevard).

Subject property is located on the North side of Cheyenne, the capital city of Wyoming. Dell Range Boulevard is the busiest retail corridor in Wyoming housing a regional mall, two power centers, and community and strip center with many national retail tenants, office and medical facilities. Adjacent on the south side of this area is the Cheyenne Municipal Airport and the Air National Guard base. North Cheyenne boasts the strongest demographics of the entire region.

### Dell Range Marketplace ~ Cheyenne, Wyoming



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**GLA 87,777 SF**

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