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REAL ESTATE

RESIDENTIAL | COMMERCIAL | INVESTMENT

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PRELEASING FOR 2025

2794 Foothill Blvd | Rock Springs, WY

NEW CONSTRUCTION FOR LEASE

6 UNITS LOCATED IN A HIGH-TRAFFIC CORRIDOR

1,318 SF - 1,808 SF Per Unit | Two Drive Through Spaces Available

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THE OFFERING

Peak Collective Real Estate is pleased to present the opportunity to lease in a strategically located high-traffic corridor at **2794 Foothill Blvd in Rock Springs, WY.**

There are currently 6 units to be developed on 1.94 AC, from 1,318 SF to a generous 1,808 SF. Two of the 6 units feature a drive-through window to expand various business opportunities.

Foothill Blvd's concentration of major brands makes the subject property an ideal location for companies looking to expand in the market.

The presence of well-known brands attracts a high volume of foot traffic to the area, increasing visibility for new businesses.

A diverse range of products and services offered on Foothill Blvd attract a wider range of consumers, providing a larger potential customer base for these new retail units.



LEASING SUMMARY

Property Address 2794 Foothill Blvd.
Rock Springs, WY

Number of Units 6

Total SF 16,180 SF

Price Per SF Call For Pricing

Lease Type NNN

Land Size (AC) 2.81 AC

Zoning B-2 Community Business

BUILDING SPECS

Total SF 9,239 SF

Unit Breakdown
Unit 1: 1,808 SF
Unit 2: 1,553 SF
Unit 3: 1,658 SF
Unit 4: 1,318 SF
Unit 5: 1,326 SF
Unit 6: 1,325 SF

Price Per SF Call For Pricing

Access Points 2

Parking 52 Spaces + 4 Handicap

Street Frontage 1,064 FT



NEARBY AMENITIES

2794 Foothill Blvd boasts an exceptional location due to its convenient proximity to Interstate 80 and its prime positioning among renowned retail brands, rendering it an optimal location.

Popular/High Traffic Location Near 2794 Foothill Blvd:

- | | |
|------------------------------|---------------------------|
| Dollar Tree | KFC |
| Smith's | Walmart |
| Petco | Taco Time |
| T.J Maxx | Sinclair |
| Rocky's Auto Sales | Starbucks |
| Verizon | Taco Bell |
| Sonic Drive-In | Motel 6 |
| McDonald's | Clarion Hotel |
| Shoe Dept. Encore | Trona Valley Credit Union |
| Applebee's Grill + Bar | Whisler Chevrolet |
| Home Depot | Baymont by Wyndham |
| Sapporo Japanese Steakhouse | Pizza Hut |
| Holiday Inn | Walgreen's |
| Holiday Inn Express | Burger King |
| Quality Inn | Arby's |
| Hampton Inn | Homewood Suites |
| United States Postal Service | Kum & Go |
| Shear Luck Salon & Spa | Anytime golf |
| Sally Beauty | GNC |



RETAIL MAP



INCOME & SPENDING DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2022 Households by HH Income	2,522		8,906		10,092		9,978	
<\$25,000	504	19.98%	1,517	17.03%	1,681	16.66%	1,666	16.70%
\$25,000 - \$50,000	422	16.73%	1,352	15.18%	1,489	14.75%	1,590	15.94%
\$50,000 - \$75,000	399	15.82%	1,588	17.83%	1,754	17.38%	1,749	17.53%
\$75,000 - \$100,000	464	18.40%	1,465	16.45%	1,613	15.98%	1,486	14.89%
\$100,000 - \$125,000	390	15.46%	1,326	14.89%	1,490	14.76%	1,454	14.57%
\$125,000 - \$150,000	79	3.13%	718	8.06%	857	8.49%	800	8.02%
\$150,000 - \$200,000	151	5.99%	614	6.89%	794	7.87%	747	7.49%
\$200,000+	113	4.48%	326	3.66%	414	4.10%	488	4.89%
2022 Avg Household Income	\$81,374		\$84,549		\$87,130		\$87,549	
2022 Med Household Income	\$70,825		\$74,918		\$76,891		\$74,738	



	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$81.8M		\$306.6M		\$355.6M		\$347.4M	
Total Apparel	\$3.8M	4.62%	\$14.8M	4.81%	\$17.1M	4.80%	\$16.7M	4.79%
Women's Apparel	\$1.4M	1.72%	\$5.5M	1.79%	\$6.4M	1.79%	\$6.2M	1.79%
Men's Apparel	\$809.4K	0.99%	\$3.1M	1.00%	\$3.6M	1.00%	\$3.5M	1.00%
Girl's Apparel	\$273.3K	0.33%	\$1.1M	0.37%	\$1.3M	0.37%	\$1.3M	0.36%
Boy's Apparel	\$217.4K	0.27%	\$876.7K	0.29%	\$1M	0.28%	\$983K	0.28%
Infant Apparel	\$192.2K	0.23%	\$742.5K	0.24%	\$846.9K	0.24%	\$817.5K	0.24%
Footwear	\$876.2K	1.07%	\$3.4M	1.12%	\$4M	1.12%	\$3.9M	1.13%
Total Entertainment & Hobbies	\$12.5M	15.34%	\$47.2M	15.40%	\$55M	15.47%	\$53.7M	15.47%
Entertainment	\$2.5M	3.08%	\$9.4M	3.06%	\$11.3M	3.17%	\$10.9M	3.15%
Audio & Visual Equipment/Service	\$2.6M	3.12%	\$9.5M	3.11%	\$11M	3.08%	\$10.6M	3.06%
Reading Materials	\$203.7K	0.25%	\$753.6K	0.25%	\$866K	0.24%	\$847.9K	0.24%
Pets, Toys, & Hobbies	\$2.3M	2.78%	\$8.5M	2.77%	\$9.8M	2.77%	\$9.6M	2.77%
Personal Items	\$5M	6.11%	\$19M	6.20%	\$22.1M	6.20%	\$21.7M	6.24%
Total Food and Alcohol	\$21.7M	26.48%	\$81.2M	26.47%	\$93.2M	26.20%	\$91.2M	26.26%
Food At Home	\$11.3M	13.80%	\$42.5M	13.85%	\$48.6M	13.68%	\$47.9M	13.79%
Food Away From Home	\$8.9M	10.90%	\$33.4M	10.88%	\$38.4M	10.79%	\$37.3M	10.74%
Alcoholic Beverages	\$1.4M	1.77%	\$5.3M	1.74%	\$6.1M	1.73%	\$6M	1.73%



ROCK SPRINGS, WY

1,170,180
Sweetwater County
Annual Visitors

27,652
Rock Springs, WY
(10 Mile Radius)

1,566
Sweetwater County
Business Establishments

A city richly steeped in western history and coal mining!

Rock Springs, WY is an ideal location for building a retail shopping plaza due to its **strategic location, strong economy, and business friendly tax climate**. Situated at the **crossroads of Interstate 80 and Highway 191**, Rock Springs is a transportation hub that attracts a large number of travelers and commuters. Additionally, the city boasts a **robust economy driven by the energy, mining, and tourism industries**. As a result, there is a high demand for retail shopping options in the area. With a **diverse population that includes families, college students, and professionals**, a retail shopping plaza in Rock Springs has the potential to cater to a wide range of customers.



DEMOGRAPHICS

SURROUNDING AREA

	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	14,766	26,496	27,652
TOTAL HOUSEHOLDS	5,489	9,998	10,410
AVG HOUSEHOLD INCOME	\$93,270	\$92,580	\$91,714

TRAFFIC COUNTS

	AVERAGE DAILY TRAFFIC (ADT)
Interstate 80	21,271 ADT
Dewar Dr	21,631 ADT
Foothill Blvd	12,473 ADT
Gateway Blvd	3,844 ADT
Skyline Dr	1,923 ADT



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