

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

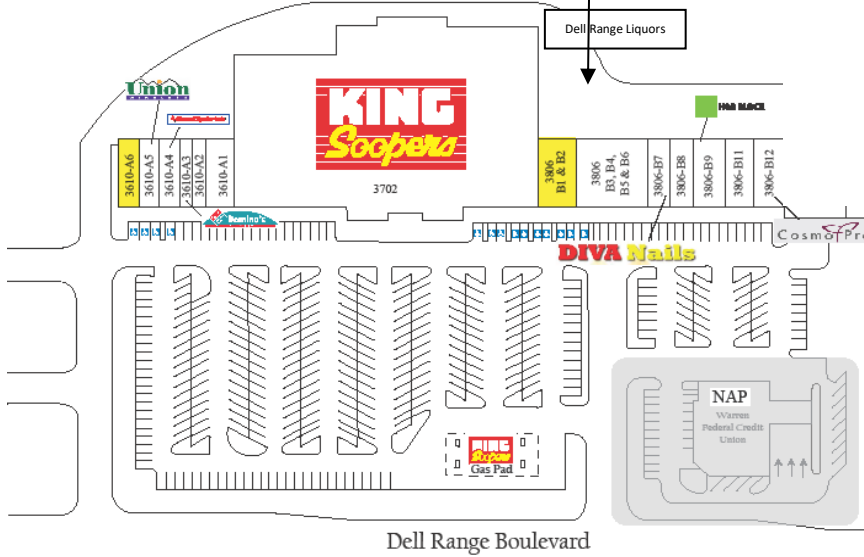
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Dell Range Marketplace

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 |
| 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 | AVAILABLE | 1,365 SF |
| Anchor | King Soopers | 61,056 SF |
| B1 | AVAILABLE | 2,846 SF |
| B4 | Dell Range Liquor | 5,621 SF |
| B7 | Diva 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 | Cosmo Prof | 2,262 SF |
| 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.

GLA 87,777 SF



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