



FOR LEASE

327 THELMA DRIVE

CASPER, WYOMING

RESTAURANT · FOOD SERVICE · RETAIL · SERVICE · COMMERCIAL

2,330 SF

SINGLE SUITE

\$3,300 / MO

\$17.00 / SF / YR

AVAILABLE NOW

IMMEDIATE OCCUPANCY

- Former restaurant storefront
- Empty kitchen shell — FF&E not included
- Modern glass frontage
- Shared strip-center parking
- Zoning: C-2 General Business



ONE SPACE.
READY FOR BUSINESS.

JOHN TROST · PRINCIPAL BROKER
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AVAILABLE SPACE



SUITE — FULL SPACE

2,330 SF

RESTAURANT / FOOD SERVICE

Ideal for restaurant or food service. Also suitable for retail, service, or other commercial uses under C-2 General Business zoning.

Base rent	\$3,300.83 / month · \$17.00 / SF / year
Lease	CAM structure · CAM dollar amount TBD
Term / occupancy	Preferred 3–5 years · Available now

QUICK FACTS

ADDRESS	327 Thelma Drive, Casper, WY 82609
AVAILABLE SF	2,330 SF · single suite
BASE RENT	\$3,300 / mo · \$17.00 / SF / year
MARKETING USE	Restaurant / food service; retail & service also suitable
PARKING	Shared strip-center lot (no reserved stall count)
LEASE TYPE	CAM — water, sewer, trash, taxes & insurance in CAM
ZONING	C-2 General Business
AVAILABILITY	Available now · immediate occupancy
PREFERRED TERM	3–5 years
TENANT UTILITIES	Gas and electric paid separately by tenant
KITCHEN FF&E	Does not convey — empty shell
CAM \$ AMOUNT	To be determined · confirm with landlord / broker

EXTERIOR & AERIAL

Street presence · strip-center location · shared parking



STOREFRONT & FRONTAGE

Street-level glass and corner window



BUILDING & PARKING

Shared lot — no reserved stall count



COMMERCIAL CONTEXT

Surrounding east Casper corridor

- Glass frontage
- Strip-center location
- Shared lot

DINING / FRONTAGE

Clean shell toward glass storefront — FF&E shown does not convey



DINING TOWARD THE COUNTER

Open floor plate, industrial ceiling, polished concrete



GLASS STOREFRONT

Abundant natural light and street presence



ENTRY & VOLUME

Looking toward the entrance and parking beyond

- Natural light
- Open floor plate
- Ready for a restaurant concept

CHARACTER & LAYOUT

Booth seating, brick accent, mural corridor — furniture does not convey



CORRIDOR & MURAL

Full interior perspective with counter, seating, and character finishes



BOOTH AREA

Brick accent and window seating as previously configured



SERVICE COUNTER

Front-of-house layout facing the glass

- Unique interior character
- Flexible circulation
- FF&E does not convey

COMMERCIAL KITCHEN

Empty shell — furniture, fixtures & equipment do not convey. Photos show a prior setup for marketing only.



KITCHEN SHELL

Walk-in / refrigeration area as previously configured



PREP CONNECTION

Opening from kitchen toward the front-of-house

IMPORTANT

No kitchen equipment is included with the lease. The space is delivered as an empty shell. Prospective tenants should budget separately for hood, fire-suppression, and FF&E as required by concept and code.

PROPERTY HIGHLIGHTS



EAST CASPER COMMERCIAL CORRIDOR

Strip-center setting with shared parking and mountain backdrop

STOREFRONT

Modern glass frontage with strong street presence and abundant natural light.

FORMER FOOD USE

Former Benny's / pizza restaurant — layout already suited to restaurant concepts.

KITCHEN FF&E

Does not convey. Empty shell. Photos of prior kitchen are for marketing only.

INDUSTRIAL CEILING

Open black ceiling with exposed ductwork and contemporary lighting.

PARKING

Shared strip-center lot. No fixed reserved stall count.

ZONING / USE

C-2 General Business — restaurant, retail, service, and other commercial uses.

LEASE / CAM

CAM includes water, sewer, trash, property taxes, and insurance. CAM \$ TBD.

TERM / OCCUPANCY

Preferred term 3–5 years. Available now with immediate occupancy.

CONFIRMED ECONOMICS

Base rent \$3,300.83 / month = \$17.00 / SF / year on 2,330 SF. CAM \$ TBD. Tenant pays gas and electric.

LOCATION & MARKET



SITE IN CONTEXT

- East Casper commercial corridor · shared center parking · Casper Mountain beyond
- CORRIDOR

Established east-side commercial strip with adjacent retail, service, and food uses.
- ACCESS

Street-level storefront with glass corner presence and shared surface parking.
- USE FIT

C-2 General Business supports restaurant, retail, and service concepts.
- TIMING

Immediate occupancy. Preferred lease term of three to five years.

DEMOGRAPHICS

Rings from 327 Thelma Drive · 1 / 3 / 5 mile

POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total population	9,371	37,530	53,698
Male	4,649	18,756	27,107
Female	4,722	18,764	26,592
Total housing units	4,356	20,810	26,319
Occupied units	4,035	18,337	23,970
Owner-occupied	2,542	9,814	15,011
Renter-occupied	1,493	7,523	8,959
Vacant units	321	1,473	2,341

INCOME, AGE & ETHNICITY

	1 MILE	3 MILES	5 MILES
Median HH income	\$76,198	\$70,195	\$71,463
Ages 0–14	1,751	8,884	9,929
Ages 15–24	1,260	4,932	7,114
Ages 25–54	3,817	15,014	21,185
Ages 55–64	975	4,087	6,002
Ages 65+	1,789	6,822	9,368
White	7,807	31,235	45,543
Hispanic	1,026	5,347	9,411

Demographic figures are from the source sheet supplied with this listing and should be independently verified.

MEET YOUR **BROKER**



JOHN TROST

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ABOUT JOHN

John Trost is a seasoned commercial real estate broker with more than a decade of experience in brokerage, private syndication, and development across Wyoming.

As both broker and developer, John helped shape East and West Casper. He and his family redeveloped their company's office building into one of the finest Class A office spaces in Wyoming. He has led major work in The MESA and Mountain Plaza, and secured key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

His team has closed millions of square feet of special-purpose property, including a 132,000 SF Cendant customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper — plus heavy fabrication facilities, former Safeway and Kmart boxes, and three Casper retail centers totaling more than 400,000 SF.

Recent work includes representing Les Schwab / Plains Tire across Wyoming, a \$5.6M single-tenant industrial lease to Codale Electric, and a 67,000 SF fabrication facility sold to Wyoming's Peterbilt dealer. BrokerOne has also closed many of Casper's landmark retail deals, including Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

REQUEST A TOUR

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DISCLAIMER

OFFERING MEMORANDUM — MARKETING ONLY

This Offering Memorandum (“OM”) is provided by BrokerOne Real Estate and John Trost (collectively, “Broker”) solely as a marketing tool for the commercial premises located at 327 Thelma Drive, Casper, Wyoming 82609. It is not a lease, offer to lease, offer to sell, appraisal, survey, environmental report, or legal advice.

All information herein is believed to be from sources deemed reliable; however, Broker has not independently verified every statement and makes no representation or warranty, express or implied, as to accuracy or completeness. Square footage, rent calculations, photographs, and descriptions are approximate and subject to change.

Base rent of \$3,300.83 per month (approximately \$17.00 / SF / year based on 2,330 SF) is confirmed for marketing. CAM structure includes water, sewer, trash, property taxes, and insurance. The CAM dollar amount remains TBD. Tenant pays gas and electric separately. Tenant improvements, security deposit, and other charges must be confirmed with the landlord.

Availability: now / immediate occupancy. Preferred term: 3–5 years. Zoning: C-2 General Business. Shared strip-center parking with no fixed reserved count. FF&E does not convey; the kitchen and interior are an empty shell. Photographs of prior kitchen and dining setups are for marketing only and may depict furniture, signage, or equipment that will not convey.

Prospective tenants should conduct their own independent investigation, including physical inspection, measurement, zoning and use confirmation with the City of Casper, review of any CC&Rs or center rules, and consultation with legal, accounting, and other advisors. Any transaction is subject to execution of a definitive lease and landlord approval.

This OM is confidential and intended only for prospective tenants and their advisors. By accepting this OM, the recipient agrees not to use it for any purpose other than evaluating a potential lease of the subject premises. Broker is not responsible for any decision made based on this marketing material. Equal Housing Opportunity / Equal Opportunity Broker.

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