

# 2794 FOOTHILL BLVD, ROCK SPRINGS, WY



**ENTITLED RETAIL DEVELOPMENT SITE**  
**2.81 AC & 16,180 SF PERMITTED RETAIL BUILDING**

**KODY WATTS | 801-948-3783 | [KODYWATTS@LIVE.COM](mailto:KODYWATTS@LIVE.COM)**

**PEAK COLLECTIVE**  
REAL ESTATE  
COMMERCIAL REAL ESTATE SERVICES

**kw COMMERCIAL**



2794 FOOTHILL BLVD, ROCK SPRINGS, WY



# THE OPPORTUNITY

**\$1,000,000** | **2.81 AC** | **16,180 SF**  
List Price | Land Size | Planned Building SF

*Fully entitled retail development in Rock Springs, WY*

Peak Collective Real Estate with KW Commercial is pleased to present for sale a **fully entitled retail development on 2.81 acres of land** in Rock Springs, WY. The development has been entitled and approved by the city of Rock Springs, WY. The building plans and architecture are mostly completed and will require a buyer to finish out the plans and get fully approved and permitted by the city in order to make this a shovel-ready site. Engineering and architecture will be included with the sale.

This 2.81-acre piece of land located in Rock Springs, WY is an **excellent investment opportunity for any developer or investor**. Apart from its prime location on the main retail corridor of the city, the **surrounding area is home to numerous prominent brands, and retail stores, including White Mountain Mall**.







# PROPERTY DETAILS

**Address:** 2794 Foothill Blvd,  
Rock Springs, WY

**Parcel Numbers:** 1905-33-1-00-020-00  
1905-33-1-00-012-00

**List Price:** \$1,000,000

**Lot Size (AC):** 2.81 AC

**Zoning:** B-2 Community Business

## Investment Highlights

- Rare Vacant Lot on High-Traffic Corridor
- Easy Access to Interstate 80
- Near Prominent Retail Brands & White Mountain Mall



# PROPOSED BUILDING AREA SPECS



## PROPOSED BUILDING DETAILS

Total SF	16,180 SF
Unit SF Breakdown	Unit 1: 2,045 SF Unit 2: 1,740 SF Unit 3: 1,579 SF Unit 4: 1,505 SF Unit 5: 1,574 SF Unit 6: 1,261 SF
Number of Drive Thru Windows	2 (Unit 3 & 6)

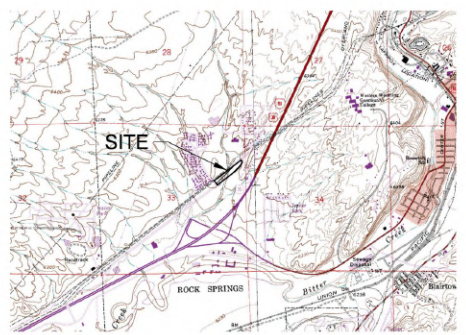
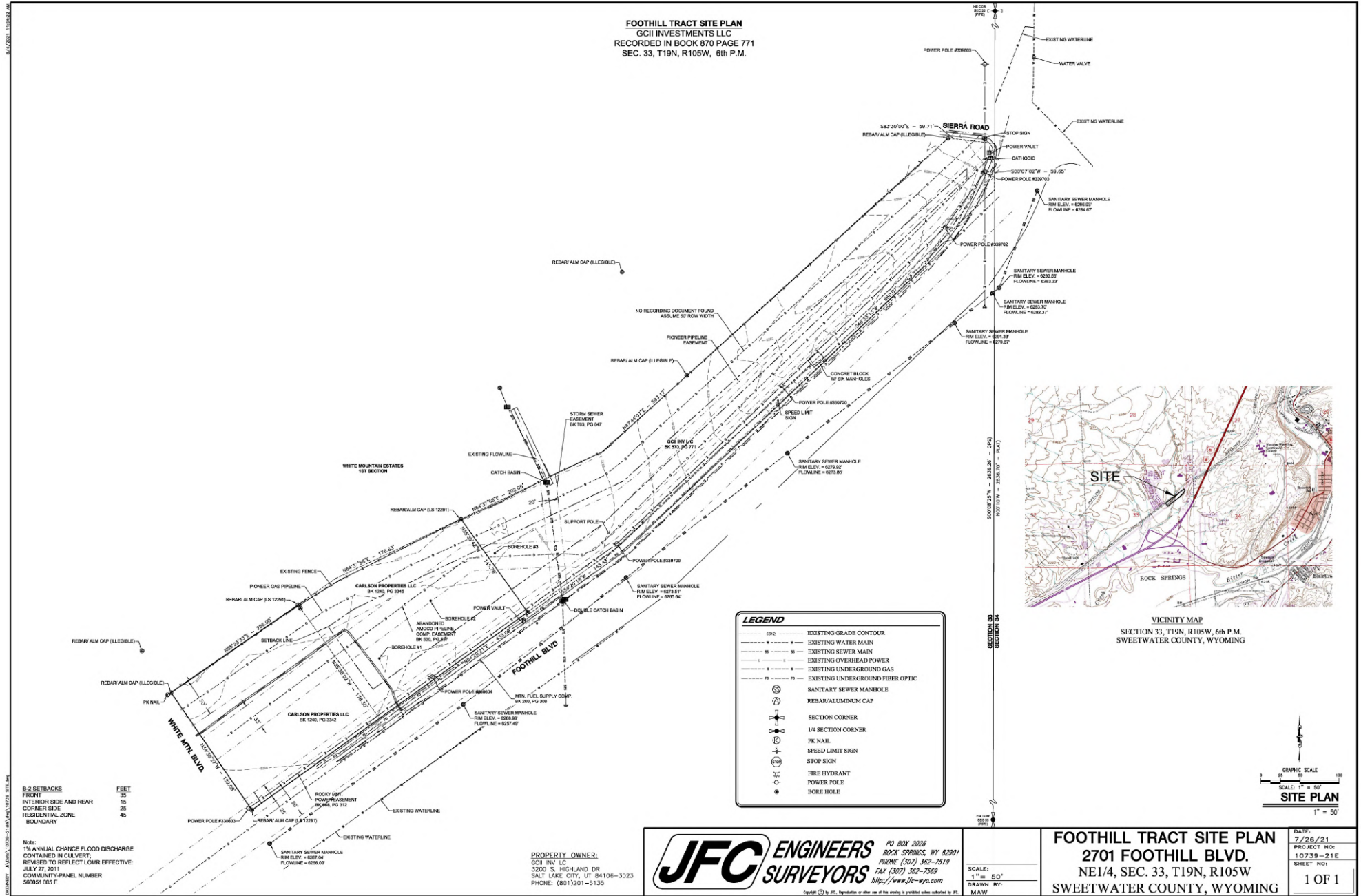
## PROPERTY DETAILS

Land Size	2.81 AC (122,430.6 SF)
Access Points	2 on Foothill Blvd/1 on White Mountain Blvd)
Parking	52 Parking Spaces
Handicap Parking	4 Parking Spaces
Street Frontage	~1,064 FT



# SURVEY

**FOOTHILL TRACT SITE PLAN**  
 GCII INVESTMENTS LLC  
 RECORDED IN BOOK 870 PAGE 771  
 SEC. 33, T19N, R105W, 6th P.M.



VICINITY MAP  
 SECTION 33, T19N, R105W, 6th P.M.  
 SWEETWATER COUNTY, WYOMING

LEGEND	
---	EXISTING GRADE CONTOUR
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	EXISTING OVERHEAD POWER
---	EXISTING UNDERGROUND GAS
---	EXISTING UNDERGROUND FIBER OPTIC
○	SANITARY SEWER MANHOLE
○	REBAR/ALUMINUM CAP
+	SECTION CORNER
+	1/4 SECTION CORNER
○	PK NAIL
○	SPEED LIMIT SIGN
○	STOP SIGN
○	FIRE HYDRANT
○	POWER POLE
○	DOME HOLE

B-2 SETBACKS	
FRONT	35
INTERIOR SIDE AND REAR	15
CORNER SIDE	25
RESIDENTIAL ZONE BOUNDARY	45

Note:  
 1% ANNUAL CHANCE FLOOD DISCHARGE  
 CONTAINED IN CULVERT;  
 REVISED TO REFLECT LOMR EFFECTIVE:  
 JULY 27, 2011  
 COMMUNITY-PANEL NUMBER  
 560051 005 E

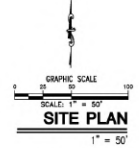
PROPERTY OWNER:  
 GCII INV LLC  
 3200 S. HIGHLAND DR  
 SALT LAKE CITY, UT 84106-3023  
 PHONE: (801)201-5135

**JFC ENGINEERS SURVEYORS**  
 PO BOX 2026  
 ROCK SPRINGS, WY 82901  
 PHONE (307) 362-7519  
 FAX (307) 362-7569  
<http://www.jfc-survey.com>

SCALE: 1" = 50'  
 DRAWN BY: M.A.W.

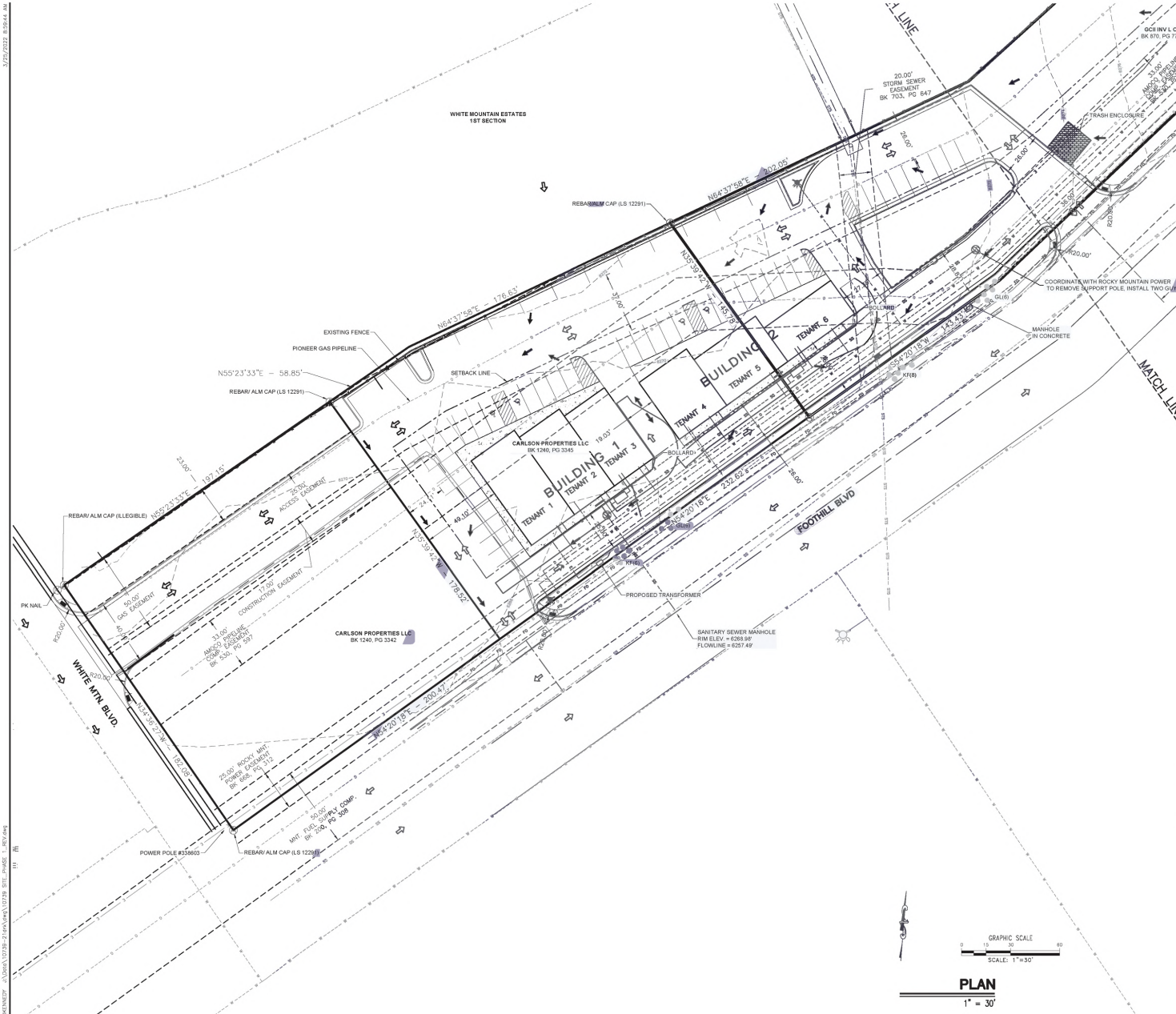
**FOOTHILL TRACT SITE PLAN**  
 2701 FOOTHILL BLVD.  
 NE1/4, SEC. 33, T19N, R105W  
 SWEETWATER COUNTY, WYOMING

DATE: 7/26/21  
 PROJECT NO: 10739-21E  
 SHEET NO: 1 OF 1





# SURVEY & FLOOR PLAN



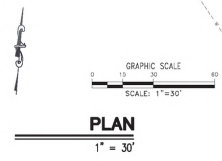
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	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
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	PROPOSED POWER
	EXISTING UNDERGROUND GAS
	PROPOSED UNDERGROUND GAS
	PROPOSED IRRIGATION LINE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING POWER POLE
	REBAR/ALUMINUM CAP
	SECTION CORNER
	1/4 SECTION CORNER
	PK NAIL
	SPEED LIMIT SIGN
	STOP SIGN
	PROPOSED FIRE HYDRANT
	POWER POLE
	BORE HOLE
	DRAINAGE FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
	PROPOSED CONCRETE

**JFC ENGINEERS SURVEYORS**  
 PO BOX 2028  
 ROCK SPRINGS, WY 82802  
 TEL (307) 362-2517  
 FAX (307) 362-2668  
<http://www.jfc-wyo.com>

PROJECT TITLE:  
**FOOTHILL STRIP MALL**  
 SITE PLAN  
**GCI**  
 ROCK SPRINGS, WYOMING  
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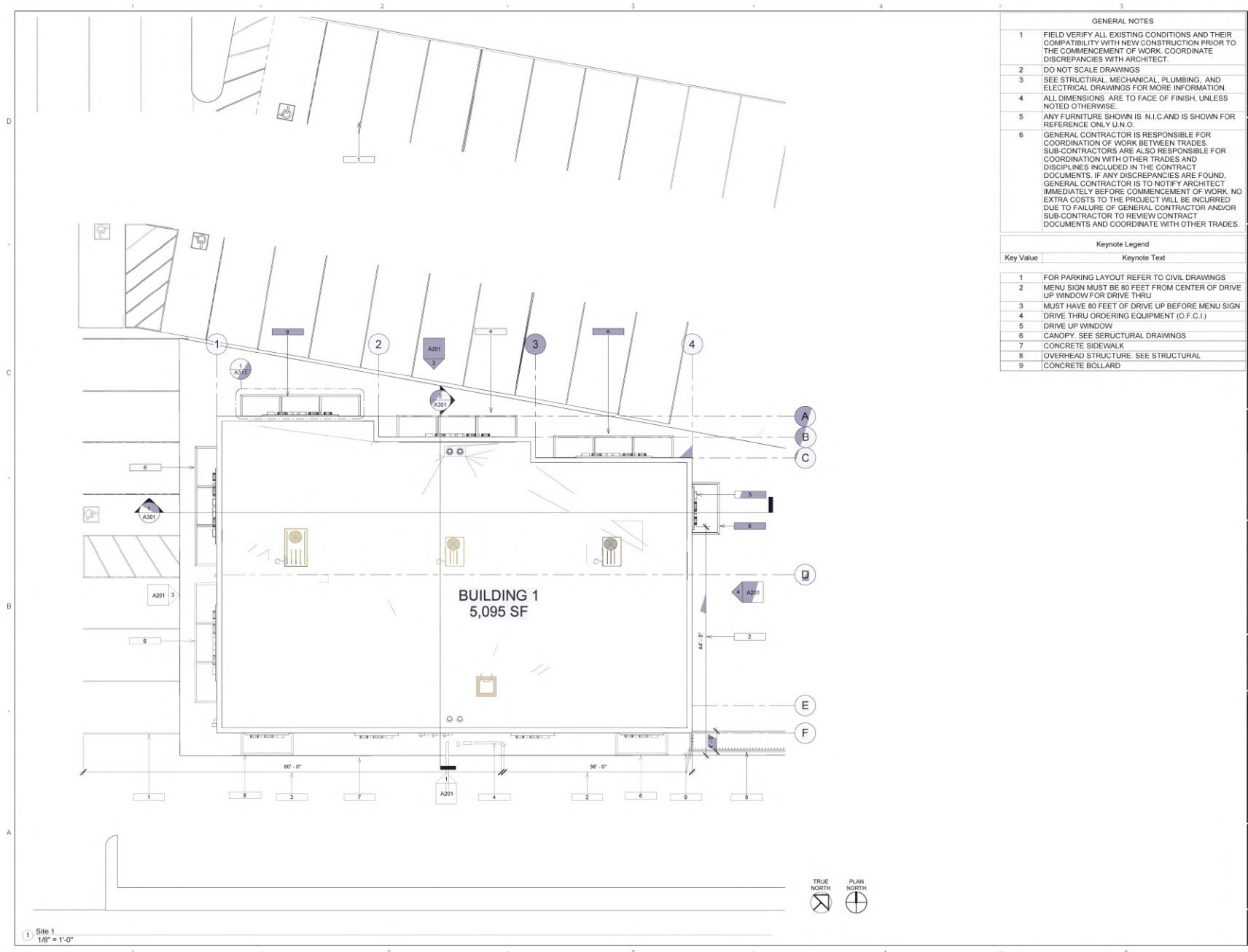
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 DRAWN BY:  
 JFC  
 CHECKED BY:  
 JFC  
 SCALE:  
 AS NOTED  
 DATE:  
 3/25/22  
 PROJECT NO:  
 10735-21E  
 SHEET NO:  
**2 OF 2**

3/25/2022 8:58:44 AM  
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 11' 0"





# FLOOR PLAN - BUILDING 1



**GENERAL NOTES**

- FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- DO NOT SCALE DRAWINGS
- SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- ANY FURNITURE SHOWN IS N.I.C. AND IS SHOWN FOR REFERENCE ONLY U.N.O.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK BETWEEN TRADES. SUB-CONTRACTORS ARE ALSO RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AND DISCIPLINES INCLUDED IN THE CONTRACT DOCUMENTS. IF ANY DISCREPANCIES ARE FOUND, GENERAL CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY BEFORE COMMENCEMENT OF WORK. NO EXTRA COSTS TO THE PROJECT WILL BE INCURRED DUE TO FAILURE OF GENERAL CONTRACTOR AND/OR SUB-CONTRACTOR TO REVIEW CONTRACT DOCUMENTS AND COORDINATE WITH OTHER TRADES.

**Keynote Legend**

Key Value	Keynote Text
1	FOR PARKING LAYOUT REFER TO CIVIL DRAWINGS
2	MENU SIGN MUST BE 80 FEET FROM CENTER OF DRIVE UP WINDOW FOR DRIVE THRU
3	MUST HAVE 80 FEET OF DRIVE UP BEFORE MENU SIGN
4	DRIVE THRU ORDERING EQUIPMENT (O.F.C.I.)
5	DRIVE UP WINDOW
6	CANOPY. SEE STRUCTURAL DRAWINGS
7	CONCRETE SIDEWALK
8	OVERHEAD STRUCTURE. SEE STRUCTURAL
9	CONCRETE BOLLARD

**CLIENT**

THE SHOPS @ FOOTHILL BLVD  
 2701 FOOTHILL BLVD  
 ROCK SPRINGS WYOMING

**DESIGNER**

**ARCHIPLEX GROUP**  
 architecture • planning • design services  
 255 Crossroad Sq.  
 South Hill Lane, UT 84115  
 P:801.961.7070

**CONSULTANTS**

**STRUCTURAL** **MECHANICAL**  
  
**ELECTRICAL** **CIVIL**  
  
**FIRE PROTECTION**

**PROFESSIONAL SEAL**

**ISSUE**

MARK	DATE	DESCRIPTION

**PROJECT NO.:** 2119.01  
**ARCHIPLEX PROJECT NO.:** 2119.01  
**DRAWN BY:** CODY WITHAM  
**CHECKED BY:** PRESTON CROXFORD  
**SCALE:** 1/8" = 1'-0"  
**DATE:** 05/02/2022

**SHEET TITLE**

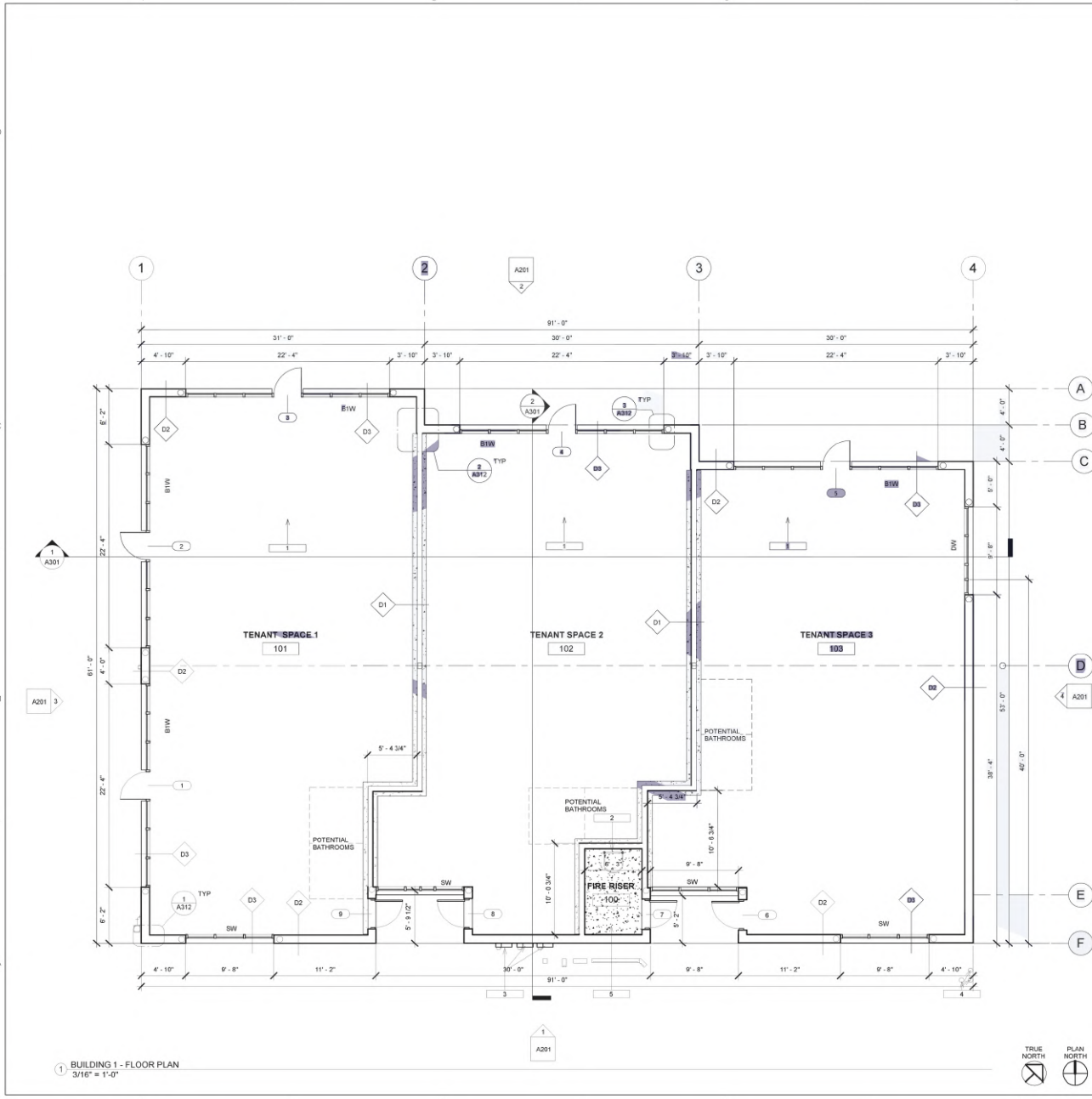
SITE 1

AS101

1 Site 1  
 1/8" = 1'-0"



# FLOOR PLAN - BUILDING 1



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Keynote Legend	
Key Value	Keynote Text
1	SUB-GRADE NO SLABS IN TENANT SPACES
2	ROOF ACCESS HATCH. SEE 5/A141
3	ELECTRICAL METERS. SEE ELECTRICAL DRAWINGS
4	CONCRETE BOLLARD
5	6" CONCRETE SLAB OVER GRAVEL BASE

CLIENT

THE SHOPS @ FOOTHILL  
BLVD  
2701 FOOTHILL BLVD  
ROCK SPRINGS WYOMING

DESIGNER

**ARCHIPLEX GROUP**  
architecture • planning • design services  
255 Commercial St.  
South Salt Lake, UT 84115  
P: (801) 961-7070

CONSULTANTS

**STRUCTURAL**  
SBS STRUCTURAL

**MECHANICAL**  
JFC

**ELECTRICAL**  
EELD

**CIVIL**  
JFC

**FIRE PROTECTION**

PROFESSIONAL SEAL

ISSUE		
MARK	DATE	DESCRIPTION

PROJECT NO: 2119.01  
ARCHIPLEX PROJECT NO: 2119.01  
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CHECKED BY: PRESTON CROXFORD  
SCALE: 3/16" = 1'-0"  
DATE: 05/02/2022

SHEET TITLE

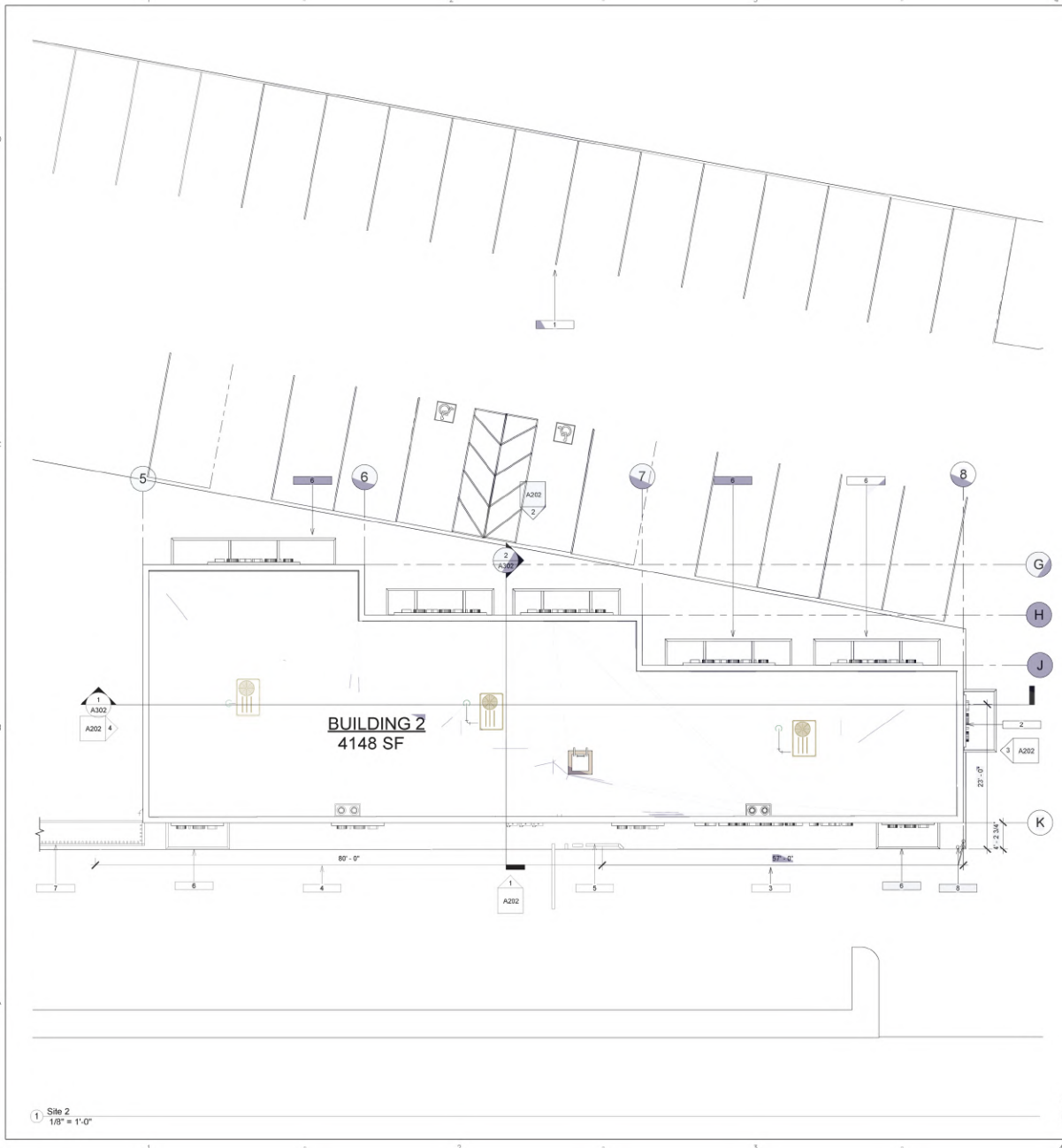
BUILDING 1 FLOOR PLAN

1 BUILDING 1 - FLOOR PLAN  
3/16" = 1'-0"





# FLOOR PLAN - BUILDING 2



GENERAL NOTES	
1	FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
2	DO NOT SCALE DRAWINGS
3	SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
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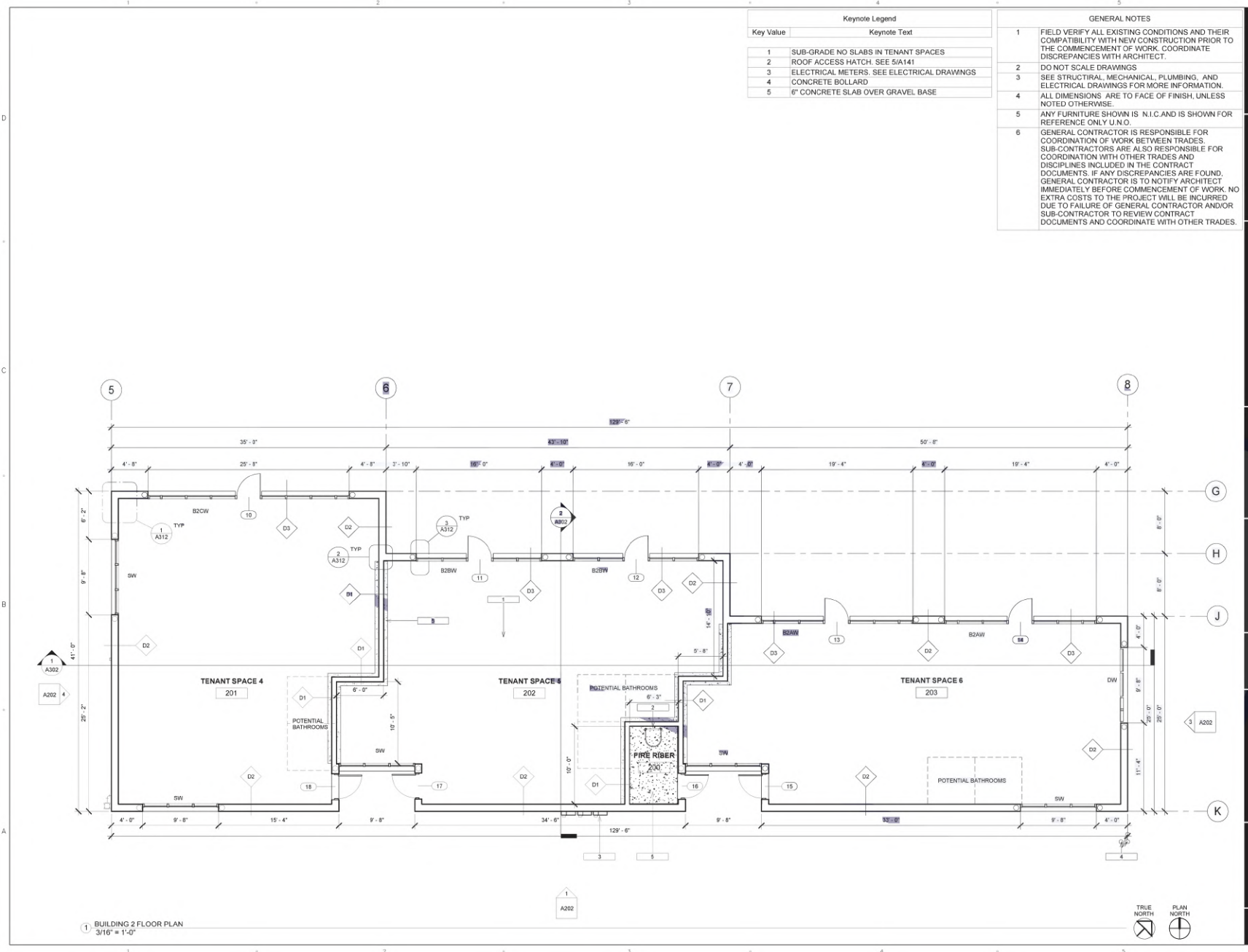
Keynote Legend	
Key Value	Keynote Text
1	FOR PARKING LAYOUT REFER TO CIVIL DRAWINGS
2	DRIVE UP WINDOW
3	MENU SIGN MUST BE 80 FEET FROM CENTER OF DRIVE UP WINDOW FOR DRIVE THRU
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5	DRIVE THRU ORDERING EQUIPMENT (O.F.C.I.)
6	CANOPY. SEE STRUCTURAL DRAWINGS
7	OVERHEAD STRUCTURE. SEE STRUCTURAL
8	CONCRETE BOLLARD

CLIENT		
THE SHOPS @ FOOTHILL BLVD 2701 FOOTHILL BLVD ROCK SPRINGS WYOMING		
DESIGNER		
<b>ARCHI PLEX GROUP</b> architecture • planning • design services 255 Conrad St. South Salt Lake, UT 84115 P:801.961.7070		
CONSULTANTS		
<b>STRUCTURAL</b> SBS STRUCTURAL	<b>MECHANICAL</b> JFC MECHANICAL	
<b>ELECTRICAL</b> EELD	<b>CIVIL</b> JFC MECHANICAL	
<b>FIRE PROTECTION</b>		
PROFESSIONAL SEAL		
ISSUE		
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DRAWN BY: Author		
CHECKED BY: Checker		
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DATE: 05/02/2022		
SHEET TITLE		
SITE 2		
AS102		

1 Site 2  
1/8" = 1'-0"



# FLOOR PLAN - BUILDING 2



**CLIENT**

THE SHOPS @ FOOTHILL  
BLVE  
2701 FOOTHILL BLVD  
ROCK SPRINGS WYOMING

**DESIGNER**

**ARCHI PLEX GROUP**  
architecture - planning - design services  
255 Crossroad Sq.  
South Hill Lane, UT 84115  
P:801 981-7070

**CONSULTANTS**

**STRUCTURAL**  
BHS STRUCTURAL

**MECHANICAL**  
JFC

**ELECTRICAL**  
EELD

**CIVIL**  
JFC

**FIRE PROTECTION**

**PROFESSIONAL SEAL**

**ISSUE**

MARK	DATE	DESCRIPTION

**PROJECT NO:** 2119.01  
**ARCHI PLEX PROJECT NO:** 2119.01  
**DRAWN BY:** CODY WITHAM  
**CHECKED BY:** PRESTON CROXFORD  
**SCALE:** 3/16" = 1'-0"  
**DATE:** 05/02/2022

**SHEET TITLE**

BUILDING 2 FLOOR PLAN

**A102**

1 BUILDING 2 FLOOR PLAN  
3/16" = 1'-0"





# LOT SIZE AND EASEMENT







# FOOTHILL BLVD

**9,147** Average Daily Traffic | **0.1 Miles** Distance to I-80 | **30+** Stores/Restaurants

*Where shopping, dining, and entertainment collide!*

Foothill Boulevard boasts **an impressive 9,147 average daily traffic**, making it one of the main retail corridors in town. Featuring a diverse array of **national brand retailers**, Foothill Boulevard is the go-to destination for all your shopping needs. And don't forget about **the only mall in town, White Mountain Mall**, located right on Foothill Boulevard! Plus, with **easy access to Interstate 80**, this location is perfect for commuters and visitors alike.

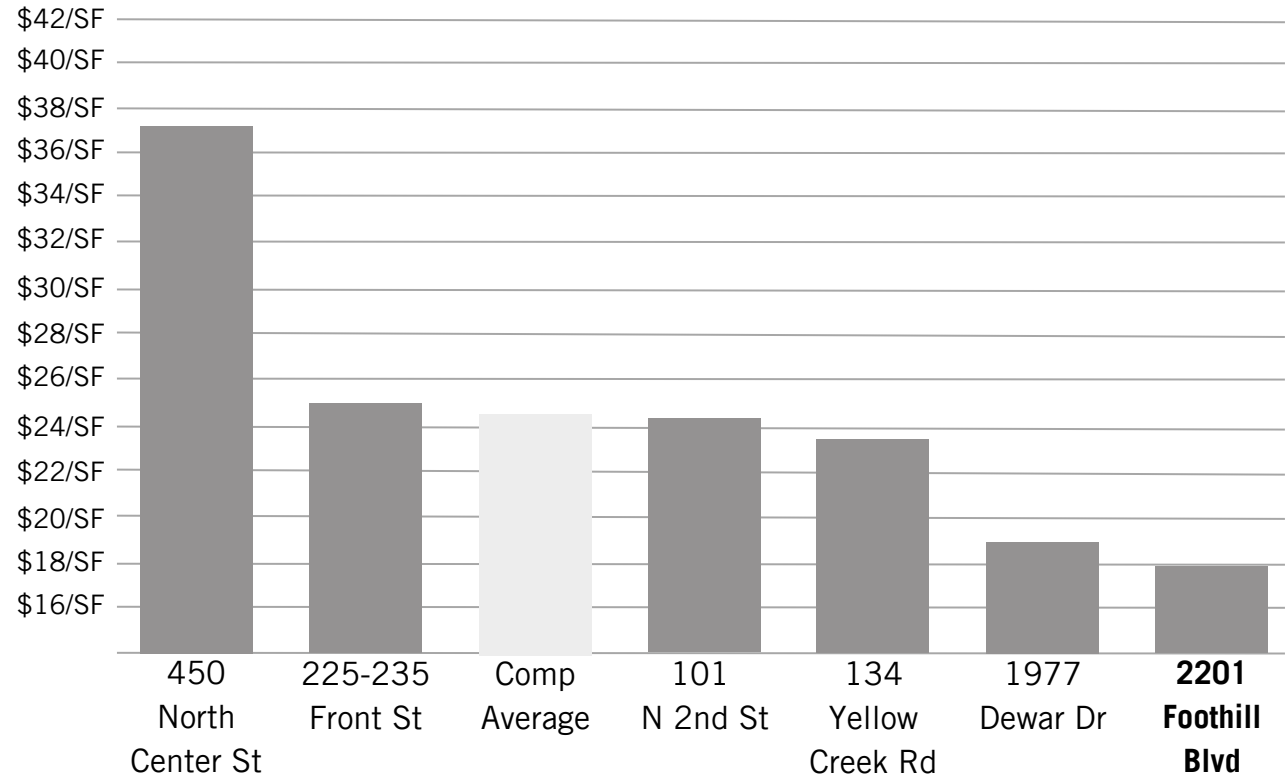




# RENT COMPARABLES

## RETAIL LEASE COMPS

Location	Rent Per SF
450 North Center St Rock Springs, WY	\$37.07/SF/YR NNN
225-235 Front St Evanston, WY	\$25/SF/NNN
101 N 2nd St Evanston, WY	\$24.47/SF/YR NNN
134 Yellow Creek Rd Evanston, WY	\$23.75/SF/YR NNN
1977 Dewar Dr Rock Springs, WY	\$19/SF/YR NNN
2201 Foothill Blvd Rock Springs, WY	\$18/SF/YR NNN
Comp Avg	\$24.55/SF/YR/NNN



# RENT COMPARABLES

## COMPARABLE NO. 1



**450 North Center St  
Rock Springs, WY**

Retail Unit Area: 2,293 SF  
Signed Date: Undisclosed  
Lease Rate: \$37.07/SF/YR NNN

## COMPARABLE NO. 2



**225-235 Front St  
Evanston, WY**

Retail Unit Area: 945 SF  
Signed Date: March 2022  
Lease Rate: \$25/SF/YR NNN

## COMPARABLE NO. 3



**101 N 2nd St  
Evanston, WY**

Retail Unit Area: 1,350 SF  
Signed Date: Undisclosed  
Lease Rate: \$24.47/SF/YR NNN

## COMPARABLE NO. 4



**134 Yellow Creek Rd  
Evanston, WY**

Retail Unit Area: 1,946 SF  
Signed Date: Undisclosed  
Lease Rate: \$23.75/SF/YR NNN

## COMPARABLE NO. 5



**1977 Dewar Dr  
Rock Springs, WY**

Retail Unit Area: 2,200 SF  
Signed Date: May 2021  
Lease Rate: \$19/SF/YR NNN

## COMPARABLE NO. 6



**2201 Foothill Blvd  
Rock Springs, WY**

Retail Unit Area: 1,750 SF  
Signed Date: June 2021  
Lease Rate: \$18/SF/YR NNN



# 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 Transportation/Maint.	\$24.4M	29.79%	\$87.9M	28.68%	\$102.5M	28.83%	\$100.2M	28.85%
Vehicle Purchases	\$13.7M	16.79%	\$48.3M	15.74%	\$56.7M	15.94%	\$55.3M	15.91%
Gasoline	\$5.9M	7.27%	\$21.8M	7.12%	\$25.1M	7.06%	\$24.7M	7.10%
Vehicle Expenses	\$253.2K	0.31%	\$1.2M	0.39%	\$1.4M	0.41%	\$1.4M	0.41%
Transportation	\$1.6M	2.00%	\$6.6M	2.14%	\$7.7M	2.16%	\$7.5M	2.15%
Automotive Repair & Maintenance	\$2.8M	3.43%	\$10.1M	3.28%	\$11.6M	3.27%	\$11.4M	3.27%
Total Health Care	\$3.8M	4.65%	\$14.2M	4.63%	\$16.4M	4.60%	\$16M	4.62%
Medical Services	\$2.3M	2.76%	\$8.5M	2.79%	\$9.8M	2.77%	\$9.6M	2.77%
Prescription Drugs	\$1.2M	1.41%	\$4.2M	1.37%	\$4.8M	1.36%	\$4.8M	1.38%
Medical Supplies	\$393.3K	0.48%	\$1.5M	0.48%	\$1.7M	0.47%	\$1.6M	0.47%
Total Education/Day Care	\$4.1M	5.04%	\$16.5M	5.40%	\$19.4M	5.46%	\$18.8M	5.40%
Education	\$2.5M	3.00%	\$10M	3.26%	\$11.7M	3.30%	\$11.3M	3.26%
Fees & Admissions	\$1.7M	2.05%	\$6.6M	2.14%	\$7.7M	2.16%	\$7.4M	2.14%

	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%
Total Household	\$11.5M	14.07%	\$44.8M	14.61%	\$52.1M	14.65%	\$50.8M	14.61%
House Maintenance & Repair	\$2.4M	2.99%	\$9.6M	3.14%	\$11.2M	3.15%	\$11M	3.17%
Household Equip & Furnishings	\$4.7M	5.75%	\$18.5M	6.03%	\$21.5M	6.03%	\$20.8M	5.98%
Household Operations	\$3.2M	3.94%	\$12.2M	3.98%	\$14.2M	3.99%	\$13.8M	3.99%
Housing Costs	\$1.1M	1.40%	\$4.5M	1.46%	\$5.2M	1.48%	\$5.1M	1.48%







# 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



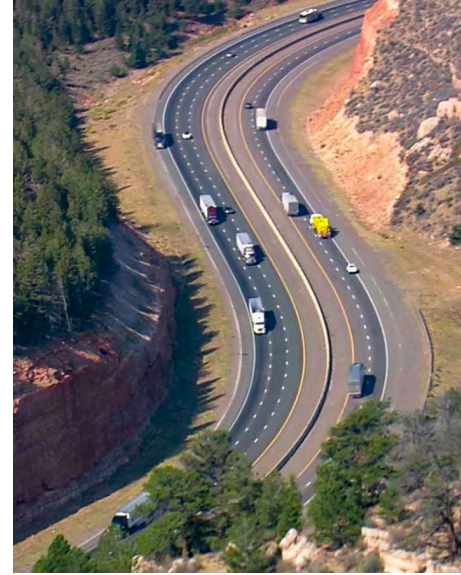
Foothill Blvd's concentration of major brands makes the subject property an ideal location to build other retail units. The presence of well-known brands attracts a high volume of foot traffic to the area, increasing visibility for new businesses. The established customer base of these major brands can spill over to new retail units, creating a built-in customer base. Nearby national brands can improve the perception of the area, enhancing the credibility and trustworthiness of the new businesses. A diverse range of products and services offered on Foothill Blvd can attract a wider range of consumers, providing a larger potential customer base for the new retail units.



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2794 FOOTHILL BLVD, ROCK SPRINGS, WY

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# ROCK SPRINGS, WY

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**1,170,180**  
Sweetwater County  
Annual Visitors

**26,724**  
Rock Springs, WY  
(5 Mile Radius)

**1,566**  
Sweetwater County  
Business Establishments

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*A city richly steeped in western history and coal mining!*

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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.

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2794 FOOTHILL BLVD, ROCK SPRINGS, WY

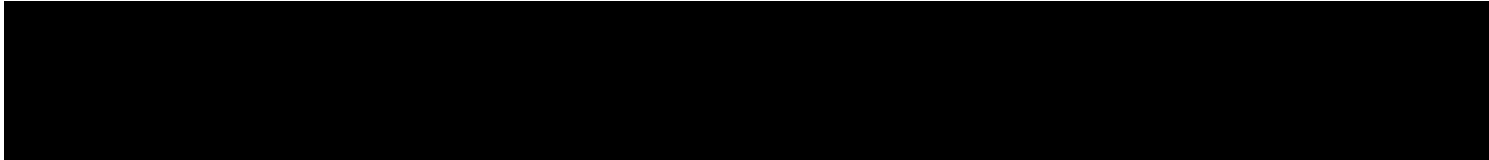
# DEMOGRAPHICS

## SURROUNDING AREA

	1 MILE RADIUS	5 MILE RADIUS
POPULATION	7,957	26,724
TOTAL HOUSEHOLDS	2,842	10,136
AVG HOUSEHOLD INCOME	\$82,993	\$87,429

# TRAFFIC COUNTS

	AVERAGE DAILY TRAFFIC (ADT)
Interstate 80	21,271 ADT
Dewar Dr	21,779 ADT
Foothill Blvd	9,147 ADT
Gateway Blvd	3,844 ADT
Skyline Dr	1,923 ADT



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# CONFIDENTIALITY & DISCLOSURE

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This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

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