



Sunrise Shopping Center  
4000 S. Poplar St.  
Casper WY 82601

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[WWW.CORNERSTONERE.COM](http://WWW.CORNERSTONERE.COM)

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Principal Broker  
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# Sunrise Shopping Center

Set against the foothills of Casper Mountain, Sunrise Shopping Center with over 16,000 sq. ft. of retail, has serviced the Casper Community since 1961 and was the first indoor Shopping Center West of the Mississippi. Ideally located, just off the high traffic corridor of S. Poplar St. & Wyoming Blvd., with easy access to I-25, Hwy 220 & Hwy 26 20/26.

## Tenant List



3920-WYO Fitness  
3690-Flanigan's Furniture  
3990-Frontier Financial  
4004-The Finishing Touch  
4010-DIY Arts  
4020-Oil City CNA  
4030-Colonial Coins and currency  
4040-State Farm  
4050-Bridges of Wyoming  
4054-Available (380 SF)  
4060-Edward Jones & Co.  
4070-H & R Block  
4080-Code Ninja  
4100-Giggles & Wiggles

4120-Optimal Physical Therapy  
4140-Available (6,464 SF)  
4150-Harbor Freight Tools  
4160-Blimpie Subs  
4200-Available (1,160 SF)  
4202 Luna & Lotus Tattoo  
4210-keepsake Imaging Studio  
4220-Wyo Naturals  
4230-Available (1,665 SF)  
4250-Zeelo's  
4270-Optmal Physical Therapy  
4280-Casper Indoor Golf  
4330-Sunrise Images  
4360 Sweet Zoey  
4370-Whiskey Business/Sunrise Lanes  
Kiosk-Crooked Creek Coffee

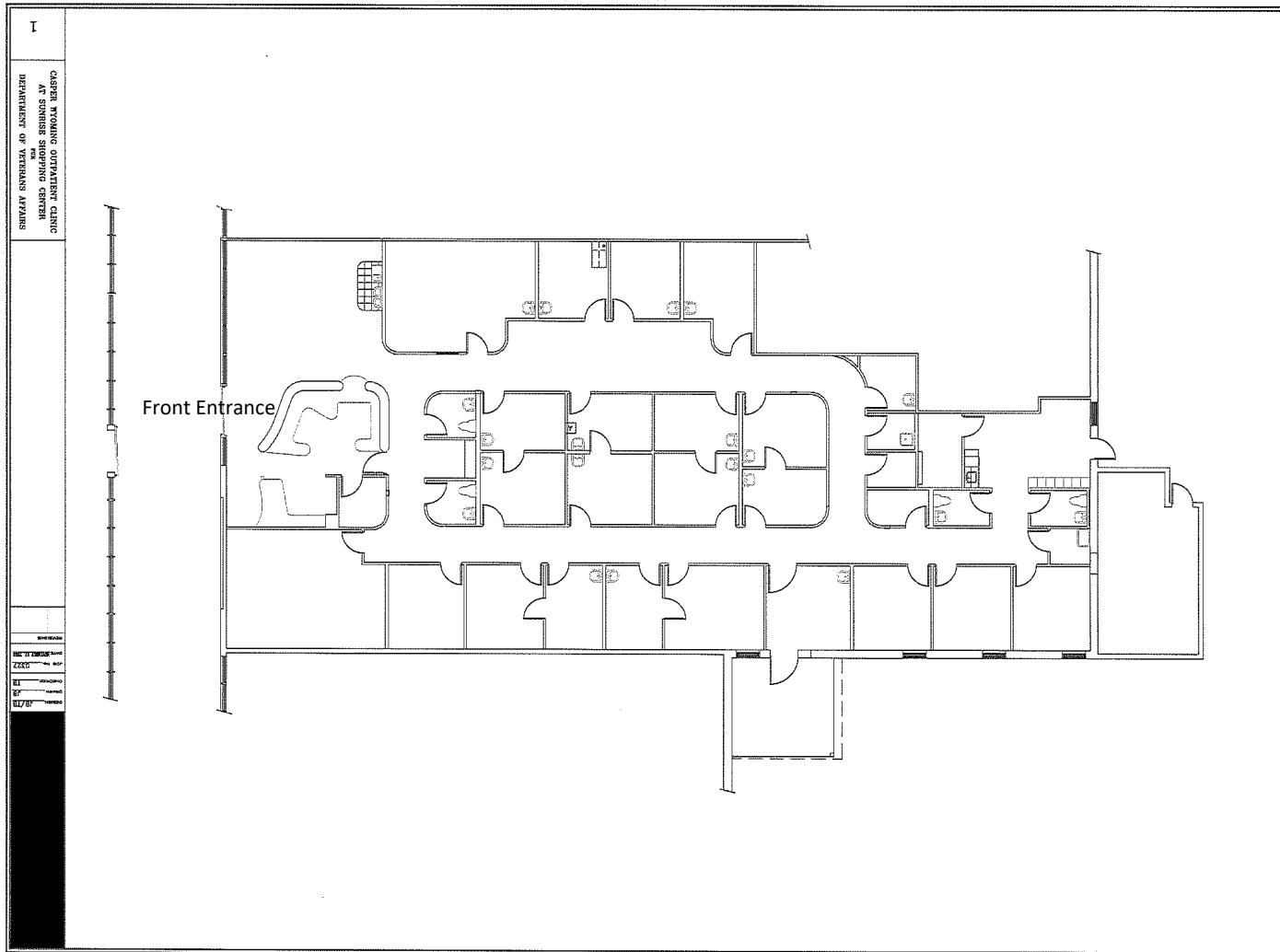




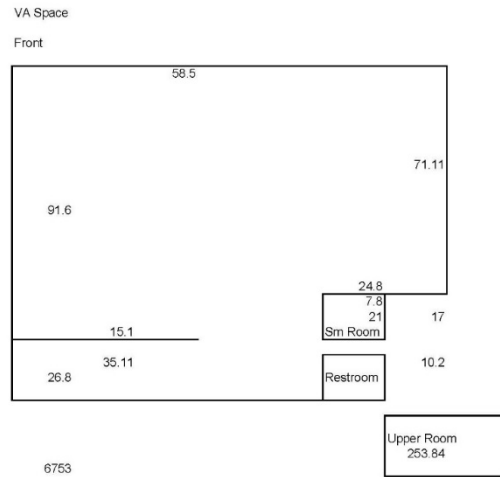
- Highly visible from both S. Poplar St. & Wyoming Blvd
- Easy access to Hwy 220 (2.4 miles), I-25 (4.3 miles), Hwy 26 (3.6 miles)







- Space #4140 current floor plan



- Space #4140 has 6,464 sq. ft. with picture windows, a sliding ADA Glass door entry and brick facing
- The spacious lobby offers a contemporary built-in reception desk
- Architectural design accents include glass block and sweeping ceiling soffits







- Space #4140 there are currently 12 exam rooms with hand washing sinks
- An Emergency room with rear door drive-up access
- A designated Bio-Hazard flushing station room
- There are numerous private offices and a copy room







- Space #4140 has neutral color tones throughout
- ADA compliant restrooms
- A large conference/meeting room
- The breakroom has built-in cabinets







- Space #4010 has 1,450 sq. Ft.
- May be combined with space #4020 (1,450 Sq. Ft.) for a total of 2,900 Sq. Ft.
- Large picture windows & track lighting
- Front and rear entry



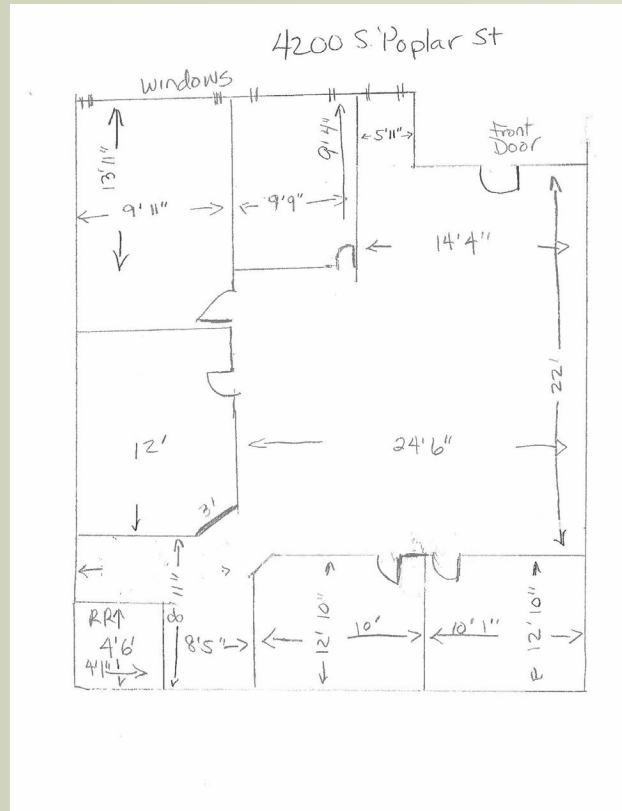




- Space #4054 has approx. 380 sq. Ft.
- Brick facing
- Large picture windows
- Interior entrance with east access to rear parking



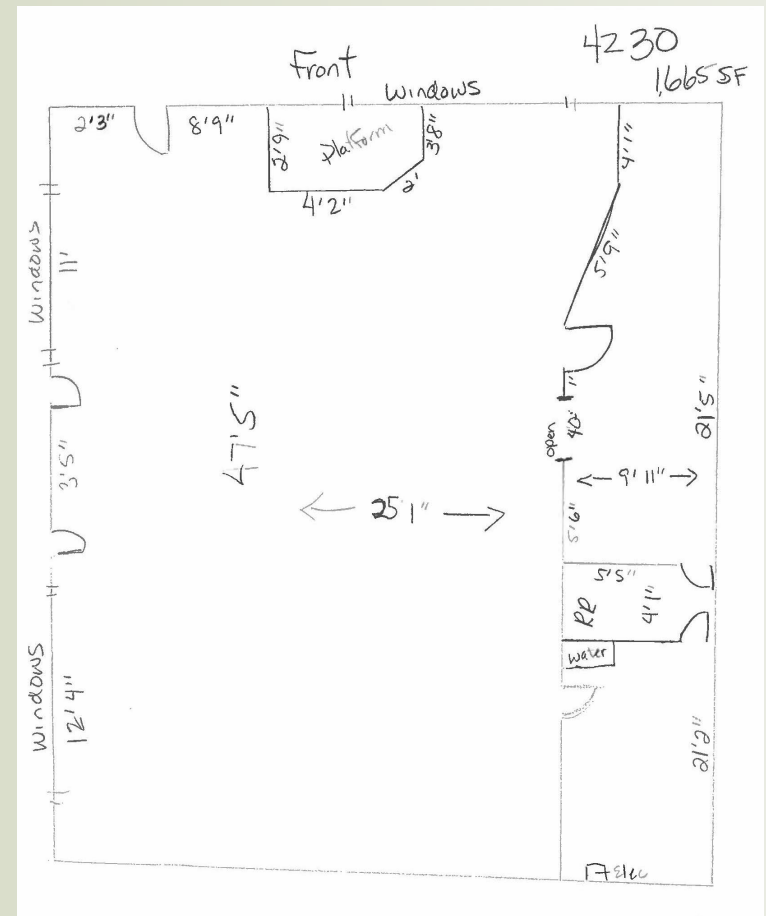




- Space #4200 has 1,160 sq. Ft.
- Tastefully appointed
- Large picture windows with front entry
- Five private offices
- A private restroom







- Space #4230 has 1,665 sq. Ft.
- Neutral color tones
- Large picture windows with front entry & two side entries
- A private restroom, a large storage room, private office & Utility room







# Casper

The City of Casper is centrally located in the heart of Wyoming. Nicknamed the “Oil City”, Casper and the surrounding Rocky Mountain Region has long benefitted from the Mining, Gas & Oil industry. Casper reflects the image of the “Great American West.” A Community nestled in the foothills of Casper Mountain with the North Platte River running through it.

With a population of approximately just over 60,000, Casper is the second largest metropolitan city in Wyoming. Casper provides an outstanding economic means where businesses and manufacturers can have a Central Western location, while benefitting from strategically planned Business Parks, Freight routes, the BNSF Railway & Trans-load facility and Wyoming’s only International Airport. Casper has been fortunate to provide a high quality of life for its residents while claiming some of the nation’s lowest tax rates. In addition to having relatively low property tax, the State of Wyoming has no corporate or state income tax.

Since the late 1800’s Casper’s Economy has been rooted in the energy industry, but in recent years has diversified beyond energy and expanded into Health care, education & training as well as promoting new business startup programs. Forbes Magazine rated Casper in their July, 2014 issue as one of the “Best small Places for Business and Careers.”

## Casper Facts:

- Located within Natrona County
- Population: approx. 60,000 people
- Unemployment Rate: 3.6% (2019)
- Median Household Income: \$65,134 (2019)
- Median Price of a Home : \$229,500 (2019)
- Sales Tax: 5%
- State Income Tax: 0%
- Corporate Tax 0%
- International Airport



The Casper area has great access to outdoor adventure, with everything from rafting, kayaking, cycling, golfing, camping, hiking, hunting, cross country and downhill skiing amenities, as well as world class fishing. Casper also boasts its diverse Arts & Cultural attractions like; the National Historic Trails Interpretive Center, The Tate Geological Museum, and the Nicolaysen Art Museum.

Take in an off Broadway show or concert at the Casper Events Center or at the recently built outdoor venue-the “David Street Station” located in the historic Old Yellowstone District, in the heart of Downtown Casper.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area’s economy by making a place where people and employers want to live, work & play.

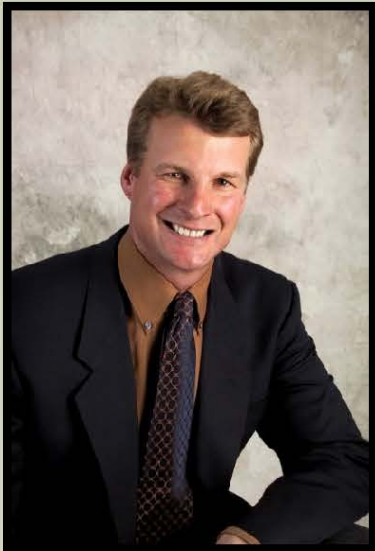




**Chuck Hawley** is the Principal and Managing Partner for Cornerstone Real Estate and has been a commercial real estate professional for over 30 years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA; and was actively involved in property management, leasing, acquisitions, dispositions and asset management. His roles have included oversight of local and national commercial property portfolios. He served as the Vice President to the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed maximization of asset values and financial performance for 34 commercial office buildings in Southern California, Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.



**Forrest Leff** is the Principal Broker and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from University of Wyoming. Following graduation, he relocated to Southern California and established *Turbo Cleaning Systems*, specializing in medical bio hazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy hospital, Radiology Medical Group and Surgical centers of San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business.

As President of the Casper Petroleum Club, in 2017 he over saw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as a specialist in the Industrial and Commercial Real Estate market.

The Cornerstone Real Estate Professionals

