



## PRIME RETAIL & FOOD VENDOR SPACE AVAILABLE

LEASE SPACES 60 - 87,000 SF IN EAST CASPER'S SHOPPING HUB

Step into a world of opportunities tailored just for your business. Whether you're seeking short-term pop-up space or a long-term lease, grow and connect with Casper's vibrant retail community at Eastridge Mall. With its prime location in East Casper's retail and shopping hub near major retailers and outlets, Eastridge Mall provides its tenants with a strategic advantage. Eastridge Mall tenants enjoy a bright and lively environment, collaboration with 40+ local and national retail vendors, and advertising for businesses to flourish and showcase their brand.

CONTACT • 307-315-6161



### SPACES AVAILABLE

**Food Court Spaces:** 500 - 1,500 SF

**Retail Spaces:** 500 - 87,000 SF

**Pad Locations for Ground Lease/Build To Suit**

- 500 SF
- 1,400 SF
- 1,469 SF
- 1,500 SF
- 1,600 SF
- 2,000 SF
- 2,900 SF
- 3,400 SF
- 3,600 SF
- 3,696 SF
- 3,800 SF
- 4,280 SF
- 65,000 SF
- 87,000 SF

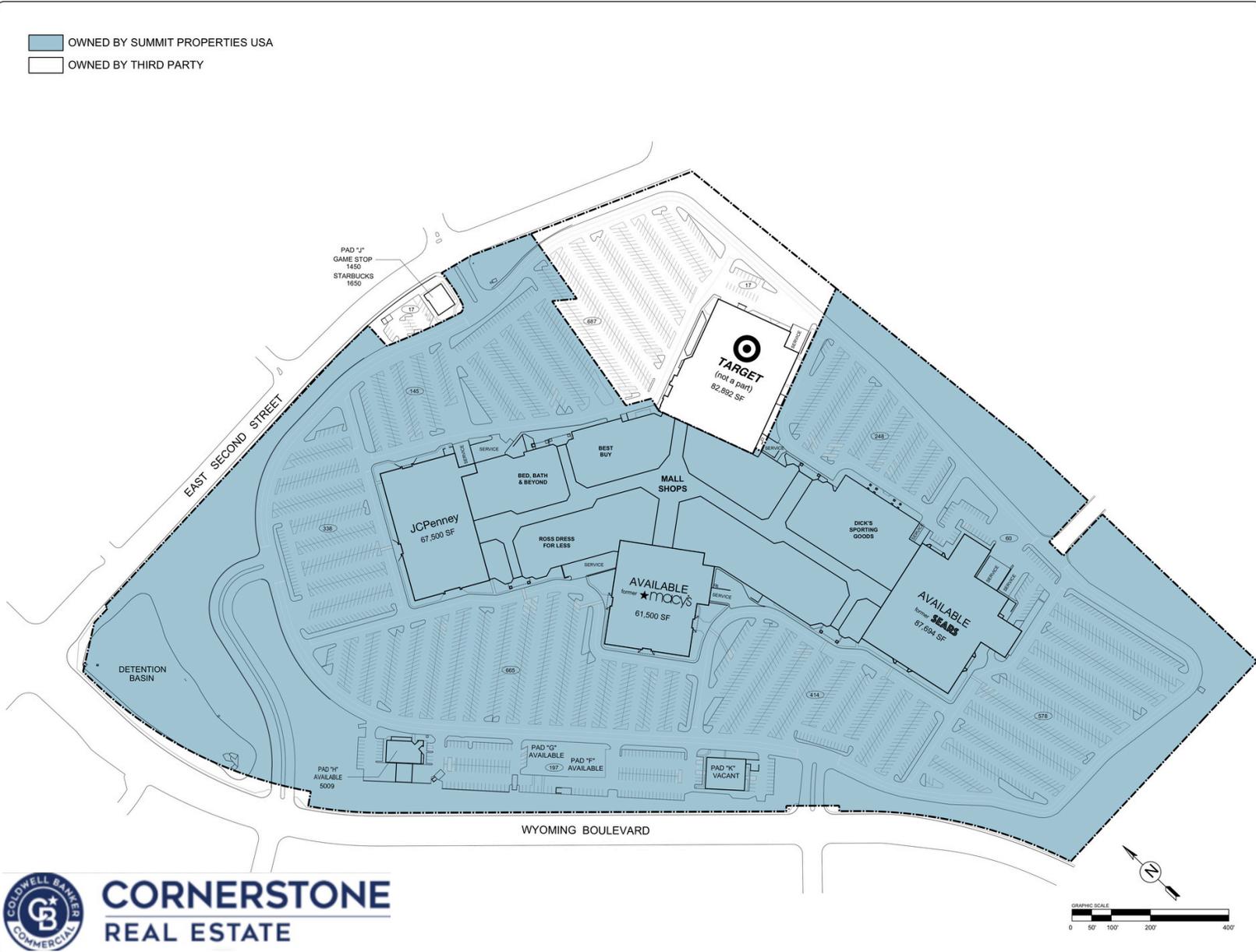




**COLDWELL BANKER**  
THE LEGACY GROUP

**FOR LEASE**  
EASTRIDGE MALL SPACES

OWNED BY SUMMIT PROPERTIES USA  
OWNED BY THIRD PARTY



**SUMMIT**  
PROPERTIES USA

**EASTRIDGE MALL**  
601 SE WYOMING BOULEVARD  
CASPER, WYOMING 82609

TENANT NAMES SHOWN ON THIS PLAN ARE REPRESENTATIVE LEASES WHICH ARE EXECUTED, AND THE LOCATION, DIMENSIONS OF ANY STORE, ENTRANCE, OR IMPROVEMENTS ARE SUBJECT TO CHANGE, MODIFICATION AND RELOCATION BY AND/OR AT THE OPTION OF THE LANDLORD. THESE ARE NOT A REPRESENTATION OF OR WARRANTY AS TO THE EXISTENCE OR CONTINUED OPERATION OF ANY STORE NAMED OR LOCATED ON THIS PLAN.

NOTWITHSTANDING THAT CERTAIN OF THE EXISTING BUILDINGS SHOWN ON THIS PLAN MAY BE RELOCATED, MODIFIED, OR IMPROVED, LANDLORD MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

ALL TENANT LEASE AREAS ARE REQUIRED FROM THE CENTERLINE OF EXTERIOR IMPROVEMENT FROM THE OUTSIDE FACE OF EXTERIOR WALL FROM THE FULL FINISHES OF CURB AND DRIVE PAVEMENT AND FROM THE SIDE OF SLAB AT ANCHOR STORE WALLS.

PROJECT NO: 006  
DRAWN BY: JB  
© SUMMIT PROPERTIES

DESCRIPTION  
**SITE PLAN**

SHEET NO.  
**SP1**

DATE: February 2024



**CORNERSTONE**  
REAL ESTATE





## WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

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 and play.



## BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

## MARKETS CASPER SERVES

### Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

### Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

## CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

*\*The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

## CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming. ...
- True Drilling
- Automation & Electronics