



OFFERING MEMORANDUM

PREMIUM RETAIL LOCATION

3435 N. COLLEGE DRIVE, UNIT 2
CHEYENNE, WY

LISTED BY

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PROPERTY SUMMARY

Now available for lease, Unit 2 presents a prime retail opportunity in a newly constructed retail building featuring a convenient drive-through. Perfectly suited for a quick-service restaurant, coffee shop, pharmacy, professional office, or other high-traffic commercial use. This space allows tenants the flexibility to customize the interior to fit their business needs. Zoned CB, the property accommodates a wide range of commercial uses, enhancing its versatility.

The site boasts excellent ingress and egress, along with ample customer parking, ensuring ease of access for patrons. An access easement is in place, and the fully landscaped property is equipped with an automatic sprinkler and drip system, contributing to a clean and professional exterior environment. With traffic counts of approximately 21,000 vehicles per day, this location offers outstanding visibility and exposure.



PROPERTY WEBSITE

Scan the QR Code

PROPERTY DETAILS

Lease Price:	\$36/SF
Square Footage:	2,742
Year Built:	2024
Zoning:	Community Business
Addittional Information:	Landlord is offering \$30/SF for for tenant improvements.

AREA OVERVIEW

EASTERN CHEYENNE

The eastern portion of Cheyenne, Wyoming, has become an important hub for residential, commercial, and industrial activity within the city. The area includes key corridors such as East 15th Street and community landmarks like the East Cheyenne Community Park. It has experienced ongoing infrastructure improvements and road projects to support a growing population.

East Cheyenne offers strong transportation and logistics advantages. The area has convenient access to Interstate 80 and U.S. Highway 30, as well as major arterials like Dell Range Boulevard and College Drive, which connect commercial zones to surrounding residential neighborhoods. Proximity to the Cheyenne Regional Airport and the Union Pacific rail line further supports both passenger travel and freight movement, making the area well-positioned for commercial, industrial, and mixed-use development.



SELECTED BUSINESSES NEAR Eastern Cheyenne

Murdoch's Ranch & Home Supply

Sportsman's Warehouse

The Derby Club

Wells Fargo Bank

Jimmy John's

Dutch Bro's Coffee

Breeze Thru Car Wash

Taco John's

Albertsons

Firehouse Subs

Cheba Hut

QDOBA Mexican Eats

Pour Decisions Bar & Grill

Prairie View Golf Course

CHEYENNE, WY QUICK STATS

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing 2023	\$326,166
Unemployment Rate	2.0%

IN PROXIMITY TO...

Laramie55 Miles (52 minutes)
 Fort Collins51 Miles (50 minutes)
 Denver105 Miles (96 minutes)
 Casper171 (140 minutes)
 Scottsbluff93 Miles (86 minutes)

Sources: <https://www.census.gov>, ESRI, plancheyenne.org, dot.state.wy.us

WHY CHEYENNE?

Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming, taxfoundation.org

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



U.S. AIR FORCE

9,700
Personal Civil Service
Independence

50,540
Civilian Labor Force

8.98
Average Commute (Min)

**Located Near I-25, I-80
& Two Major Railroads**

Headquarter Locations



Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.

The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

WHY WYOMING?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

 <hr/> ±12,000 Student Population	 <hr/> 8 Community Colleges	 <hr/> 9 Commercial Airports	 <hr/> 2 Class One Railroads	 <hr/> \$400M State-Wide Scholarships
 2 National Parks Grand Teton & Yellowstone 5 National Forests Bighorn, Bridger-Teton, Medicine Bow-Routt, Shoshone, & Targhee 12 State Parks & acres of public land to hunt, fish, bike, hike, & climb.	580,435 State Population 0% Income Tax 4% Sales Tax 2.9% Unemployment Rate 97,914 Sq.Mi. 9th Largest State		 The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors. Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to/from communities statewide.	



#1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

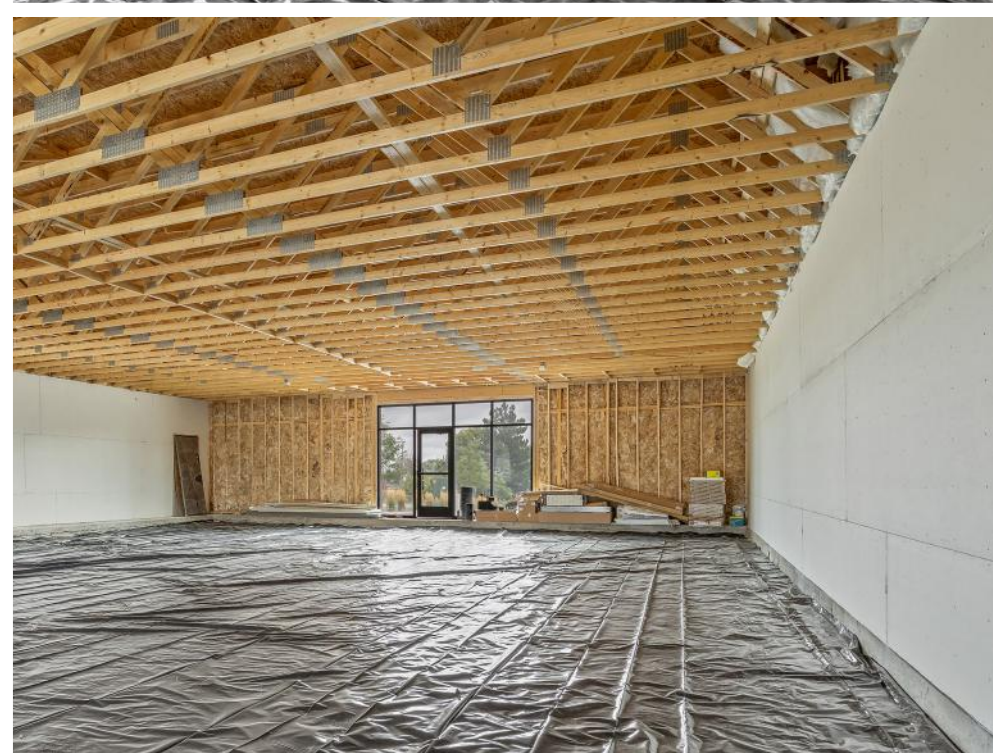
Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.







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