



**FOR LEASE**

**781 NORTH FOSTER ROAD  
CASPER, WY 82601**

**Price \$12.00/SF/year**

**JOHN TROST-PRINCIPAL**  
BrokerOne Real Estate  
(307) 234-2385  
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1703, Wyoming

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# PROPERTY SUMMARY

100 WEST MIDWEST AVENUE | CASPER, WY 82601



## Property Summary

Building SF:	3,200
Lot Size:	17,860 SF
Year Built:	1998
Zoning:	Light Industrial (LI)

## Property Overview

781 Foster presents a highly functional commercial property combining office, warehouse, and residential capabilities under one roof. The building is equipped with three overhead doors, 220V electrical service, dedicated office space, and living quarters, offering a rare blend of convenience and flexibility for a wide range of users. Its layout supports retail, service-based, or light industrial operations, while also accommodating on-site management or workforce housing. The property is strategically located with close access to Interstate 25, ensuring excellent connectivity to Casper and the surrounding region. High visibility along a well-trafficked corridor further enhances exposure and accessibility. With its adaptable design, prime location, and modern amenities, 781 Foster is positioned to meet the needs of both owner-occupiers and investors seeking strong utility and long-term value.

## Location Overview

781 Foster is strategically located in Casper, Wyoming, a central hub for commerce, energy, healthcare, and transportation in the state. Positioned with close access to Interstate 25, the property provides seamless connectivity to regional markets, while also serving as a gateway between Denver, Billings, and the broader Rocky Mountain region. The immediate area benefits from strong traffic patterns, with proximity to established commercial corridors, retail centers, service businesses, and community amenities. Casper itself is Wyoming's second-largest city, boasting a growing population, a diversified economy, and a reputation as the state's key regional trade center. This advantageous location enhances the property's appeal for businesses seeking high visibility, operational efficiency, and long-term growth in a market supported by both local and regional demand.

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# PICTURES

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# LOCATION MAPS

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# BUSINESS MAP

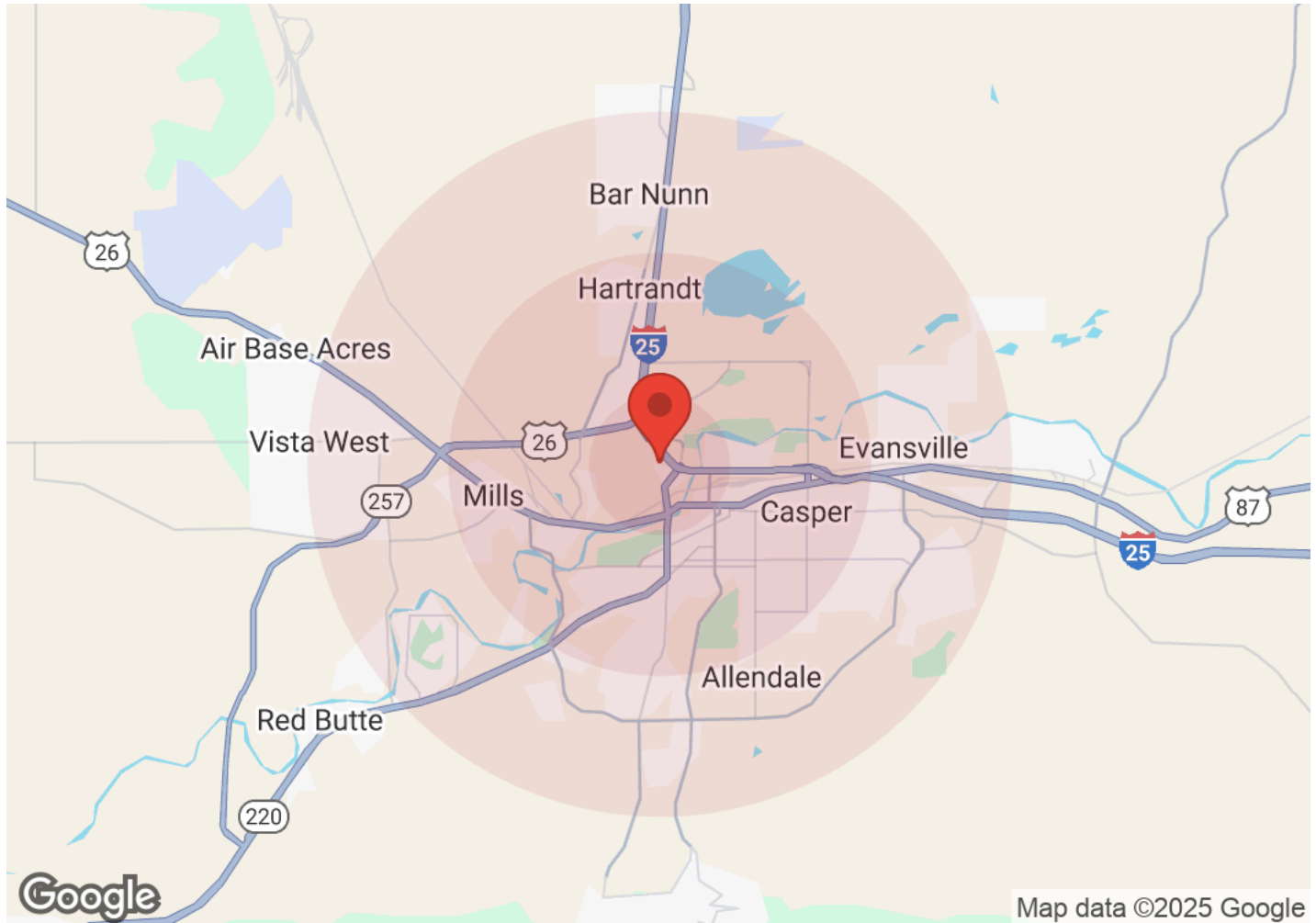
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# DEMOGRAPHICS

781 NORTH FOSTER ROAD | CASPER, WY 82601



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,029	18,321	34,954	Median	\$40,998	\$61,190	\$71,061
Female	950	17,468	33,570	< \$15,000	181	1,305	2,191
Total Population	1,979	35,789	68,524	\$15,000-\$24,999	127	1,356	1,958
				\$25,000-\$34,999	119	1,812	2,553
				\$35,000-\$49,999	156	2,063	3,122
				\$50,000-\$74,999	198	3,602	5,752
				\$75,000-\$99,999	71	1,804	3,456
				\$100,000-\$149,999	59	2,631	5,293
				\$150,000-\$199,999	65	987	2,671
				> \$200,000	35	712	2,342
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	326	6,441	13,045	Total Units	1,153	18,059	32,242
Ages 15-24	270	4,627	8,658	Occupied	1,011	16,271	29,339
Ages 25-54	792	14,190	26,927	Owner Occupied	376	9,805	19,411
Ages 55-64	241	4,237	7,894	Renter Occupied	635	6,466	9,928
Ages 65+	349	6,294	11,998	Vacant	142	1,788	2,902
Race	1 Mile	3 Miles	5 Miles				
White	1,507	30,091	58,232				
Black	51	483	802				
Am In/AK Nat	20	218	356				
Hawaiian	N/A	14	34				
Hispanic	328	3,733	6,647				
Asian	15	293	672				
Multi-Racial	55	927	1,727				
Other	2	32	48				

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# PROFESSIONAL BIO

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.



## DISCLAIMER

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781 NORTH FOSTER ROAD

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

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*PRESENTED BY:*

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