



1400
DELL RANGE
BOULEVARD

COMMERCIAL | OFFICE BUILDING

JON PIETSCH, REALTOR®
307.631.1074



START YOUR SUCCESS WITH A COMMERCIAL LEASE AT FRONTIER MALL



JON PIETSCH

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Jon Pietsch has 25 years of real estate experience, including managing broker of two real estate and mortgage companies. Jon has lived and worked in Cheyenne since 1989 and knows the local lending and real estate market. Prior to becoming a REALTOR®, Jon worked as a mortgage loan originator and as a commercial lender at a local bank. Jon has varied experience through his many real estate transactions personally and for clients. He's happily married with a daughter and a son, and is active in the Cheyenne Community.

EXECUTIVE SUMMARY: 1400 DELL RANGE



Welcome to an unparalleled opportunity in the heart of Cheyenne, Wyoming – the capital city that serves as a bustling retail hub for the entire region. Nestled along the thriving Dell Range Blvd, this prime 37,000 sq.ft. retail space beckons entrepreneurs and businesses seeking to make their mark in a dynamic and flourishing community.

STRATEGIC LOCATION: Strategically located within Cheyenne’s exclusive shopping mall, making it a focal point for shoppers and visitors alike. Positioned on Wyoming’s busiest street, the Dell Range Blvd, the space enjoys high visibility and foot traffic, ensuring your business gets the attention it deserves.

DISTINCTIVE FEATURES: Step into a world of possibilities with the open floor plan. Dual entrances provide seamless access both from the mall’s interior and an expansive parking lot, enhancing the convenience for your customers. The close proximity to major retailers such as JC Penney, Jax Outdoor, Target, Walmart, and Sam’s Club, as well as popular dining establishments like Applebee’s, Olive Garden, Chipotle, Chili’s, and Dickey’s, creates a synergistic environment for success.

CUSTOMIZATION OPPORTUNITIES: Tailor the space to suit your unique business needs. With flexible design and layout options, you have the freedom to create an environment that reflects your brand and vision.

PARKING CONVENIENCE: Your customers will appreciate the ease of access with ample parking space available. This added convenience enhances the overall shopping experience and encourages repeat visits, making your retail space a preferred destination.

COMPETITIVE PRICING: Embark on your entrepreneurial journey with a competitive lease rate of just \$10 per sq ft, plus overhead costs. This favorable pricing structure opens doors for businesses of all sizes to thrive in this premier location.

SEIZE THE OPPORTUNITY: Don’t miss the chance to be part of Cheyenne’s vibrant shopping scene. Whether you’re launching a new venture or expanding an existing one, this retail space in Wyoming’s capital city is your golden opportunity for success. Schedule a viewing, explore customization options, and experience the convenience of ample parking.

Price: \$10/SQ.FT.

Year Built: 1983

Lot Size: 287,252 SQ.FT.

Retail Square Feet: 37,000

Stories: 1

Tax Year: 2023

Taxes: \$11,461

Annual Rent: \$370,000

Visit frontiermall.com for more info about Frontier Mall.



PROPERTY DETAILS & FEATURES

Building Type: Commercial/Industrial

Construction: Brick

Inclusions: Building, Fixtures

Building: Air Conditioning
Fire Sprinklers
Restrooms

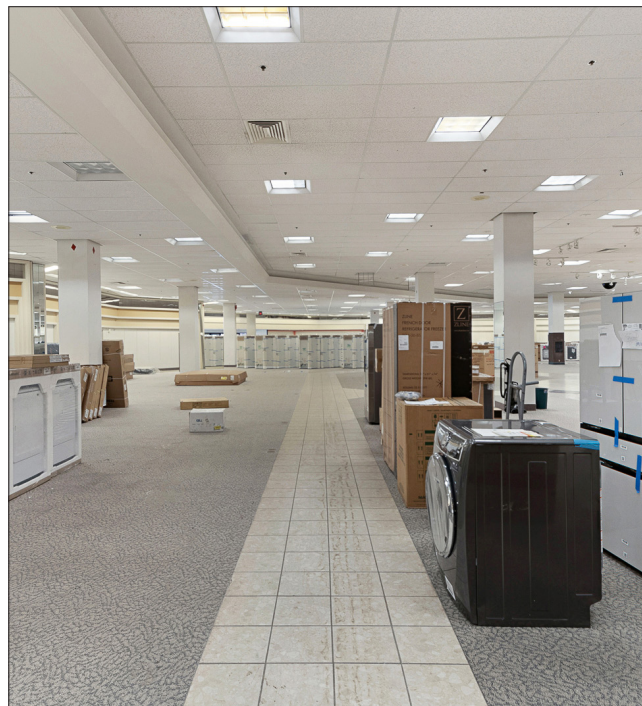
Site: High Visibility
Shared Paved Lot

Utilities: City Water, Public Sewer

Roof: Composition/Asphalt

Disability: Handicap Parking
Level Lot
Low Pile Carpet
Exterior Door Open 36+
1st Floor Bathroom

Owner: Taxes
Insurance
Major System Maintenance
Roof Maintenance





ABOUT CHEYENNE, WYOMING

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 145 kilometers north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets. 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.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512). Cheyenne is located 50.5 miles from Laramie, WY (University of Wyoming), 46.3 miles from Fort Collins, CO (Colorado State University) and 98.9 miles from Scottsbluff, NE.

CHEYENNE, WY QUICK STATS

City Population: 64,610 (as of 7/1/2022)

State Population: 581,381

County Seat of Laramie County

Capitol of Wyoming

Area: 32.37mi²

Governor: Mark Gordon

Mayor: Patrick Collins

Senators: John Barrasso & Cynthia Lummis

Notariety: Union Pacific Railroad,
Cheyenne Frontier Days Rodeo

POPULATION

Estimate, July 1, 2022 64,610

Census, April 1, 2020 65,132

Census, April 1, 2010 59,466

AGE AND SEX

Persons under 5 years 6%

Persons under 18 years 21.6%

Persons 65 & over 16.5%

Female persons 50.2%

RACE AND ORIGIN

White alone 85.4%

Black or African American 2.8%

American Indian and
Alaska Native .8%

Asian alone 1.3%

Native Hawaiian and
other Pacific Islander .1%

Two or More Races 6.5%

Hispanic or Latino 16.2%

White alone, not Hispanic 76.4%

POPULATION CHARACTERISTICS

Veterans, 2017-2021 7,069

Foreign born persons 2.9%

ECONOMY

In civilian labor force, total, 64.5%
percent of population age
16 years+

In civilian labor force, female, 60.0%
percent of population age
16 years+

Total accommodation and
food services sales, \$1,000 201,264

Total healthcare and social
assistance revenue, \$1,000 852,716

Total transportation and
warehouse revenue, \$1,000 300,873

Total retail sales, \$1,000 1,586,457

Total retail sales per capita 24,926

TRANSPORTATION

Mean travel time to work 15.7 minutes

INCOME & POVERTY

Median household income \$70,705

Per capita income \$39,309

Persons in poverty 8.7%

BUSINESSES

All employer firms 2,463

Men-owned firms 1,190

women-owned firms 518

Minority-owned firms 175

Nonminority-owned firms 1,836

Veteran-owned firms 199

Nonveteran-owned firms 1,790

GEOGRAPHY

Population/sq.mi., 2020 2,019.0

Population/sq.mi., 2010 2,425.1

Land area in sq.mi., 2020 32.26

Land area in sq.mi, 2010 24.52

FIPS Code 5613900

United States Census Bureau: <https://www.census.gov/quickfacts/fact/table/cheyennecitywyoming/PST045222>

AN OVERVIEW:

FRONTIER MALL & THE DELL RANGE CORRIDOR

One of the most heavily used roads in Wyoming, the Dell Range Corridor is a 1.2-mile stretch between Powderhouse Road and Converse Avenue that hosts Frontier Mall along with several large retail stores.

Annual average daily traffic on Dell Range Boulevard ranges between 18,300 to 30,000 vehicles per day according to the Cheyenne Metropolitan Planning Organization (MPO). The hourly distribution of traffic increases throughout the day, with a midday peak of about 2,300 to 2,500 vehicles per hour during the noon to 1:00 p.m. time period during business days. Commuter end of day traffic increases to a maximum of 2,700 from 5:00 - 6:30 p.m. M-F, but decreases on weekends.

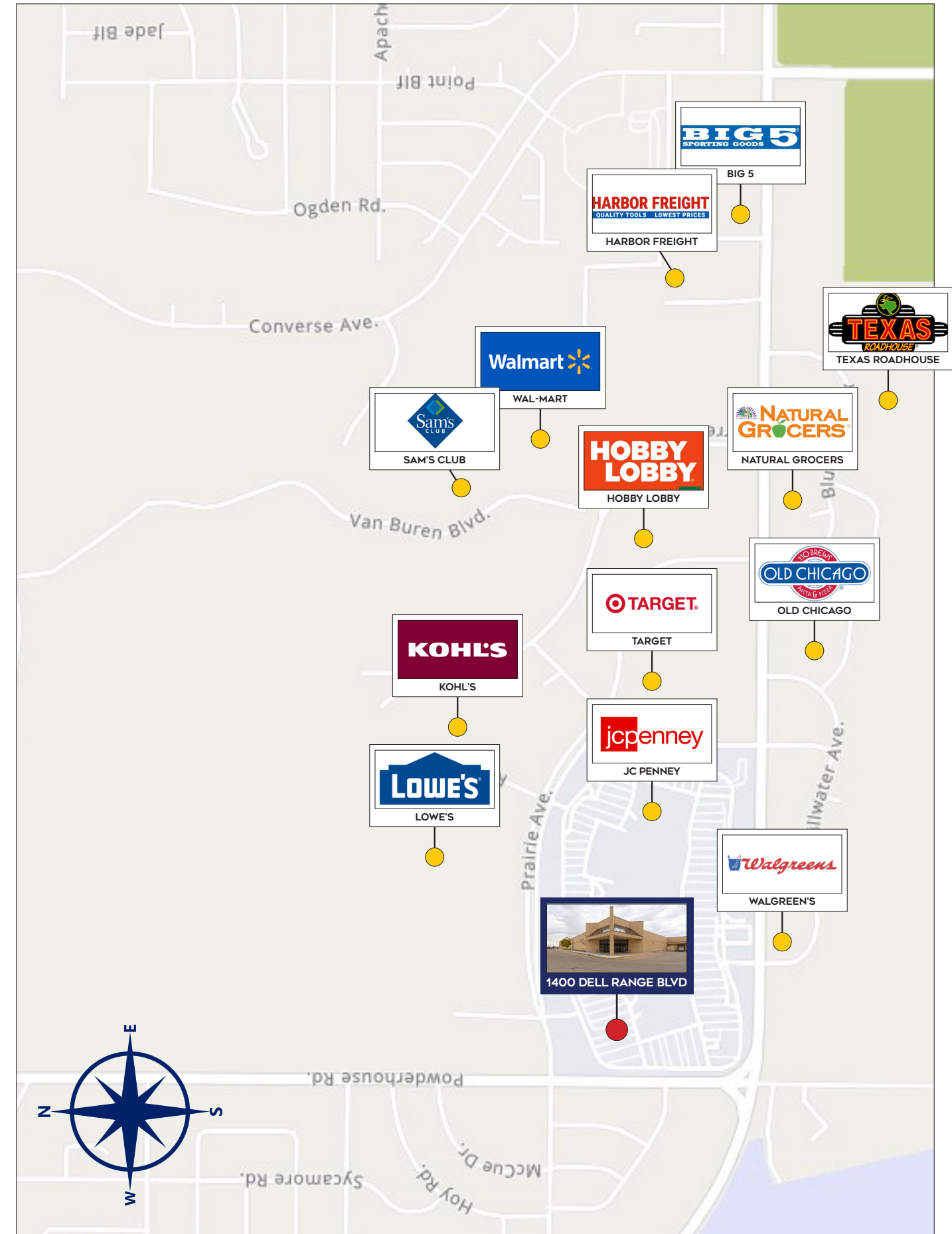
Commercial properties exist on both the north and south sides of this stretch of road (some residential pockets have developed more recently). Notably, this area is heavily developed with major national brands such as JC Penney, Walgreen's, Wal-Mart, Target, and more.

The Cheyenne Greenway, more than 40 miles of paved sidewalk throughout Cheyenne, runs parallel to the corridor, with recent improvements to prevent flooding, improve signage, and add lighting to darker footpaths and underpasses for safety. It runs along the southern most edge, behind the smaller commercial businesses on Stillwater Avenue. There are future plans for the Greenway to safely cross the intersection near Converse Avenue.

During summer months surrounding Cheyenne Frontier Days, smaller pop-up businesses appear in parking lots. In the Fall and Spring, Tuesday farmer's markets are held in the Frontier Mall parking lot near JC Penney.

SELECT DELL RANGE CORRIDOR BUSINESSES AND RESTAURANTS

- Olive Garden Italian Restaurant
- Target
- Denver Mattress
- Natural Grocers
- Sam's Club & Wal-Mart
- Walgreen's
- Chipotle Mexican Grill
- Boot Barn
- Perkins Restaurant & Bakery
- Old Chicago Pizza & Taproom
- Verizon
- Jax Ranch & Home Store
- Cheyenne Horse Palace
- Charles Schwab Investments
- Black Rifle Coffee
- Subway
- Wendy's
- First Interstate Bank
- Hobby Lobby
- T.J. Maxx
- Ross - Dress for Less
- Carter'
- Foot of the Rockies
- Red Lobster
- Smile Doctors Orthodontics
- NextCare Urgent Care
- IHOP
- Brakes Plus
- Breeze Thru Car Wash
- Panda Express
- Harbor Freight Tools
- Big 5 Sporting Goods



https://en.wikipedia.org/wiki/Frontier_Mall#:~:text=Managed%20by%20CBL%20%26%20Associates%20Properties,%2C%20Planet%20Fitness%2C%20and%20Joann; <https://www.frontiermall.com/>; [https://www.plancheyenne.org/project/dell-range-corridor-study/#:~:text=The%20Dell%20Range%20Corridor%20is,both%20north%20and%20south%20sides.](https://www.plancheyenne.org/project/dell-range-corridor-study/#:~:text=The%20Dell%20Range%20Corridor%20is,both%20north%20and%20south%20sides.;); <https://www.plancheyenne.org/DellRange/Dell%20Range%20Corridor%20Study%20Adopted.pdf>; https://www.dot.state.wy.us/home/news_info/district_news_info/district_1/us30-whitney-dell-range-project.html

WORLDWIDE COLDWELL BANKER STATS

40+ COUNTRIES

500+ MARKETS

~2,700 PROFESSIONALS

APPROX. \$6.2 BILLION¹
IN TOTAL TRANSACTIONS

1.9M CBCWORLDWIDE.COM
PAGE VIEWS ANNUALLY

THE HIGHEST NPS SCORE
AMONG KEY COMPETITORS²

1. Based upon sales professionals appearing on cbcworldwide.com as of 12/31/2020. Commercial transaction data from U.S. and Canada franchisees and company-owned offices only. 2. According to a 2020 survey by Coldwell Banker Commercial. Affiliated real estate agents are independent contractor sales associates, not employees.



WHY COLDWELL BANKER COMMERCIAL[®]

OUR COMMITMENT TO YOU

Forging a new path takes vision and grit. It takes seeing opportunity before others do. Experience, creativity and the agility to move quickly is a must when it comes to commercial real estate deals. This is what we do – the Coldwell Banker Commercial[®] advantage. We help turn your vision into reality. Our brokers pair local expertise with global reach to deliver smart solutions that turn your goals into maximized returns. We're a force in the commercial real estate industry, backed by one of the most recognized names in the business. For over 115 years, we've been pathfinders paving a road to success and guiding our clients to achieve outstanding outcomes.

Like you, we're business owners with an ownership mentality. We speak your language and understand that your success is our success. We're committed to reaching goals, closing deals, and building connections within our communities. Developing creative solutions, solving problems and offering sound advice is our goal – and our promise to you. ■

TRUSTED. PROVEN. ENDURING

Founded after the San Francisco earthquake of 1906, the Coldwell Banker Commercial brand was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction, and paved a road to success outlasting all others. From our humble beginnings over a century ago to becoming a global real estate powerhouse, Coldwell Banker Commercial always puts people first. Your path to success is our commitment. We'll help you get there. ■

Coldwell Banker – The Property Exchange Stats

Commercial Agents: 21

Total # of Agents: 62

CCIM Designees: 4

Largest Commercial Realty Company in Wyoming



**COLDWELL BANKER
COMMERCIAL**
**THE PROPERTY
EXCHANGE**

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