



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



PLAZA MALL SHOPPING CENTER

COLLEGE DRIVE & DEWAR DRIVE • ROCK SPRINGS • WYOMING • 82901

FOR LEASE

PROPERTY SPECS

- Anchored by Albertsons, Staples, Planet Fitness, Family Dollar, Harbor Freight, & Aaron's Rent-to-Own
- Excellent Central Location in Trade Area
- Great Visibility & Frontage
- Newly Renovated Storefronts
- Taxes, Ins & CAM: \$2.75/SF

PAD AVAILABLE

Ground Lease or Build to Suit
Up to 5,000 SF with Drive-Thru



SWEETWATER COUNTY	1 MILE	3,113 2022 EST. POPULATION	1,244 2022 EST. HOUSEHOLDS	\$73,987 2022 EST. MEDIAN HH INCOME
	3 MILE	22,295 2022 EST. POPULATION	8,924 2022 EST. HOUSEHOLDS	\$78,498 2022 EST. MEDIAN HH INCOME
		41,356 2022 EST. POPULATION	16,278 2022 EST. HOUSEHOLDS	\$79,715 2022 EST. MEDIAN HH INCOME

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FULL SERVICE COMMERCIAL REAL ESTATE

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Shops	Tenants	SF	Rent/SF
A 1	Shadow Mountain Warehouse Furniture	7,750	
A 2	Albertsons	42,000	
B 1-2	Verizon Wireless/Ensignal	1,867	
B 3	Union Wireless	1,735	
B 4	The Phone Store	1,889	
C 1	Planet Fitness	21,500	
C 2	Family Dollar	8,064	
C 3	Great Clips	2,218	
C 4	Available	15,232	

Shops	Tenants	SF	Rent/SF
C 5 A	Luxury Nails	1,920	
C 5 B	Aarons	9,746	
C 6 A	Carpet One	5,486	
C 6 B	Harbor Freight Tools	15,296	
D 1 A	Cedars Health Urgent Care	4,000	
D 1 B	Cafe Rio	3,922	
D 2	Heart of Home (Lease Pending)	3,880	\$15.00-\$16.00
D 3	USA Cash Store	1,200	
D 4	H&R Block	1,800	
E	Chopstix Restaurant - Quietly Marketed	4,607	
Tax, Ins & CAM:			\$2.75/SF

NORTH EAST FACING



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