

Hilltop Shopping Center

2625-2669 E. 2nd



- Prime Suites #104 & #117 available for Lease in the Hilltop Shopping Center
- 3 to 5 year Leases available with 584-6,428 sq. ft.
- Excellent location on one of Casper's highest traffic corridors of E. 2nd Street
- Anchored by Albertson's Grocery Store, Sub-anchored by Goodwill Inc.
- Ample, well-lit parking for customers
- Successful Center for 50 plus years
- \$10.00-\$23.00/SF/YR/NNN



WWW.CORNERSTONERE.COM

Chuck Hawley

Forrest Leff

Contact:

Principal

Principal Broker

307-259-1315

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HILLTOP SHOPPING CENTER
Not to Scale

CHRISTINA'S
Formal Ware
6428 sq. ft
2740 E. 3rd
Unit #117

2nd Floor

Blakeman Vacuum
and Sewing
2,960 sq ft
275 S. Montana Unit 115

Extremedies Salon
1855 sq ft
265 S. Montana Unit 113
Hilltop Music
2610 sq. ft
245 S. Montana, Unit 111
Advance America
Cash Advance
1130 sq ft.
235 S. Montana Unit 109

Wonderful House
Restaurant
4,642 sq. ft.
221 S. Montana Unit 107

Beauty Systems Group
2,046 sq. ft
215 S. Montana Unit 105

Java Jitters 584 Sq Ft
211 S. Montana Unit 104

Blimpie Subs
1,700 sq. ft.
207 S. Montana, Unit 103

Papa Murphy's
1250 sq. ft.
201 S. Montana, Unit 101

Goodwill
19,000 sq ft
2655 E. 3rd
Unit 321

Laundry
Uniform
720 SFT
2557 E.
3rd
Unit 323

Hilltop Laundromat
7254 sq ft.
2513 E. 3rd St.
Unit 325 & 327

Bright Minds
Daycare
1700 sq ft
2501 E. 3rd
Unit 500

Kelly Services 2669 E. 2 nd Street Unit 201 1,500	307 Physical Therapy 1,500 2665 E. 2 nd Street Unit 203	975 sf Miracle Ear 525 SF 2657 E 2 nd St Unit 205	Kim's Closet 1500 sq ft 2653 E 2 nd St. Unit 207	Computer Logic 1500 sq. ft. 2649 E. 2 nd St. Unit 209	Modern Nails 1500 sq. ft. 2645 E 2 nd St. Unit 211	H&R Block 1500 Sq ft. 2639 E. 2 nd St Unit 213	H & Block 1500 Sq ft. 2635 E. 2 nd St. Unit 215	Appliance & Furniture RentAll, Inc 3000 sf 2629 E. 2 nd St. Unit s 217/219
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v--2614 E 3rd Unit 305

Lucky Spa
1056 sq ft
2616 E 3rd
Unit 301

Barber
Shop
440
Sq ft

Vacant
1540 sq ft
2610 E. 3rd
Unit 307 & 309

Storage
2996 sq ft.
255 S. Penn St.
Unit 311

Common Area/Parking lot



Albertson's
51,034 sq ft.
2625 E. 2nd St.

Unit 400





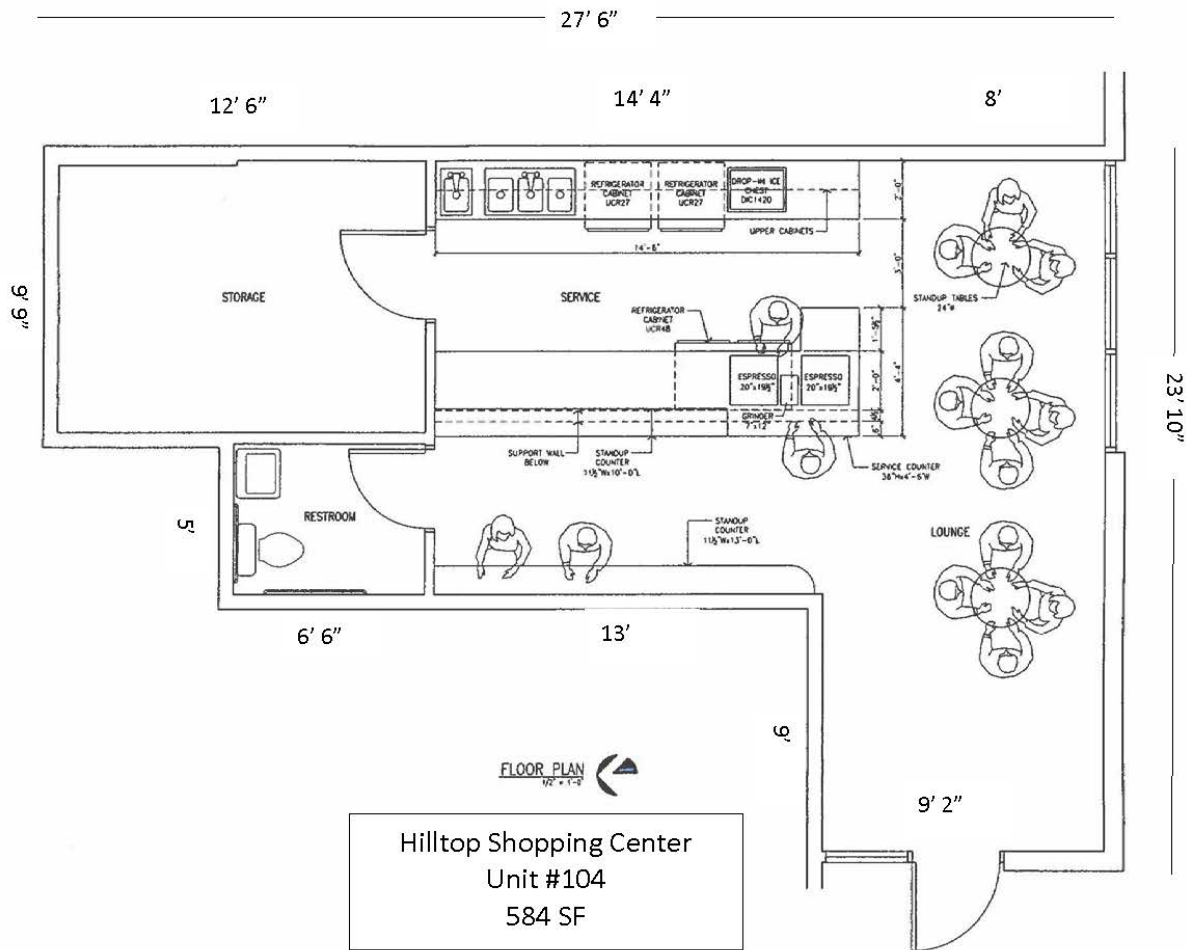
- Suite 117-2740 E. 3rd St.- 6,428 sq. ft. (Available)
- Suite 104 -211 S. Montana Ave. 584 sq. ft. (Available)





- Suite 117-2740 E.3rd St. with 6,428 sq. ft.





- Suite 104- 211 S. Montana Ave. with 584 sq. ft.





- Suite 104- 584 sq. ft.
- Slate and Ceramic tile flooring, brick and wood finished walls
- Custom Granite counter tops and bar with custom steel bases
- Triple sink, hand sink, storage/utility room with mop sink & ADA restroom







- Strategically located in the heart of the retail corridor on Casper's Eastside
- Excellent location and easy access to Wyoming Blvd. & Hwy 220
- Surrounded by Retail, Restaurants, Hotels, Medical & Residential
- Outstanding consumer base with an average household income of \$57,511





Casper

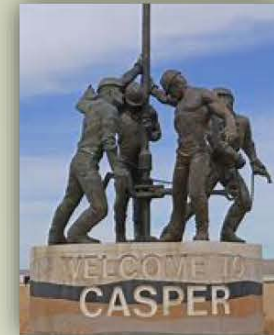
The City of Casper is centrally located in the heart of Wyoming. Nicknamed the “Oil City”, Casper and the surrounding Rocky Mountain Region has long benefitted from the Mining, Gas & Oil industry. Casper reflects the image of the “Great American West.” A Community nestled in the foothills of Casper Mountain with the North Platte River running through it.

With a population of approximately just over 60,000, Casper is the second largest metropolitan city in Wyoming. Casper provides an outstanding economic means where businesses and manufacturers can have a Central Western location, while benefitting from strategically planned Business Parks, Freight routes, the BNSF Railway & Trans-load facility and Wyoming’s only International Airport. Casper has been fortunate to provide a high quality of life for its residents while claiming some of the nation’s lowest tax rates. In addition to having relatively low property tax, the State of Wyoming has no corporate or state income tax.

Since the late 1800’s Casper’s Economy has been rooted in the energy industry, but in recent years has diversified beyond energy and expanded into Health care, education & training as well as promoting new business startup programs. Forbes Magazine rated Casper in their July, 2014 issue as one of the “Best small Places for Business and Careers.”

Casper Facts:

- Located within Natrona County
- Population: approx. 60,000 people
- Unemployment Rate: 3.6% (2019)
- Median Household Income: \$65,134 (2019)
- Median Price of a Home : \$229,500 (2019)
- Sales Tax: 5%
- State Income Tax: 0%
- Corporate Tax 0%
- International Airport



The Casper area has great access to outdoor adventure, with everything from rafting, kayaking, cycling, golfing, camping, hiking, hunting, cross country and downhill skiing amenities, as well as world class fishing.

Casper also boasts its diverse Arts & Cultural attractions like; the National Historic Trails Interpretive Center, The Tate Geological Museum, and the Nicolaysen Art Museum.

Take in an off Broadway show or concert at the Casper Events Center or at the recently built outdoor venue-the “David Street Station” located in the historic Old Yellowstone District, in the heart of Downtown Casper.

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 & play.



Chuck Hawley is the Principal and Managing Partner for Cornerstone Real Estate and has been a commercial real estate professional for over 30 years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA; and was actively involved in property management, leasing, acquisitions, dispositions and asset management. His roles have included oversight of local and national commercial property portfolios. He served as the Vice President to the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed maximization of asset values and financial performance for 34 commercial office buildings in Southern California, Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.



Forrest Leff is the Principal Broker and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from University of Wyoming. Following graduation, he relocated to Southern California and established *Turbo Cleaning Systems*, specializing in medical bio hazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy hospital, Radiology Medical Group and Surgical centers of San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business.

As President of the Casper Petroleum Club, in 2017 he over saw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as a specialist in the Industrial and Commercial Real Estate market.

The Cornerstone Real Estate Professionals

