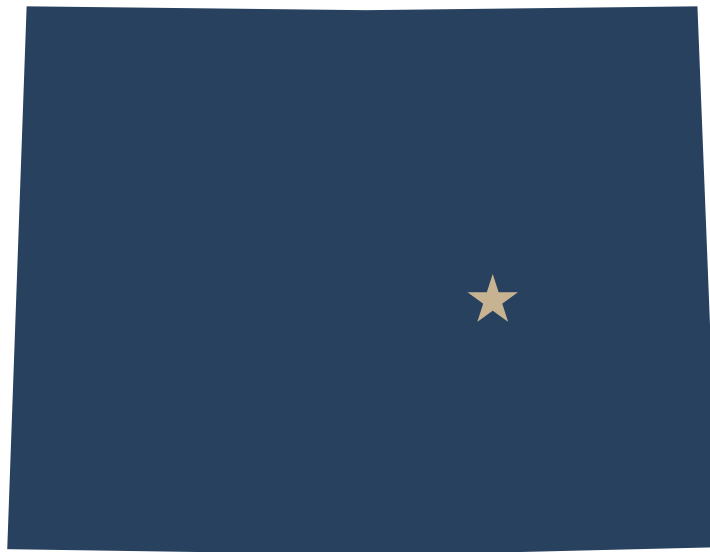




FOR SALE: MID-BOX RETAIL REDEVELOPMENT OPPORTUNITY

42,000 SF Retail Building

1375 CY Avenue • CASPER, WY 82604



OFFERING MEMORANDUM

BROKER¹**one**
REAL ESTATE

EXECUTIVE SUMMARY

MID-BOX RETAIL REDEVELOPMENT LEASING OPPORTUNITY

BrokerOne Real Estate is pleased to offer for lease, the commercial retail property located at **1375 CY Avenue in Casper, WY.**

The subject property is a 42,182 sf pre-stressed twin-T concrete building constructed in 1973 situated on a 124,582 SF land parcel (2.86 acres, +/-). The property was occupied by Safeway for 40 years and most recently, Ridley's Family Market. The building is in good condition.

This property is well-suited for redevelopment as a freestanding single or multi-tenant retail location for fitness, grocery, soft goods, furniture, education, health and medical, automotive retail and a myriad of other potential uses.

Conveniently located in one of the most accessible parts of Casper, the site is just 1.8 miles from I-25 and 1.25 miles from the Central Business District (CBD). This ideal location provides for excellent visibility and high traffic counts and serves as a compelling opportunity for a wide range of commercial enterprises.



SALE HIGHLIGHTS

- Stand-Alone Retail Building
- Outstanding Visibility
- Excellent Access from Multiple Points of Entry
- High Traffic Location
- Ample Lighted Parking for 125 Vehicles
- Redevelopment of existing space
- The site benefits from a strong demographic profile with a population of 71,275 residents and an average household income of \$82,027 within a 5-mile radius, assuring an excellent consumer base with significant levels of disposable income.
- With easy access to I-25, one of Wyoming's leading interstates, and located on CY Avenue, West Casper's retail corridor, the property provides superb convenience for commuters. The close proximity to several large traffic drivers, including Casper College, Natrona County High School, grocery stores, fast food restaurants, national chain stores, and more are ideal for attracting additional consumer attention to the location.

PROPERTY FEATURES

MID-BOX RETAIL REDEVELOPMENT LEASING OPPORTUNITY



PROPERTY HIGHLIGHTS

Lot Size:	±2.86 Acres
Building Size:	±42,200 SF
Parcel ID:	33791711000200
Taxes (2019):	\$19,702.17
Zoning:	C2: General Business
Parking Spaces:	Approx. 118
Year Built:	1973
Sale Price:	\$1,700,000

MARKET OVERVIEW

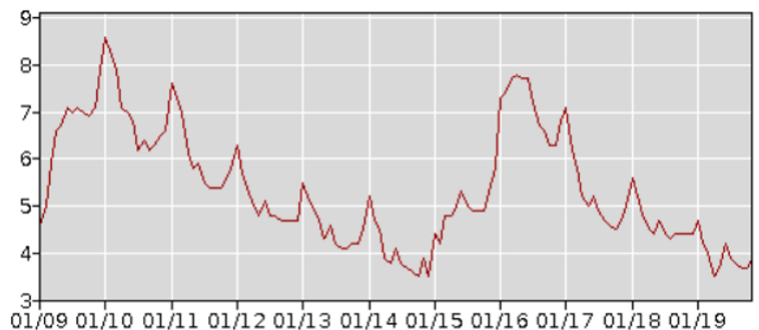
MID-BOX RETAIL REDEVELOPMENT LEASING OPPORTUNITY



The asset is positioned within Natrona County, Wyoming. Casper serves as the county seat and is the second largest city in the state with a 2019 population of 82,229 (ESRI CBSA). Natrona County is a popular destination for residents and employers alike due to Wyoming having no corporate or personal income taxes. Besides allowing business owners to enjoy higher earnings, the lack of an individual income tax contributes to a lower cost of labor in the state. Wyoming has consistently ranked #1 for business-friendly taxation on the Tax Foundation's State Business Tax Climate Index. Population within 5 miles of the subject is 70,620 and the retail trade area within 90 miles, including Rawlins, Douglas, Glenrock and Midwest, is 120,419 (ESRI 2019).

The market for Casper and Central Wyoming is in full recovery mode after two years of depressed activity. Through November 2019, Wyoming's unemployment rate fell to 3.7%, with Casper's individual rate falling to 3.8%.

CASPER UNEMPLOYMENT RATE



COMMUNITY PROFILE

MID-BOX RETAIL REDEVELOPMENT LEASING OPPORTUNITY

DIVERSE EMPLOYMENT OPPORTUNITIES & EXCELLENT REGIONAL ACCESS

Major employers within the market include Natrona County School District, Wyoming Medical Center, The Industrial Company, Key Energy, Wyoming Machinery Company, McMurry Ready Mix, and many more. Casper's strategic location allows superb access to companies worldwide via enhanced freight routes along I-25, through Wyoming's only International Airport, via superior rail yard, routes and service on BNSF railway, and via unsurpassed telecommunications capabilities, just to name a few. The ability to get goods and services to more markets makes Casper businesses more efficient and more profitable.



Demographic and Income Comparison Profile

1375 Cy Ave, Casper, Wyoming, 82604 2
 1375 Cy Ave, Casper, Wyoming, 82604
 Rings: 3, 5, 50 mile radii

Prepared by Esri
 Latitude: 42.83255
 Longitude: -106.34079

2019 Summary	3 miles	5 miles	50 miles
Population	45,526	70,620	94,689
Households	19,049	28,811	38,272
Families	11,007	17,792	24,304
Average Household Size	2.33	2.40	2.43
Owner Occupied Housing Units	12,356	19,305	26,497
Renter Occupied Housing Units	6,693	9,505	11,775
Median Age	37.8	37.6	38.4
Median Household Income	\$53,456	\$56,517	\$58,135
Average Household Income	\$71,021	\$75,357	\$77,510





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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective purchasers.

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