

Commercial Property for Sale or Lease

Greater Cheyenne Area

March 31, 2021

Introduction

The summary table on page 5 outlines, on a quarterly basis, the number of commercial properties currently vacant and/or for sale in the greater Cheyenne area. Vacancy rates for 2016 onward are based upon 2016 preliminary baseline numbers.

Please click on the website links labeled Retail Opportunities, Warehousing Opportunities, Office Space Opportunities and Medical Opportunities to see lists of individual properties by these uses.

The Wyoming Center for Business & Economic Development (WCBEA) launched the development of a commercial property database for Laramie County in mid-2008. We would caution users with the following:

- The number of vacant or available properties and the amount of square footage is conservative for all classes of properties
- Statistics by and large reflect availability in the commercial market and fairly represent the market in regards to pricing, but do not represent an exact count of properties available
- The addition or deletion of a large property can skew the reported data
- Residential data are not included.

Overview

By the end of the first quarter of 2021, there were 95 active properties on the local commercial real estate market, a 15.9 percent decrease from the fourth quarter of 2020, and a 4.0 percent decrease from one year ago. During the quarter, the number of available properties decreased in all three major categories: Warehouse spaces, office spaces, and retail spaces. The number of warehouse spaces decreased from 23 to 20, the number of office spaces decreased from 42 to 35, and the number of retail spaces decreased from 48 to 40.

From the fourth quarter of 2020 to the first quarter of 2021, the number of available warehousing units for sale and/or lease decreased 13.0 percent (-3 units), the total available square footage decreased 35.5 percent, and the overall vacancy rate improved, decreasing from 11.4 percent to 7.4 percent. The average lease rate decreased from \$8.57/sf to \$8.36/sf at the end of the first quarter. Total vacant square footage ended the quarter at 414,847 sf as compared to 643,145 sf at the end of the fourth quarter of 2020. The sharp decrease is due to a number of units at APW Wyott being leased, decreasing the available square footage from over 200,000 sf to under 50,000 sf.

The number of available retail properties for sale and/or lease decreased 16.7 percent (-8 units) over the quarter, and the overall retail vacancy rate decreased slightly from 11.1 percent to 10.2 percent in the first quarter of 2021. Vacancy in the Frontier Mall increased from 15.0 percent during the fourth quarter of 2020 to 17.3 percent in the first quarter of 2021. There were 20 vacancies, including the Dillard's West location which is listed separately based on its size. Vacancy at the Cheyenne Shopping Plaza and other shopping centers saw no new changes in vacancies. The total amount of vacant retail space ended the quarter at 413,042 sf, decreasing from 451,081 sf at the end of the fourth quarter of 2020.

The number of available office properties decreased 16.7 percent over the quarter and the total square footage decreased 6.8 percent over the quarter. The vacancy rate for office properties decreased to 9.2, down percent from 9.9 percent in the fourth quarter of 2020 and is up from one year ago when it stood at 6.6 percent at the end of the first quarter of 2020. Total vacant office space by the quarter's end had decreased to 200,183 sf from 214,915 sf in the fourth quarter of 2020.

The number of medical spaces available for sale or lease during the fourth quarter of 2020 stayed constant at 3 spaces and the vacancy rate stayed at 2.4 percent.

The summary table on page 6 presents statistics for the past 11 quarters for commercial office, retail and warehousing space. Medical properties are also presented as a separate link as mentioned above.

Office Space

The average lease rate for office space increased over the quarter to \$14.35/sf as of March 31, 2021. At the end of the fourth quarter of 2020, the average lease rate was \$14.07/sf and one year ago the average lease rate was \$13.15/sf.

Table 1 below presents the number of available office space properties by size. Over 45 percent of available office spaces have less than 2,500 sf. Over 30 percent of available office spaces have more than 5,000 sf.

Table 1. Available Office Properties by Square Footage

Size (sf)	Units	% of Total
≥ 20,001	2	5.7%
10,001 - 20,000	4	11.4%
5,001 -10,000	6	17.1%
2,501 - 5,000	7	20.0%
≤ 2,500	16	45.7%

Warehousing

At the end of the first quarter of 2021, there were 20 warehouse properties available with a combined 414,847 sf. The APW Wyatt building has sold or leased a number of units, dropping its total square footage by over 150,000. The largest unit available has 99,000 sf. There are 11 warehouse properties with more than 10,000 sf.

Table 2 shows the distribution of warehouses by size. Over half of the available warehouse properties have more than 10,000 sf. Seven available warehouse properties have between 5,000 sf and 10,000 sf and two have fewer than 5,000 sf.

Table 2. Available Warehouse Properties by Square Footage

Size (sf)	Units	% of Total
≥ 20,001	5	25.0%
10,001 - 20,000	6	30.0%
5,001-10,000	7	35.0%
2,501 - 5000	2	10.0%
≤ 2,500	0	0.0%

Retail

Sixteen retail properties left the market during the first quarter of 2020 and eight new properties became available, resulting in a net decrease of 8 spaces. It also resulted in a decrease of over 38,000 sf in total retail space available for lease and/or sale. The overall vacancy rate for retail properties decreased slightly from 11.1 percent to 10.2 percent and the average retail lease rate increased from \$14.75/sf to \$15.50/sf over the quarter.

Of the 40 retail properties on the market during the first quarter of 2021, 38 were vacant. The five largest vacant properties contain over 160,000 sf, representing over 38 percent of the total vacant square footage. These properties include the former K-Mart, former Albany restaurant, and one of the Dillard’s locations in the mall.

Within Cheyenne’s shopping malls, Frontier Mall had 19 vacant units with a total of 93,048 sf available (17.3% vacancy rate). The vacancy is rate is up from 15.0 percent in the fourth quarter of 2020 and up from 2.1 percent a year ago. The west Dillard’s location became available, contributing 59,314 sf of available space. The Cheyenne Plaza Shopping Center had three units available with a total of 34,000 sf (21.9% vacancy rate). Other malls had minimal or no change in vacancies.

Table 3 below presents the number of retail properties available by square footage. As the data suggest, potential retailers have a wide selection of retail sites available to them under current market conditions. Nearly two thirds of available retail spaces have more than 5,000 sf (65%). Nearly one fourth of spaces have less than 2,500 sf (22.5%)

Table 3. Available Retail Properties by Square Footage

Size (sf)	Units	% of Total
≥ 20,001	5	12.5%
10,001 - 20,000	5	12.5%
5,001-10,000	16	40.0%
2,501 - 5,000	5	12.5%
≤ 2,500	9	22.5%

Summary

Table 4 presents historical data and additional details by property type including the range of lease rates by property type.

Table 4. Summary Table, Greater Cheyenne Area Property Available for Sale or Lease

Summary Table Commercial Property For Sale and Lease						
Updated: 03/31/2021						
Property Type	# Properties	Square Footage	Avg Lease Rate	Min/Max Rate	Vacancy Rate	
Second Quarter 2018						
Warehouse	27	461,361	\$7.68	4.50 - 14.50	8.1%	
Retail	60	573,636	\$13.77	6.00 - 23.50	14.1%	
Office Space	40	315,683	\$15.13	7.80 - 23.60	14.5%	
Third Quarter 2018						
Warehouse	34	532,596	\$7.67	4.50 - 12.75	9.4%	
Retail	68	590,744	\$12.75	6.00 - 23.50	14.5%	
Office Space	40	300,933	\$14.65	7.80 - 21.50	13.8%	
Fourth Quarter 2018						
Warehouse	26	479,393	\$8.46	4.50 - 12.75	8.4%	
Retail	76	675,179	\$12.96	6.00 - 23.50	16.6%	
Office Space	40	298,603	\$15.54	10.00 - 27.43	13.7%	
First Quarter 2019						
Warehouse	23	451,421	\$7.33	4.50 - 12.75	8.0%	
Retail	63	561,916	\$13.21	6.00 - 23.50	13.8%	
Office Space	34	210,885	\$14.16	10.00 - 18.50	9.7%	
Second Quarter 2019						
Warehouse	19	392,028	\$6.24	4.50 - 8.00	6.9%	
Retail	52	511,569	\$13.26	6.00 - 23.50	12.6%	
Office Space	34	184,319	\$14.23	10.00 - 18.50	8.5%	
Third Quarter 2019						
Warehouse	16	332,094	\$6.85	4.50 - 8.50	5.8%	
Retail	52	434,220	\$13.51	6.00 - 23.50	10.7%	
Office Space	34	156,252	\$14.57	10.00 - 18.50	7.2%	
Fourth Quarter 2019						
Warehouse	21	383,516	\$6.99	4.50 - 8.50	6.8%	
Retail	47	339,957	\$15.08	12.00 - 23.50	8.4%	
Office Space	31	148,153	\$13.25	10.00 - 16.00	6.8%	
First Quarter 2020						
Warehouse	18	371,335	\$7.60	6.25 - 8.50	6.6%	
Retail	48	372,156	\$15.57	12.00 - 23.50	9.1%	
Office Space	33	144,786	\$13.15	10.00 - 16.00	6.6%	
Second Quarter 2020						
Warehouse	22	543,134	\$7.52	6.25-8.50	9.6%	
Retail	57	392,572	\$15.50	8.00 - 23.50	9.7%	
Office Space	34	140,960	\$12.86	7.00 - 16.00	6.5%	
Third Quarter 2020						
Warehouse	19	587,978	\$7.60	6.25 - 8.50	10.4%	
Retail	58	447,840	\$14.78	8.00 - 23.50	11.0%	
Office Space	35	166,962	\$15.35	11.00 - 21.00	7.7%	
Fourth Quarter 2020						
Warehouse	23	643,145	\$8.57	6.75 - 12.00	11.4%	
Retail	48	451,081	\$14.75	4.99 - 23.50	11.1%	
Office Space	42	214,915	\$14.07	8.00 - 21.00	9.9%	
First Quarter 2021						
Warehouse	20	414,847	\$8.36	5.00 - 12.00	7.4%	
Retail	40	413,042	\$15.50	4.99 - 23.50	10.2%	
Office Space	35	200,183	\$14.35	7.00 - 21.00	9.2%	

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