

Commercial Property for Sale or Lease

Greater Cheyenne Area

June 30, 2021

Introduction

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 second quarter of 2021, there were 101 active properties on the local commercial real estate market, a 3.2 percent increase from the first quarter of 2021 and a 13.3 percent decrease from one year ago. During the quarter, the number of office spaces decreased and the number of retail spaces and warehouses increased. The number of office spaces decreased from 35 to 30, the number of retail spaces increased from 40 to 43, and the number of warehouses increased from 20 to 25.

From the first quarter of 2021 to the second quarter of 2021, the number of available warehousing units for sale and/or lease increased 25.0 percent (+5 units) and the total available square footage increased 14.4 percent. The average lease rate increased from \$8.36/sf to \$8.60/sf at the end of the second quarter. Total vacant square footage ended the quarter at 474,551 sf as compared to 414,847 sf at the end of the first quarter of 2021.

The number of available retail properties for sale and/or lease increased 7.5 percent (+3 units) over the quarter and the total available square footage increased 4.3 percent. The total amount of vacant retail space ended the quarter at 430,832 sf, increasing from 413,042 sf at the end of the first quarter of 2021. Vacancy in the Frontier Mall increased from 17.3 percent during the first quarter of 2021 to 22.8 percent in the second quarter of 2021. There were 21 vacancies, including the Dillard's West location and Frontier Nine Theatres which are listed separately based on their size. Vacancy at the Cheyenne Shopping Plaza and other shopping centers saw few or no changes in vacancies.

The number of available office properties decreased 14.2 percent (-5 units) over the quarter and the total square footage increased 21.6 percent over the quarter. Total vacant office space by the quarter's end had increased to 243,400 sf from 200,183 sf in the first quarter of 2021. The sharp increase in square footage is due to entire buildings being listed.

The number of medical spaces available for sale or lease during the second quarter of 2021 stayed constant at 3 spaces.

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 \$14.55/sf as of June 30th, 2021. At the end of the first quarter of 2021, the average lease rate was \$14.35/sf and one year ago the average lease rate was \$12.86/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	3	10.0%
10,001 - 20,000	5	16.7%
5,001 -10,000	6	20.0%
2,501 - 5,000	6	20.0%
≤ 2,500	10	33.3%

Warehousing

At the end of the second quarter of 2021, there were 25 warehouse properties available with a combined 474,551 sf. The largest unit available has 99,000 sf. There are 13 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. Nine available warehouse properties have between 5,000 sf and 10,000 sf and three have fewer than 5,000 sf.

Table 2. Available Warehouse Properties by Square Footage

Size (sf)	Units	% of Total
≥ 20,001	6	24.0%
10,001 - 20,000	7	28.0%
5,001-10,000	9	36.0%
2,501 - 5000	1	4.0%
≤ 2,500	2	8.0%

Retail

Ten retail properties left the market during the second quarter of 2020 and thirteen new properties became available, resulting in a net increase of three spaces. It also resulted in a increase of over 60,000 sf in total retail space available for lease and/or sale, half of which can be attributed to the Frontier Nine Theatres. The average retail lease rate decreased from \$15.50/sf to \$13.08/sf over the quarter.

Of the 43 retail properties on the market during the second quarter of 2021, 39 were vacant. The five largest vacant properties contain over 180,000 sf, representing over 42 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 21 vacant units with a total of 122,182 sf available (22.8% vacancy rate). The vacancy is rate is up from 17.3 percent in the first quarter of 2021 and up from 3.4 percent a year ago. The Frontier Nine Theatres location became available, contributing 31,119 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 (62%). Nearly one fifth of spaces have less than 2,500 sf (18.6%)

Table 3. Available Retail Properties by Square Footage

Size (sf)	Units	% of Total
≥ 20,001	9	20.9%
10,001 - 20,000	5	11.6%
5,001-10,000	13	30.2%
2,501 - 5,000	8	18.6%
≤ 2,500	8	18.6%

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 or Lease				
Updated: 06/30/2021				
Property Type	# Properties	Square Footage	Avg Lease Rate	Min/Max Rate
Third Quarter 2018				
Warehouse	34	532,596	\$7.67	4.50 - 12.75
Retail	68	590,744	\$12.75	6.00 - 23.50
Office Space	40	300,933	\$14.65	7.80 - 21.50
Fourth Quarter 2018				
Warehouse	26	479,393	\$8.46	4.50 - 12.75
Retail	76	675,179	\$12.96	6.00 - 23.50
Office Space	40	298,603	\$15.54	10.00 - 27.43
First Quarter 2019				
Warehouse	23	451,421	\$7.33	4.50 - 12.75
Retail	63	561,916	\$13.21	6.00 - 23.50
Office Space	34	210,885	\$14.16	10.00 - 18.50
Second Quarter 2019				
Warehouse	19	392,028	\$6.24	4.50 - 8.00
Retail	52	511,569	\$13.26	6.00 - 23.50
Office Space	34	184,319	\$14.23	10.00 - 18.50
Third Quarter 2019				
Warehouse	16	332,094	\$6.85	4.50 - 8.50
Retail	52	434,220	\$13.51	6.00 - 23.50
Office Space	34	156,252	\$14.57	10.00 - 18.50
Fourth Quarter 2019				
Warehouse	21	383,516	\$6.99	4.50 - 8.50
Retail	47	339,957	\$15.08	12.00 - 23.50
Office Space	31	148,153	\$13.25	10.00 - 16.00
First Quarter 2020				
Warehouse	18	371,335	\$7.60	6.25 - 8.50
Retail	48	372,156	\$15.57	12.00 - 23.50
Office Space	33	144,786	\$13.15	10.00 - 16.00
Second Quarter 2020				
Warehouse	22	543,134	\$7.52	6.25-8.50
Retail	57	392,572	\$15.50	8.00 - 23.50
Office Space	34	140,960	\$12.86	7.00 - 16.00
Third Quarter 2020				
Warehouse	19	587,978	\$7.60	6.25 - 8.50
Retail	58	447,840	\$14.78	8.00 - 23.50
Office Space	35	166,962	\$15.35	11.00 - 21.00
Fourth Quarter 2020				
Warehouse	23	643,145	\$8.57	6.75 - 12.00
Retail	48	451,081	\$14.75	4.99 - 23.50
Office Space	42	214,915	\$14.07	8.00 - 21.00
First Quarter 2021				
Warehouse	20	414,847	\$8.36	5.00 - 12.00
Retail	40	413,042	\$15.50	4.99 - 23.50
Office Space	35	200,183	\$14.35	7.00 - 21.00
Second Quarter 2021				
Warehouse	25	474,551	\$8.60	5.00 - 12.00
Retail	43	430,832	\$13.08	6.95 - 22.00
Office Space	30	243,400	\$14.55	12.00 - 18.00

WCBEA@LCCC Communications

WCBEA Phone: 307.778.1151

Editor: Nick Colsch, ncolsch@lccc.wy.edu

Website: www.wyomingeconomicdata.com

Mailing Address: Wyoming Center for Business and Economic Analysis @ LCCC
1400 E College Drive
Cheyenne, WY 82007