

Commercial Property for Sale or Lease

Greater Cheyenne Area

September 29th, 2023

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 third quarter of 2023, there were 90 active properties on the local commercial real estate market, a 1.1 percent increase from the second quarter of 2023 and a 23.2 percent increase from one year ago. During the quarter, the number of warehouses increased, the number of retail spaces decreased, and the number of office spaces stayed the same. The number of office spaces stayed at 29, the number of retail spaces decreased from 41 to 39, and the number of warehouses increased from 19 to 22.

From the second quarter of 2023 to the third quarter of 2023, the number of available warehousing units for sale and/or lease increased 15.8 percent (+3 units), and the total available square footage increased 2.5 percent. The average lease rate decreased from \$10.73/sf to \$10.47/sf at the end of the third quarter. Total vacant square footage ended the quarter at 262,344 sf, up from 256,016 sf at the end of the second quarter of 2023.

The number of available retail properties for sale and/or lease decreased 4.9 percent (-2 units) over the quarter and the total available square footage decreased 13.1 percent. The total amount of vacant retail space ended the quarter at 238,262 sf, decreasing from 274,169 sf at the end of the second quarter of 2023. This discrepancy was caused by two large spaces in malls temporarily becoming Spirit Halloween stores. Vacancy in the Frontier Mall increased slightly from 10.3 percent during the second quarter of 2023 to 10.4 percent in the third quarter of 2023. There were 16 vacancies, including the Frontier Nine Theatres which was listed separately based on its size. The Holiday Home Plaza on Nationway had one vacancies. The Cheyenne Shopping Plaza on east Lincolnway had one vacancy. The Dell Range Marketplace had one vacancy. The Rue Terre Mall had one vacancy.

The number of available office properties stayed at 29 over the quarter and the total square footage increased 34.7 percent over the quarter. Total vacant office space by the quarter's end increased from 194,533 sf to 262,066 sf in the third quarter of 2023. The sharp increase was due to an entire office building coming available for sale.

The number of medical spaces available for sale or lease during the third quarter of 2023 stayed at 1.

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 decreased over the quarter to \$14.42/sf as of September 29th, 2023. At the end of the second quarter of 2023, the average lease rate was \$15.52/sf and one year ago the average lease rate was \$15.68/sf.

Table 1 below presents the number of available office space properties by size. Nearly 40 percent of available office spaces have less than 2,500 sf. Over 40 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	4	13.8%
10,001 - 20,000	4	13.8%
5,001 -10,000	5	17.2%
2,501 - 5,000	5	17.2%
≤ 2,500	11	37.9%

Warehousing

At the end of the third quarter of 2023, the average lease rate for warehouse properties was \$10.47/sf. That is down from \$10.73/sf in the second quarter of 2023 and down from \$12/sf from one year ago.

Table 2 shows the distribution of warehouses by size. Over half of the available warehouse properties have more than 10,000 sf. There are six available warehouse spaces with less than 5,000 sf.

Table 2. Available Warehouse Properties by Square Footage

Size (sf)	Units	% of Total
≥ 20,001	4	18.2%
10,001 - 20,000	7	31.8%
5,001-10,000	5	22.7%
2,501 - 5000	1	4.5%
≤ 2,500	5	22.7%

Retail

Five retail properties left the market during the third quarter of 2023 and three new properties became available, resulting in a net decrease of three spaces. It also resulted in a decrease of over 35,000 sf in total retail space available for lease and/or sale. The average retail lease rate decreased from \$17.32/sf to \$16.95/sf over the quarter and increased from \$15.26/sf from one year ago.

Of the 39 retail properties on the market during the third quarter of 2023, 31 were vacant. The five largest vacant properties contain over 100,000 sf, representing over 40 percent of the total vacant

square footage. These properties include some large properties in local malls, including the former Frontier 9 Theater in the Frontier Mall and the former Midas on Lincolnway.

Within Cheyenne’s shopping malls, Frontier Mall had 16 vacant units with a total of 55,702 sf available (10.4% vacancy rate). The vacancy is rate is up slightly from 10.3 percent in the second quarter of 2023 and down sharply from 23.0 percent a year ago. Each other mall had one vacancy, though the Cheyenne Shopping Plaza and Rue Terre Mall will see large spaces come back after Spirit Halloween leaves in November.

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. 55 percent of available retail spaces have more than 5,000 sf. 24 percent of spaces have less than 2,500 sf.

Table 3. Available Retail Properties by Square Footage

Size (sf)	Units	% of Total
≥ 20,001	4	10.3%
10,001 - 20,000	2	5.1%
5,001-10,000	14	35.9%
2,501 - 5,000	8	20.5%
≤ 2,500	11	28.2%

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: 9/29/2023				
Property Type	# Properties	Square Footage	Avg Lease Rate	Min/Max Rate
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
Third Quarter 2021				
Warehouse	21	452,740	\$8.82	6.95 - 12.00
Retail	38	358,900	\$13.93	7.95 - 19.00
Office Space	31	229,380	\$14.51	12.00 - 19.00
Fourth Quarter 2021				
Warehouse	21	532,031	\$10.92	8.50 - 12.00
Retail	30	303,918	\$13.89	7.95 - 19.00
Office Space	32	182,278	\$13.97	10.20 - 19.00
First Quarter 2022				
Warehouse	15	466,936	\$10.70	8.50 - 12.00
Retail	24	287,618	\$13.65	7.95 - 22.00
Office Space	26	146,744	\$13.87	9.00 - 19.00
Second Quarter 2022				
Warehouse	10	252,781	\$12.00	12.00 - 12.00
Retail	34	248,521	\$16.50	9.00 - 22.00
Office Space	25	165,624	\$15.30	9.95 - 20.00
Third Quarter 2022				
Warehouse	11	172,300	\$12.00	12.00 - 12.00
Retail	36	234,466	\$15.26	8.00 - 22.00
Office Space	26	204,371	\$15.68	9.95 - 19.00
Fourth Quarter 2022				
Warehouse	14	328,371	\$8.71	5.00 - 12.00
Retail	40	287,955	\$12.78	8.00 - 22.00
Office Space	28	200,992	\$16.75	9.95 - 22.00
First Quarter 2023				
Warehouse	18	401,810	\$10.89	7.50-17.50
Retail	38	289,998	\$13.71	8.00 - 22.00
Office Space	21	146,635	\$14.73	9.95 - 19.00
Second Quarter 2023				
Warehouse	19	256,015	\$10.73	6.00 - 17.00
Retail	41	274,169	\$17.32	8.00 - 30.00
Office Space	29	194,533	\$15.52	9.95 - 19.50
Third Quarter 2023				
Warehouse	22	262,344	\$10.47	6.00 - 17.50
Retail	39	238,262	\$16.95	9.00 - 24.00
Office Space	29	262,066	\$14.42	4.17 - 18.50

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