

Commercial Property for Sale or Lease

Greater Cheyenne Area

December 31, 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 fourth quarter of 2021, there were 88 active properties on the local commercial real estate market, a 8.3 percent decrease from the third quarter of 2021 and a 22.1 percent decrease from one year ago. During the quarter, the number of office spaces increased, the number of retail spaces decreased, and the number of warehouse spaces stayed constant. The number of office spaces increased from 31 to 32, the number of retail spaces decreased from 38 to 30, and the number of warehouses stayed constant at 21.

From the third quarter of 2021 to the fourth quarter of 2021, the number of available warehousing units for sale and/or lease stayed constant and the total available square footage 17.5 percent. The average lease rate increased from \$8.82/sf to \$10.92/sf at the end of the fourth quarter. Total vacant square footage ended the quarter at 532,031 sf as compared to 452,740 sf at the end of the third quarter of 2021. The sharp increase is due to multiple bays at the Wyott building being listed for leasing.

The number of available retail properties for sale and/or lease decreased 21.1 percent (-8 units) over the quarter and the total available square footage decreased 15.3 percent. The total amount of vacant retail space ended the quarter at 303,918 sf, decreasing from 358,900 sf at the end of the third quarter of 2021. Vacancy in the Frontier Mall decreased from 23.0 percent during the third quarter of 2021 to 19.7 percent in the fourth quarter of 2021. There were 12 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 increased due to temporary use of one space as a Spirit Halloween ending in November. Other shopping centers saw few or no changes in vacancies.

The number of available office properties increased 3.2 percent (+1 unit) over the quarter and the total square footage decreased 20.5 percent over the quarter. Total vacant office space by the quarter's end had decreased to 182,278 sf from 229,380 sf in the third quarter of 2021. The Hynds building(43,000 sf) went under contract during the quarter, leading to the downturn in square footage despite an increase in spaces available.

The number of medical spaces available for sale or lease during the fourth quarter of 2021 decreased from 6 to 5.

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 \$13.97/sf as of December 31st, 2021. At the end of the third quarter of 2021, the average lease rate was \$14.51/sf and one year ago the average lease rate was \$14.07/sf.

Table 1 below presents the number of available office space properties by size. Over 30 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	6.3%
10,001 - 20,000	3	9.4%
5,001 -10,000	6	18.8%
2,501 - 5,000	10	31.3%
≤ 2,500	11	34.4%

Warehousing

At the end of the third quarter of 2021, there were 21 warehouse properties available with a combined 532,031 sf. The largest unit available has 161,676 sf. There are 14 warehouse properties with more than 10,000 sf.

Table 2 shows the distribution of warehouses by size. Two thirds of the available warehouse properties have more than 10,000 sf. Four 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	4	19.0%
10,001 - 20,000	10	47.6%
5,001-10,000	4	19.0%
2,501 - 5000	2	9.5%
≤ 2,500	1	4.8%

Retail

Twelve retail properties left the market during the fourth quarter of 2020 and four new properties became available, resulting in a net decrease of eight spaces. It also resulted in a decrease of over 50,000 sf in total retail space available for lease and/or sale. The average retail lease rate decreased slightly from \$13.93/sf to \$13.89/sf over the quarter.

Of the 30 retail properties on the market during the fourth quarter of 2021, 28 were vacant. The five largest vacant properties contain over 170,000 sf, representing over 50 percent of the total vacant square footage. These properties include the former K-Mart and one of the Dillard's locations in the mall.

Within Cheyenne's shopping malls, Frontier Mall had 12 vacant units with a total of 105,542 sf available (19.7% vacancy rate). The vacancy rate is down from 23.0 percent in the third quarter of 2021 and up from 15.0 percent a year ago. The Cheyenne Plaza Shopping Center had three units available with a total of 28,997 sf (18.7% 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. 60 percent of available retail spaces have more than 5,000 sf. One fifth of spaces have less than 2,500 sf.

Table 3. Available Retail Properties by Square Footage

Size (sf)	Units	% of Total
≥ 20,001	4	13.3%
10,001 - 20,000	3	10.0%
5,001-10,000	11	36.7%
2,501 - 5,000	6	20.0%
≤ 2,500	6	20.0%

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: 12/31/2021				
Property Type	# Properties	Square Footage	Avg Lease Rate	Min/Max Rate
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
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

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