

2794 FOOTHILL BLVD, ROCK SPRINGS, WY



kw WESTERN
TRAILS
KELLERWILLIAMS, REALTY

ENTITLED RETAIL DEVELOPMENT SITE 2.81 AC & 16,180 SF PERMITTED RETAIL BUILDING

KODY M. WATTS | 801-948-3783 | RE-15364

PEAK COLLECTIVE
REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

kw COMMERCIAL

2794 FOOTHILL BLVD, ROCK SPRINGS, WY



THE OPPORTUNITY

\$1,000,000 | **2.81 AC** | **16,180 SF**
List Price | Land Size | Planned Building SF

Fully entitled retail development in Rock Springs, WY

We're pleased to present for sale a **fully entitled retail development on 2.81 acres of land** in Rock Springs, WY. The development has been entitled and approved by the city of Rock Springs, WY. The building plans and architecture are mostly completed and will require a buyer to finish out the plans and get fully approved and permitted by the city in order to make this a shovel-ready site. Engineering and architecture will be included with the sale.

This 2.81-acre piece of land located in Rock Springs, WY is an **excellent investment opportunity for any developer or investor**. Apart from its prime location on the main retail corridor of the city, the **surrounding area is home to numerous prominent brands, and retail stores, including White Mountain Mall**.





PROPERTY DETAILS

Address: 2794 Foothill Blvd,
Rock Springs, WY

Parcel Numbers: 1905-33-1-00-020-00
1905-33-1-00-012-00

List Price: \$1,000,000

Lot Size (AC): 2.81 AC

Zoning: B-2 Community Business

Investment Highlights

- Rare Vacant Lot on High-Traffic Corridor
- Easy Access to Interstate 80
- Near Prominent Retail Brands & White Mountain Mall



PROPOSED BUILDING AREA SPECS



PROPOSED BUILDING DETAILS

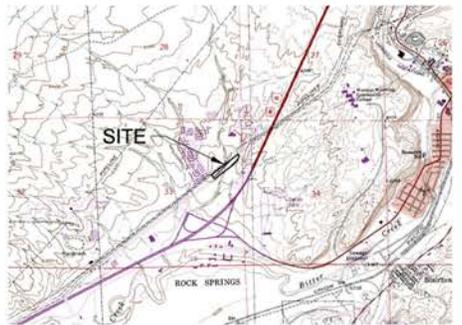
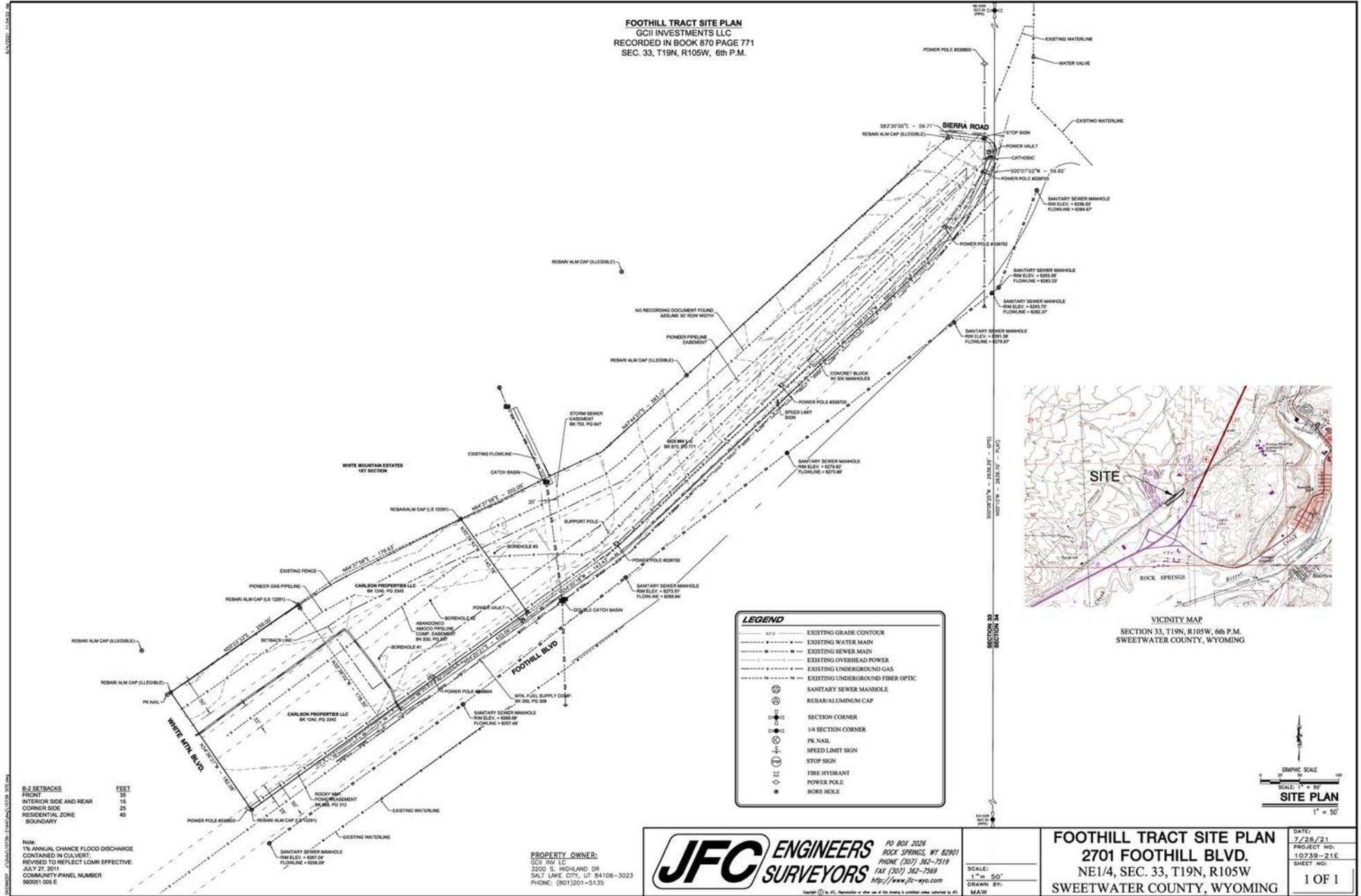
Total SF	16,180 SF
Unit SF Breakdown	Unit 1: 2,045 SF Unit 2: 1,740 SF Unit 3: 1,579 SF Unit 4: 1,505 SF Unit 5: 1,574 SF Unit 6: 1,261 SF
Number of Drive Thru Windows	2 (Unit 3 &6)

PROPERTY DETAILS

Land Size	2.81 AC (122,430.6 SF)
Access Points	2 on Foothill Blvd/1 on White Mountain Blvd)
Parking	52 Parking Spaces
Handicap Parking	4 Parking Spaces
Street Frontage	~1,064 FT

SURVEY

FOOTHILL TRACT SITE PLAN
 GCII INVESTMENTS LLC
 RECORDED IN BOOK 670 PAGE 771
 SEC. 33, T19N, R105W, 6th P.M.



VICINITY MAP
 SECTION 33, T19N, R105W, 6th P.M.
 SWEETWATER COUNTY, WYOMING

LEGEND	
---	EXISTING GRADE CONTOUR
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	EXISTING OVERHEAD POWER
---	EXISTING UNDERGROUND GAS
---	EXISTING UNDERGROUND FIBER OPTIC
⊙	SANITARY SEWER MANHOLE
⊙	REBAR/ALUMINUM CAP
⊙	SECTION CORNER
⊙	1/4 SECTION CORNER
⊙	PK NAIL
⊙	SPEED LIMIT SIGN
⊙	STOP SIGN
⊙	FIRE HYDRANT
⊙	POWER POLE
⊙	BORE HOLE

B-2 SETBACKS	
FRONT	35
INTERIOR SIDE AND REAR	15
CORNER SIDE	25
RESIDENTIAL ZONE BOUNDARY	45

NOTE:
 1% ANNUAL CHANCE FLOOD DISCHARGE
 CONTAINED IN CULVERT;
 REVISED TO REFLECT LOMR EFFECTIVE:
 JULY 27, 2011
 COMMUNITY-PANEL NUMBER
 96001 005 E

PROPERTY OWNER:
 GCII INV LC
 3200 S. HIGHLAND DR
 SALT LAKE CITY, UT 84106-3023
 PHONE: (801)201-5135

JFC ENGINEERS SURVEYORS
 PO BOX 2026
 ROCK SPRINGS, WY 82801
 PHONE (307) 362-7519
 FAX (307) 362-7569
<http://www.jfc-survey.com>

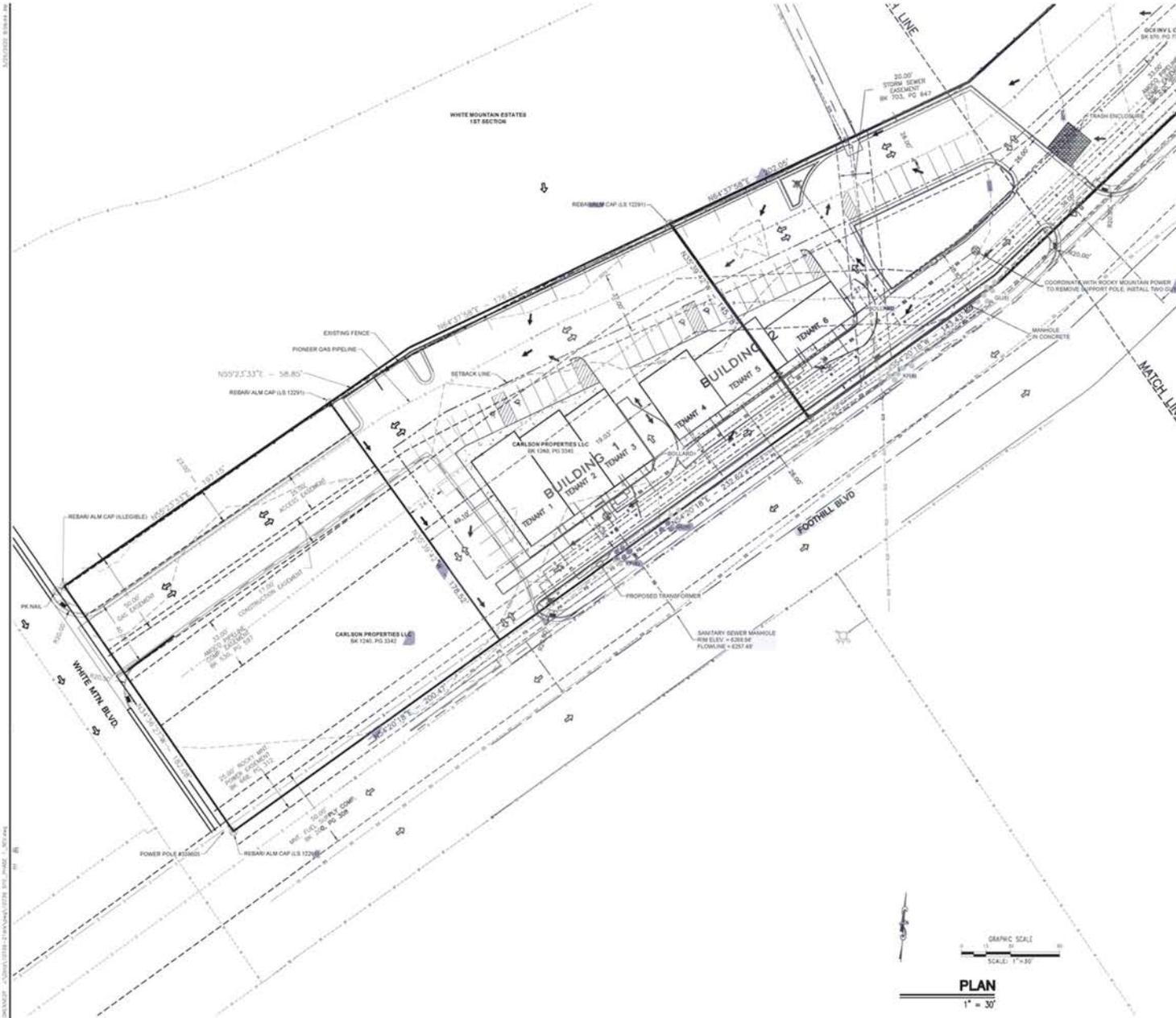
SCALE:
 1" = 50'
 DRAWN BY:
 MAW

FOOTHILL TRACT SITE PLAN
 2701 FOOTHILL BLVD.
 NE1/4, SEC. 33, T19N, R105W
 SWEETWATER COUNTY, WYOMING

DATE:
 7/26/21
 PROJECT NO:
 10739-21E
 SHEET NO:
 1 OF 1



SURVEY & FLOOR PLAN



LEGEND	
	EXISTING GRADE CONTOUR
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	EXISTING OVERHEAD POWER
	PROPOSED POWER
	EXISTING UNDERGROUND GAS
	PROPOSED UNDERGROUND GAS
	PROPOSED IRRIGATION LINE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING POWER POLE
	REBAR ALUMINUM CAP
	SECTION CORNER
	1/4 SECTION CORNER
	PK NAIL
	SPEED LIMIT SIGN
	STOP SIGN
	PROPOSED FIRE HYDRANT
	POWER POLE
	BORE HOLE
	DRAINAGE FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
	PROPOSED CONCRETE

JFC ENGINEERS SURVEYORS

PROJECT TITLE:
**FOOTHILL STRIP MALL
 SITE PLAN
 GCII**

DRAWING TITLE:
 SITE PLAN

DRAWN BY:
 JSE

CHECKED BY:
 JSE

SCALE:
 AS NOTED

DATE:
 3/25/22

PROJECT NO:
 10139-211

SHEET NO:
2 OF 2

2025/03/25 10:58 AM
 C:\Users\jfc\OneDrive\Documents\2025\10139-211\10139-211_SitePlan_GCII.dwg
 JFC ENGINEERS SURVEYORS
 1000 N. ROCK SPRINGS BLVD., SUITE 100
 ROCK SPRINGS, WY 82901
 TEL: (307) 342-7888
 FAX: (307) 342-7889
 WWW.JFC-ENGINEERS.COM

FLOOR PLAN - BUILDING 1



GENERAL NOTES

- FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- DO NOT SCALE DRAWINGS
- SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- ANY FURNITURE SHOWN IS N.I.C. AND IS SHOWN FOR REFERENCE ONLY U.N.O.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK BETWEEN TRADES. SUB-CONTRACTORS ARE ALSO RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AND DISCIPLINES INCLUDED IN THE CONTRACT DOCUMENTS. IF ANY DISCREPANCIES ARE FOUND, GENERAL CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY BEFORE COMMENCEMENT OF WORK. NO EXTRA COSTS TO THE PROJECT WILL BE INCURRED DUE TO FAILURE OF GENERAL CONTRACTOR AND/OR SUB-CONTRACTOR TO REVIEW CONTRACT DOCUMENTS AND COORDINATE WITH OTHER TRADES.

Keynote Legend

Key Value	Keynote Text
1	FOR PARKING LAYOUT REFER TO CIVIL DRAWINGS
2	MENU SIGN MUST BE 80 FEET FROM CENTER OF DRIVE UP WINDOW FOR DRIVE THRU
3	MUST HAVE 80 FEET OF DRIVE UP BEFORE MENU SIGN
4	DRIVE THRU ORDERING EQUIPMENT (O.F.C.I.)
5	DRIVE UP WINDOW
6	CANOPY. SEE STRUCTURAL DRAWINGS
7	CONCRETE SIDEWALK
8	OVERHEAD STRUCTURE. SEE STRUCTURAL
9	CONCRETE BOLLARD

CLIENT

THE SHOPS @ FOOTHILL
BLVD
2701 FOOTHILL BLVD
ROCK SPRINGS WYOMING

DESIGNER

ARCHIPLEX GROUP
architecture • planning • design services
205 Overland Dr.
South Salt Lake, UT 84115
P:801.961.7070

CONSULTANTS

STRUCTURAL 	MECHANICAL
ELECTRICAL 	CIVIL
FIRE PROTECTION 	

PROFESSIONAL SEAL

ISSUE

MARK	DATE	DESCRIPTION

PROJECT NO: 2119.01
ARCHIPLEX PROJECT NO: 2119.01
DRAWN BY: CODY WITHAM
CHECKED BY: PRESTON CROXFORD
SCALE: 1/8" = 1'-0"
DATE: 05/02/2022

SHEET TITLE

SITE 1

AS101

Site 1
1/8" = 1'-0"



LOT SIZE AND EASEMENT





FOOTHILL BLVD

9,147 Average Daily Traffic	0.1 Miles Distance to I-80	30+ Stores/Restaurants
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Where shopping, dining, and entertainment collide!

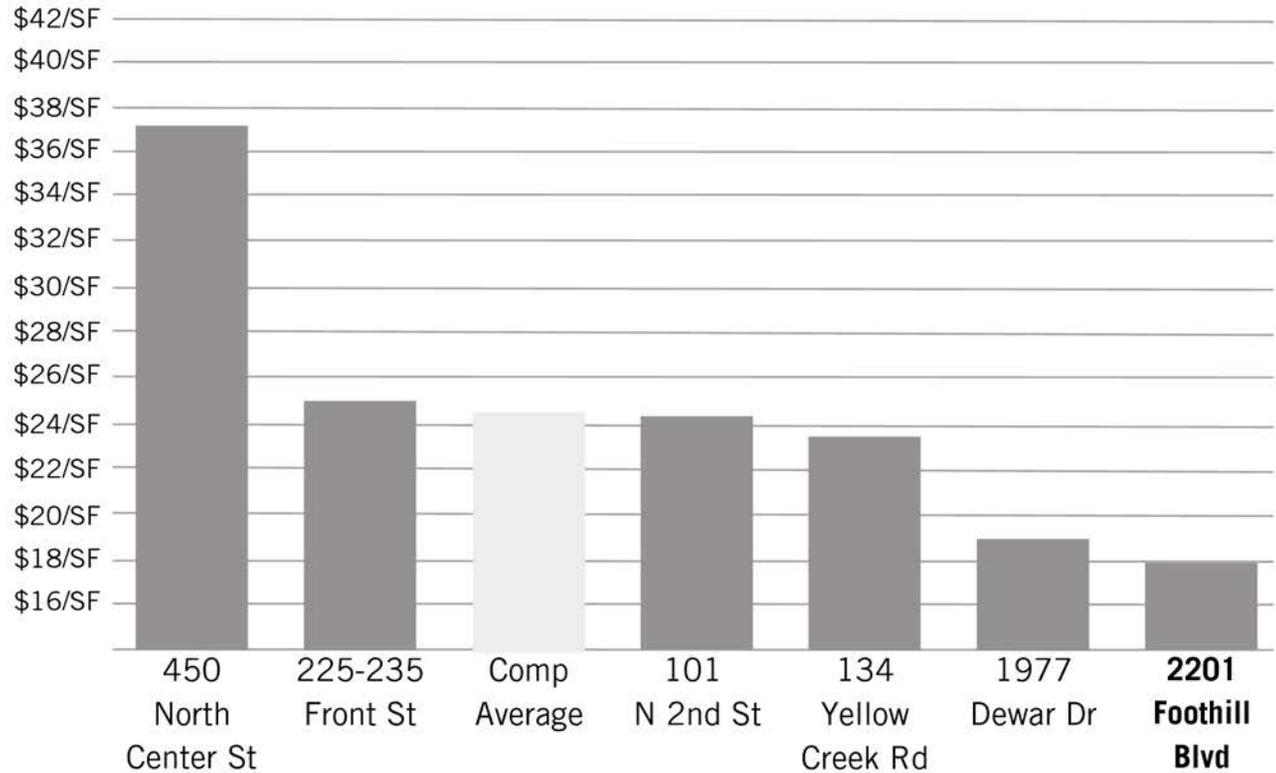
Foothill Boulevard boasts **an impressive 9,147 average daily traffic**, making it one of the main retail corridors in town. Featuring a diverse array of **national brand retailers**, Foothill Boulevard is the go-to destination for all your shopping needs. And don't forget about **the only mall in town, White Mountain Mall**, located right on Foothill Boulevard! Plus, with **easy access to Interstate 80**, this location is perfect for commuters and visitors alike.



RENT COMPARABLES

RETAIL LEASE COMPS

Location	Rent Per SF
450 North Center St Rock Springs, WY	\$37.07/SF/YR NNN
225-235 Front St Evanston, WY	\$25/SF/NNN
101 N 2nd St Evanston, WY	\$24.47/SF/YR NNN
134 Yellow Creek Rd Evanston, WY	\$23.75/SF/YR NNN
1977 Dewar Dr Rock Springs, WY	\$19/SF/YR NNN
2201 Foothill Blvd Rock Springs, WY	\$18/SF/YR NNN
Comp Avg	\$24.55/SF/YR/NNN



RENT COMPARABLES

COMPARABLE NO. 1



**450 North Center St
Rock Springs, WY**

Retail Unit Area: 2,293 SF
Signed Date: Undisclosed
Lease Rate: \$37.07/SF/YR NNN

COMPARABLE NO. 2



**225-235 Front St
Evanston, WY**

Retail Unit Area: 945 SF
Signed Date: March 2022
Lease Rate: \$25/SF/YR NNN

COMPARABLE NO. 3



**101 N 2nd St
Evanston, WY**

Retail Unit Area: 1,350 SF
Signed Date: Undisclosed
Lease Rate: \$24.47/SF/YR NNN

COMPARABLE NO. 4



**134 Yellow Creek Rd
Evanston, WY**

Retail Unit Area: 1,946 SF
Signed Date: Undisclosed
Lease Rate: \$23.75/SF/YR NNN

COMPARABLE NO. 5



**1977 Dewar Dr
Rock Springs, WY**

Retail Unit Area: 2,200 SF
Signed Date: May 2021
Lease Rate: \$19/SF/YR NNN

COMPARABLE NO. 6



**2201 Foothill Blvd
Rock Springs, WY**

Retail Unit Area: 1,750 SF
Signed Date: June 2021
Lease Rate: \$18/SF/YR NNN

INCOME & SPENDING DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2022 Households by HH Income	2,522		8,906		10,092		9,978	
<\$25,000	504	19.98%	1,517	17.03%	1,681	16.66%	1,666	16.70%
\$25,000 - \$50,000	422	16.73%	1,352	15.18%	1,489	14.75%	1,590	15.94%
\$50,000 - \$75,000	399	15.82%	1,588	17.83%	1,754	17.38%	1,749	17.53%
\$75,000 - \$100,000	464	18.40%	1,465	16.45%	1,613	15.98%	1,486	14.89%
\$100,000 - \$125,000	390	15.46%	1,326	14.89%	1,490	14.76%	1,454	14.57%
\$125,000 - \$150,000	79	3.13%	718	8.06%	857	8.49%	800	8.02%
\$150,000 - \$200,000	151	5.99%	614	6.89%	794	7.87%	747	7.49%
\$200,000+	113	4.48%	326	3.66%	414	4.10%	488	4.89%
2022 Avg Household Income	\$81,374		\$84,549		\$87,130		\$87,549	
2022 Med Household Income	\$70,825		\$74,918		\$76,891		\$74,738	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$81.8M		\$306.6M		\$355.6M		\$347.4M	
Total Apparel	\$3.8M	4.62%	\$14.8M	4.81%	\$17.1M	4.80%	\$16.7M	4.79%
Women's Apparel	\$1.4M	1.72%	\$5.5M	1.79%	\$6.4M	1.79%	\$6.2M	1.79%
Men's Apparel	\$809.4K	0.99%	\$3.1M	1.00%	\$3.6M	1.00%	\$3.5M	1.00%
Girl's Apparel	\$273.3K	0.33%	\$1.1M	0.37%	\$1.3M	0.37%	\$1.3M	0.36%
Boy's Apparel	\$217.4K	0.27%	\$876.7K	0.29%	\$1M	0.28%	\$983K	0.28%
Infant Apparel	\$192.2K	0.23%	\$742.5K	0.24%	\$846.9K	0.24%	\$817.5K	0.24%
Footwear	\$876.2K	1.07%	\$3.4M	1.12%	\$4M	1.12%	\$3.9M	1.13%
Total Entertainment & Hobbies	\$12.5M	15.34%	\$47.2M	15.40%	\$55M	15.47%	\$53.7M	15.47%
Entertainment	\$2.5M	3.08%	\$9.4M	3.06%	\$11.3M	3.17%	\$10.9M	3.15%
Audio & Visual Equipment/Service	\$2.6M	3.12%	\$9.5M	3.11%	\$11M	3.08%	\$10.6M	3.06%
Reading Materials	\$203.7K	0.25%	\$753.6K	0.25%	\$866K	0.24%	\$847.9K	0.24%
Pets, Toys, & Hobbies	\$2.3M	2.78%	\$8.5M	2.77%	\$9.8M	2.77%	\$9.6M	2.77%
Personal Items	\$5M	6.11%	\$19M	6.20%	\$22.1M	6.20%	\$21.7M	6.24%
Total Food and Alcohol	\$21.7M	26.48%	\$81.2M	26.47%	\$93.2M	26.20%	\$91.2M	26.26%
Food At Home	\$11.3M	13.80%	\$42.5M	13.85%	\$48.6M	13.68%	\$47.9M	13.79%
Food Away From Home	\$8.9M	10.90%	\$33.4M	10.88%	\$38.4M	10.79%	\$37.3M	10.74%
Alcoholic Beverages	\$1.4M	1.77%	\$5.3M	1.74%	\$6.1M	1.73%	\$6M	1.73%
Total Household	\$11.5M	14.07%	\$44.8M	14.61%	\$52.1M	14.65%	\$50.8M	14.61%
House Maintenance & Repair	\$2.4M	2.99%	\$9.6M	3.14%	\$11.2M	3.15%	\$11M	3.17%
Household Equip & Furnishings	\$4.7M	5.75%	\$18.5M	6.03%	\$21.5M	6.03%	\$20.8M	5.98%
Household Operations	\$3.2M	3.94%	\$12.2M	3.98%	\$14.2M	3.99%	\$13.8M	3.99%
Housing Costs	\$1.1M	1.40%	\$4.5M	1.46%	\$5.2M	1.48%	\$5.1M	1.48%

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$24.4M	29.79%	\$87.9M	28.68%	\$102.5M	28.83%	\$100.2M	28.85%
Vehicle Purchases	\$13.7M	16.79%	\$48.3M	15.74%	\$56.7M	15.94%	\$55.3M	15.91%
Gasoline	\$5.9M	7.27%	\$21.8M	7.12%	\$25.1M	7.06%	\$24.7M	7.10%
Vehicle Expenses	\$253.2K	0.31%	\$1.2M	0.39%	\$1.4M	0.41%	\$1.4M	0.41%
Transportation	\$1.6M	2.00%	\$6.6M	2.14%	\$7.7M	2.16%	\$7.5M	2.15%
Automotive Repair & Maintenance	\$2.8M	3.43%	\$10.1M	3.28%	\$11.6M	3.27%	\$11.4M	3.27%
Total Health Care	\$3.8M	4.65%	\$14.2M	4.63%	\$16.4M	4.60%	\$16M	4.62%
Medical Services	\$2.3M	2.76%	\$8.5M	2.79%	\$9.8M	2.77%	\$9.6M	2.77%
Prescription Drugs	\$1.2M	1.41%	\$4.2M	1.37%	\$4.8M	1.36%	\$4.8M	1.38%
Medical Supplies	\$393.3K	0.48%	\$1.5M	0.48%	\$1.7M	0.47%	\$1.6M	0.47%
Total Education/Day Care	\$4.1M	5.04%	\$16.5M	5.40%	\$19.4M	5.46%	\$18.8M	5.40%
Education	\$2.5M	3.00%	\$10M	3.26%	\$11.7M	3.30%	\$11.3M	3.26%
Fees & Admissions	\$1.7M	2.05%	\$6.6M	2.14%	\$7.7M	2.16%	\$7.4M	2.14%





NEARBY AMENITIES

2794 Foothill Blvd boasts an exceptional location due to its convenient proximity to Interstate 80 and its prime positioning among renowned retail brands, rendering it an optimal location.

Popular/High Traffic Location Near 2794 Foothill Blvd:

- | | |
|------------------------------|---------------------------|
| Dollar Tree | KFC |
| Smith's | Walmart |
| Petco | Taco Time |
| T.J. Maxx | Sinclair |
| Rocky's Auto Sales | Starbucks |
| Verizon | Taco Bell |
| Sonic Drive-In | Motel 6 |
| McDonald's | Clarion Hotel |
| Shoe Dept. Encore | Trona Valley Credit Union |
| Applebee's Grill + Bar | Whisler Chevrolet |
| Home Depot | Baymont by Wyndham |
| Sapporo Japanese Steakhouse | Pizza Hut |
| Holiday Inn | Walgreen's |
| Holiday Inn Express | Burger King |
| Quality Inn | Arby's |
| Hampton Inn | Homewood Suites |
| United States Postal Service | Kum & Go |
| Shear Luck Salon & Spa | Anytime golf |
| Sally Beauty | GNC |



RETAIL MAP



Foothill Blvd's concentration of major brands makes the subject property an ideal location to build other retail units. The presence of well-known brands attracts a high volume of foot traffic to the area, increasing visibility for new businesses. The established customer base of these major brands can spill over to new retail units, creating a built-in customer base. Nearby national brands can improve the perception of the area, enhancing the credibility and trustworthiness of the new businesses. A diverse range of products and services offered on Foothill Blvd can attract a wider range of consumers, providing a larger potential customer base for the new retail units.

2794 FOOTHILL BLVD, ROCK SPRINGS, WY



ROCK SPRINGS, WY

1,170,180

Sweetwater County
Annual Visitors

26,724

Rock Springs, WY
(5 Mile Radius)

1,566

Sweetwater County
Business Establishments

A city richly steeped in western history and coal mining!

Rock Springs, WY is an ideal location for building a retail shopping plaza due to its **strategic location, strong economy, and business friendly tax climate**. Situated at the **crossroads of Interstate 80 and Highway 191**, Rock Springs is a transportation hub that attracts a large number of travelers and commuters. Additionally, the city boasts a **robust economy driven by the energy, mining, and tourism industries**. As a result, there is a high demand for retail shopping options in the area. With a **diverse population that includes families, college students, and professionals**, a retail shopping plaza in Rock Springs has the potential to cater to a wide range of customers.



2794 FOOTHILL BLVD, ROCK SPRINGS, WY

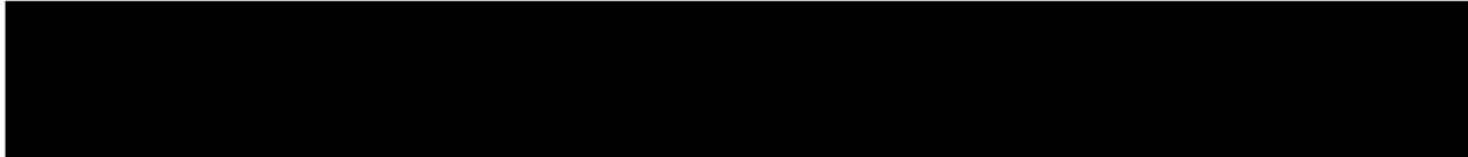
DEMOGRAPHICS

SURROUNDING AREA

	1 MILE RADIUS	5 MILE RADIUS
POPULATION	7,957	26,724
TOTAL HOUSEHOLDS	2,842	10,136
AVG HOUSEHOLD INCOME	\$82,993	\$87,429

TRAFFIC COUNTS

	AVERAGE DAILY TRAFFIC (ADT)
Interstate 80	21,271 ADT
Dewar Dr	21,779 ADT
Foothill Blvd	9,147 ADT
Gateway Blvd	3,844 ADT
Skyline Dr	1,923 ADT



CONFIDENTIALITY & DISCLOSURE

This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Peak Collective Real Estate and KW Commercial have not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Peak Collective Real Estate and KW Commercial have not verified, and will not verify, any of the information contained herein, nor has Peak Collective Real Estate and KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein.

Prospective buyers and/or lessees shall be responsible for their costs and expenses of investigating the subject property.

KODY M. WATTS

Commercial Real Estate Broker

801-948-3783

Kody@peakcollectivegroup.com

RE-15364

PEAK COLLECTIVE

REAL ESTATE

COMMERCIAL | INVESTMENT | DEVELOPMENT

kw COMMERCIAL

