



Versatile Retail/Bistro Space Available

2300 CHESTNUT DRIVE
CHEYENNE, WY

Listed by



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This end-cap space at the Blue Diamond Retail Plaza offers a rare, high-visibility opportunity in one of Cheyenne's most vibrant mixed-use destinations. Formerly home to Mayweather Boxing + Fitness, the unit can be delivered as one expansive suite (2,673 SF) or divided into two smaller spaces starting at 1,329 SF—perfect for tenants looking to create a tailored environment that suits their vision.

Currently in shell condition, the property includes two restrooms, completed HVAC, and an existing 3,000-gallon grease interceptor, opening the door to a wide range of possibilities. From boutique dessert shops, cupcakeries, ice cream parlors, and smoothie bars, to breweries, med spas, counseling practices, massage therapy, or tattoo studios, this space provides a blank canvas ready for creativity. Outdoor patio and plaza seating further extend the space, encouraging al fresco experiences, events, or relaxed customer engagement.

Tenants also enjoy exceptional shared amenities, including a central community plaza with seating for 300, dual access from both the streetside and interior plaza, prominent monument and building signage, and generous off-street parking. With strong street presence, steady foot traffic, and a prime end-cap location, this space is an ideal setting for businesses ready to make a lasting impression in Cheyenne's growing market.

Property Highlights

RENTAL AVAILABILITY

1 or 2 suites depending on tenant needs. Outdoor patio and seating space available.

LEASE RATE

\$18.00 - \$20.00/SF NNN

SQUARE FOOTAGE

1,329 SF, up to 2,673 SF

CAM

\$6/SF

TI ALLOWANCE

Approximately \$60.00/SF

ANNUAL INCREASE

8%

SHELL DELIVERY

Complete shell condition with 2 restrooms. Completed HVAC system. Existing grease trap.

CURRENT TENANTS

Blue FCU Branch, Sunlight Dental, Blue Foundation BOOST Center, Clean Eatz

AMENITIES

Community space with seating for 300; prominent signage; high visibility space & off-street parking

Blue Diamond Retail Plaza Lease Opportunity

Mountain-industrial-modern development with upscale mixed use space

The Blue Federal Credit Union Diamond Retail Plaza blends modern banking services with inviting retail and event-ready spaces in a thoughtfully designed mixed-use campus. It seamlessly supports both the institution's operational needs and its engagement with the Cheyenne community.

Overview & Location

The Blue Diamond Center branch anchors the west building of the newly developed Blue Federal Credit Union World Headquarters campus in Cheyenne, Wyoming. Located at 2300 Chestnut Drive, Suite #100, the Plaza occupies the former site of the Cole Shopping Center and now stands as a premier mixed-use destination in central Cheyenne.

Campus & Layout

Spanning more than eight acres, the campus brings together upscale Class A office buildings, retail storefronts, and community amenities. A thoughtfully designed public plaza connects the development with walking paths, landscaped outdoor spaces, and areas for café seating and social interaction, creating a vibrant environment for both professionals and the public.

Design Aesthetic

The architecture follows a mountain-industrial-modern style, blending glass curtain walls, natural stone, rich wood, and steel facades. This design aesthetic provides a refined yet approachable feel, balancing modern elegance with Cheyenne's western character.

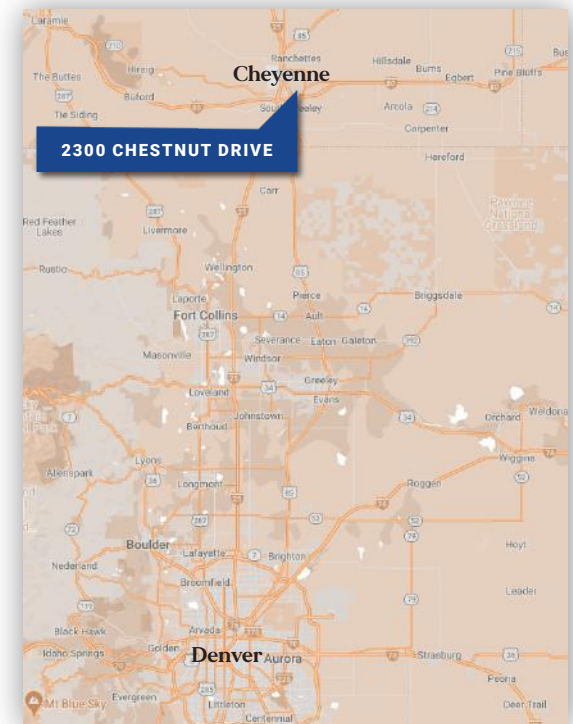
Community Integration

At the heart of the development, the Blue Federal Credit Union Community Event Center spans ±7,000 square feet and hosts about 65 outside events each year (with roughly 6,800 participants). These gatherings strengthen the Plaza's role as a community hub while boosting retail exposure and driving steady traffic. The central plaza also accommodates concerts, barbecues, and seasonal events, further connecting with surrounding neighborhoods.

Anchor Branch & Business Opportunity

The Blue Diamond Center branch is a state-of-the-art, full-service facility with drive-thru and vestibule ATMs plus Video Teller Machines (VTMs). Surrounding it are shell retail units ready for tenant build out, offering direct access to the plaza and high-visibility frontage.

With its premier Pershing and Converse location, strong neighborhood ties, and heavy daily traffic, the Blue Diamond Retail Plaza presents an ideal opportunity for businesses seeking both community presence and long-term growth.



Property Photos



Property Photos





Mountview Park East Commercial Corridor

2300 Chestnut Drive is located within the Diamond Retail Plaza at the highly visible roundabout of East Pershing Boulevard and Converse Avenue. This central position along the Pershing Corridor offers outstanding visibility, convenient access, and consistent traffic from both nearby neighborhoods and daily commuters.

The Pershing Corridor stretches from Dunn Avenue to Converse Avenue and features a balanced mix of commercial and residential uses. The west end, anchored by the VA Hospital at Dunn and Pershing, is primarily commercial, while established single-family neighborhoods throughout the corridor provide a stable and reliable local customer base.

Diamond Retail Plaza itself is home to the Blue Community Events Center—a nearly 7,000-square-foot venue featuring advanced audio/visual capabilities and an outdoor plaza for community gatherings. The Plaza sits directly across from Brimmer Park, just north of Lincolnway (with traffic counts around 20,000) and south of Dell Range Boulevard (approximately 27,000). At the Converse and East Pershing roundabout, traffic remains equally strong, with 14,000 vehicles on Converse, 16,688 on Pershing heading east, and 17,029 on Pershing heading west. The site also benefits from excellent regional connectivity, only five minutes from Cheyenne Regional Airport.

Bringing together a strong neighborhood presence, heavy daily traffic, and proximity to key amenities, 2300 Chestnut Drive offers an exceptional opportunity for businesses seeking maximum exposure and long-term growth potential.

Cheyenne, WY Quick Stats Sources: <https://www.census.gov>, ESRI, plancheyenne.org

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing, 2023	\$326,166
Unemployment Rate	2.0%

In Proximity To...

Denver, Colorado	95.2 Miles (91 minutes)
Fort Collins, Colorado	41.3 Miles (43 minutes)
Laramie, Wyoming	49.9 Miles (55 minutes)
Casper, Wyoming	101 Miles (98 minutes)
Scottsbluff, Nebraska	102 Miles (101 minutes)







Why Cheyenne?

Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming, taxfoundation.org

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.

50,540
Civilian Labor Force

8.98
Average Commute (Min)

**Located Near I-25, I-80
& Two Major Railroads**

Headquarter Locations



U.S. AIR FORCE

10,600
Personal Civil Service
Professionals Assigned to the
Twentieth Air Force



Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.

The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

Why Wyoming?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapitalized.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.



±12,000
Student
Population



8
Community
Colleges



9
Commercial
Airports



2
Class One
Railroads



\$400M
State-Wide
Scholarships



2 National Parks
Grand Teton & Yellowstone

5 National Forests
Bighorn, Bridger-Teton,
Medicine Bow-Routt,
Shoshone, & Targhee

12 State Parks
& acres of public land to hunt,
fish, bike, hike, & climb.

580,435
State Population

0%
Income Tax

4%
Sales Tax

2.9%
Unemployment Rate

97,914 Sq.Mi.
9th Largest State



The majority of Yellowstone
National Park lies within the
borders of Wyoming. Each
year the park receives more
than 4 million visitors.

Wyoming's advantageous
geographic location and
ample transportation
infrastructure provides
reliable access to/from
communities statewide.



#1 Most Business-Friendly Tax Climate
in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner-occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.

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