

OFFERING MEMORANDUM



**FAMILY
DOLLAR**



FAMILY DOLLAR - H2 REMODEL
FEDERAL HEIGHTS, COLORADO



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$1,607,692



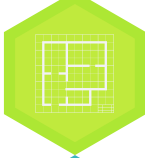
LOCATION
**9410 FEDERAL BOULEVARD
FEDERAL HEIGHTS, CO 80260**



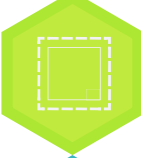
CAP RATE
6.50%



ANNUAL RENT
\$104,500.08



BUILDING SIZE
8,000 SQ. FT.



LAND AREA
1.21 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN



TERM REMAINING
3.75+ YEARS



LEASE EXPIRATION
01/31/2025



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
33 SPACES



YEAR BUILT
2011



APN
0171920101021



TRAFFIC COUNTS
33,000 VPD

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 2011 Construction - 8,000 SF
- Approximately 4 Years Remaining in the Lease Term
- Five (5) - Five (5) Year Options with 10% Rental Increases
- Lease is Guaranteed by Family Dollar Stores, Inc.

RECENT H2 REMODEL:

- Tenant Has Renovated the Store into the H2 Format

NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Structure & Parking Lot
- Tenant is Responsible for Maintaining, Repairing & Replacement of HVAC Units
- Tenant is Responsible for Lawn and Landscape Maintenance Including Mowing, Snow Removal, Ice Removal, Trash Removal, Repairing Parking Area Lights; and Restriping the Parking Lot
- Tenant is Responsible for Asphalt/Concrete Repairs Made to the Parking, Service & Access Areas in any Lease Year up to \$2,000 Per Year
- Tenant Reimburses Property Taxes in Full - Tenant Pays Landlord 1/12 of the Prior Year Amount and Reconciles with Landlord in Full at End of Year
- Tenant Reimburses Insurance in Full - Tenant Pays Landlord 1/12 of the Prior Year Amount and Reconciles with Landlord in Full at End of Year

ABOVE AVERAGE RENT INCREASES:

- 10% Rental Increases in Option Periods
- New Family Dollar Leases Have 5% Rent Increases in Options

LOCATION:

- Traffic Counts of Approximately 33,000 Vehicles Per Day
- Approximately 10 Miles from Downtown Denver

PROXIMITY TO OTHER MAJOR CITIES:

- Denver, Colorado | 10 Miles
- Boulder, Colorado | 19 Miles
- Fort Collins, Colorado | 56 Miles
- Colorado Springs, Colorado | 80 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 24,310 Residents
- 1-Mile Average Household Income = \$82,733
- 1-Mile Annual Population Growth = 1.23% (6.16% Over the Next 5 Years)
- 3-Mile Population = 155,568 Residents
- 3-Mile Average Household Income = \$97,988
- 3-Mile Annual Population Growth = 1.14% (5.70% Over the Next 5 Years)
- 5-Mile Population = 350,594 Residents
- 5-Mile Average Household Income = \$102,204
- 5-Mile Annual Population Growth = 1.14% (5.74% Over the Next 5 Years)

TENANT:

- Dollar Tree, Inc. (NASDAQ: DLTR) Features Investment Grade Credit (BBB) by Standard & Poor's
- 15,606 Stores Across 48 States and Five Canadian Provinces as of October 31, 2020
- Ranked #135 on Fortune 500 List

CREDIT RATING UPGRADE - DECEMBER 2020:

- In December 2020, Standard & Poor's Upgraded Dollar Tree's Credit Rating to BBB
- Standard & Poor's Credits the Upgrade to Dollar Tree's Resilient Performance Throughout 2020's Government-Imposed Shutdowns, its Aggressive Debt Reduction Since Acquiring Family Dollar in 2015, and its Ongoing Store Renovations and Merchandising Improvements









BARNES & NOBLE Office DEPOT OfficeMax

BEST BUY BANK OF WEST EMP PARTNERS

BBVA Compass **Arby's**

SUBWAY

QDOBA **JOE'S** **SALT GRASS**

OUTBACK **DAVID'S**

DSW Great Clips

ROSS **ULTA**

JOANN **DFC**

verizon Residence Hampton

McDonald's GOLF GALAXY

Party City Starbucks AT&T

DOLLAR TREE **HOBBY LOBBY**

FIVE BELOW **VALERO** **CIRCLE K**

Walmart **Bowlero**

AutoZone **SONIC**

Shell **7-Eleven** ExtraSpace Storage

CIRCLE K **VALERO** **O'Reilly**

Kentucky Fried Chicken **McDonald's** **7-Eleven**

cricket **Exxon**

HONEST-1 **metro**

FAMILY DOLLAR

SITE

Advance Auto Parts **FAMILY DOLLAR** **metro**

CALIBER COLLISION Little Caesars **7-Eleven**

7-Eleven **Shell** LifeStorage

SUBWAY ExtraSpace Storage

Starbucks **VALERO** **CIRCLE K**

DICKEY'S **DOUBLE TREE** **JJ** **T**

QUALITY **LA QUINTA** **LOWE'S**

HARBOR FREIGHT TOOLS **Guitar Center** **McDonald's** **7-Eleven**

Olive Garden **JCPenney**

MEN'S WEARHOUSE **ALAMO**

SEPHORA **THEATRES**

CIRCLE K **Shell**

GREASE MONKEY **BR**

KING **DOLLAR TREE** **Aaron's**

DOLLAR GENERAL **CUBESMART** **Walgreens**

SUBWAY **Shell** **COST CUTTERS**

risas **Public Storage** **RFS** **metro**

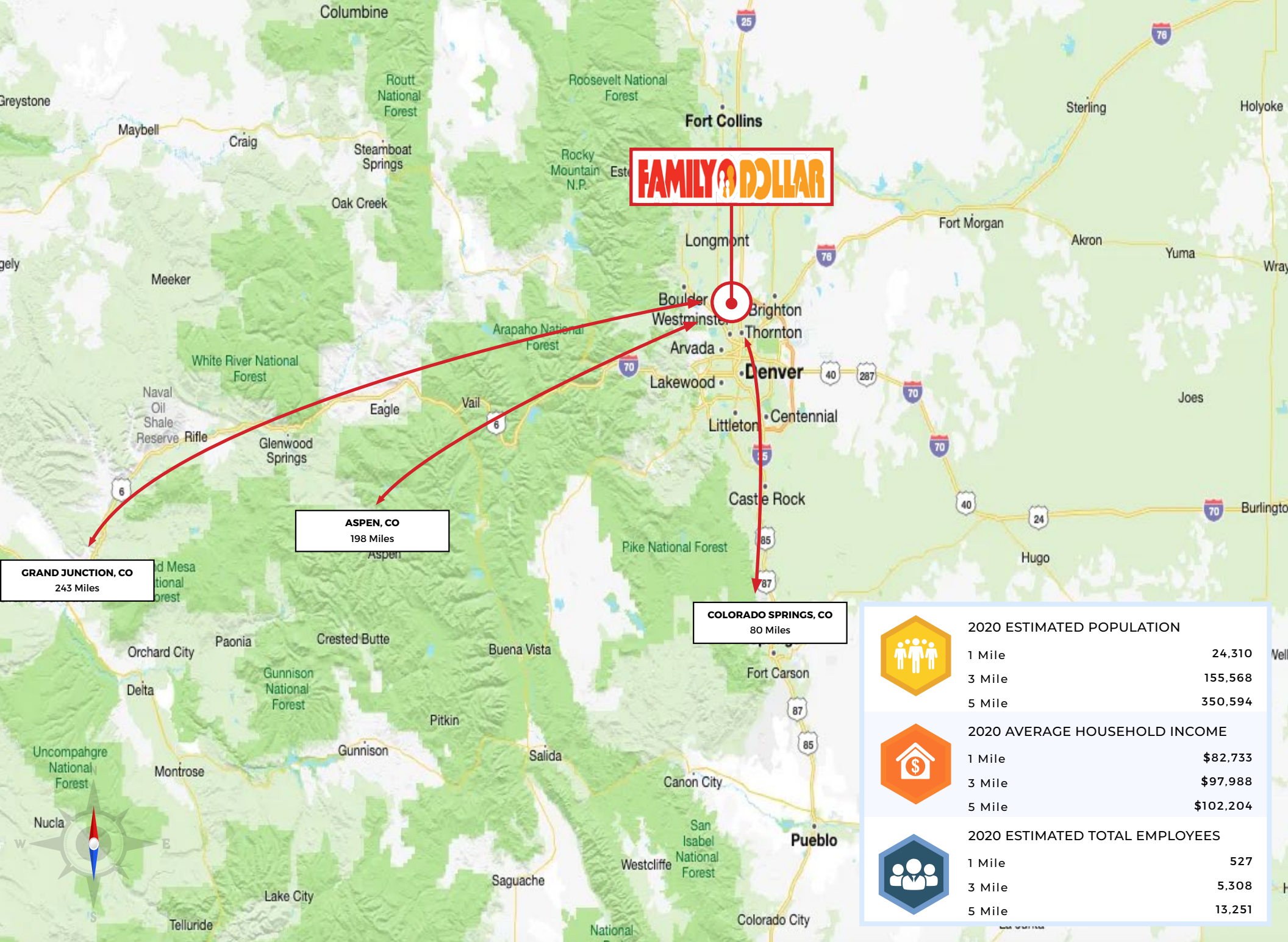
AutoZone **Advance Auto Parts**

DISCOUNT TIRE **VALERO** **CIRCLE K** **SAVE A LOT**

DQ **BURGER KING** **POPEYES** **Simclair**

McDonald's **FAMILY DOLLAR** **T**

Dutch Bros COFFEE **SPORTSMAN'S** **Village Inn** **6**



ASPEN, CO
198 Miles

GRAND JUNCTION, CO
243 Miles

COLORADO SPRINGS, CO
80 Miles

	2020 ESTIMATED POPULATION	
	1 Mile	24,310
	3 Mile	155,568
	2020 AVERAGE HOUSEHOLD INCOME	
	1 Mile	\$82,733
	3 Mile	\$97,988
	2020 ESTIMATED TOTAL EMPLOYEES	
	1 Mile	527
	3 Mile	5,308
	5 Mile	13,251

AREA OVERVIEW



FEDERAL HEIGHTS, COLORADO

The City of Federal Heights is a home rule city located in the Denver Metropolitan Region in Adams County. The City was established in 1940, has a population of approximately 11,500 according to the 2010 census, and occupies 1.78 square miles (1140 acres). The City is fundamentally built-out with the remaining undeveloped acreage along the Federal Boulevard corridor.

Primary industries that contribute to the economy of Federal Heights are Retail, Light Manufacturing, Government and Recreation. Commercial districts join borders with unincorporated Adams County, Westminster, Thornton and Northglenn residential areas. Within the three-mile trade circle, Federal Heights businesses can access nearly 125,000 people.

With Federal Boulevard, 84th Avenue, 92nd Avenue and 104th Avenue, Federal Heights is served by the Denver metropolitan area's major arterials. Letting businesses enjoy established locations with name recognition. Buildings and land, commercial and industrial, all can be found in Federal Heights. Federal Heights has Over 250 businesses in a city less than two square miles in area. Over two hundred acres of open space exist in Federal Heights, providing opportunities for relaxation and recreation. The city offers regional and neighborhood parks plus developing bike trails.

Federal Heights is home to Water World, America's largest water park on 64 beautifully landscaped acres and featuring 42 attractions for the family and for the thrill seekers. The jewel of Hyland Hills Park & Recreation District, Water World provides location identity and customers. In its 27th year of operation, Water World attracts an average of 8,000 to 10,000 patrons per day.

Adams County is a political subdivision of the State of Colorado.

Located just east of Colorado's Front Range of the Rocky Mountains, Adams County is one of six counties that surround the City and County of Denver and make up the Denver Metropolitan Area. The County, approximately eighteen miles wide and seventy-two miles long, encompasses 1,182 square miles. The 2017 population figure is estimated to be 514,674.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	24,310	155,568	350,594
2025 Projected Population	25,808	164,439	370,725
2010 Projected Population	22,934	143,377	320,526
Annual Growth Rate: 2020 to 2025	1.23%	1.14%	1.14%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	8,589	56,684	129,526
2025 Households	9,122	60,045	137,933
2010 Households	8,421	54,105	120,895
Annual Growth Rate: 2020 to 2025	1.23%	1.18%	1.29%
Average Household Size	2.83	2.73	2.69



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$82,733	\$97,988	\$102,204
Median Household Income	\$66,025	\$75,314	\$79,477
Per Capita Income	\$29,231	\$35,720	\$37,788



HOUSING	1 MILE	3 MILE	5 MILE
2020 Housing Units	8,589	56,684	129,526
2020 Owner-Occupied Units	5,518	32,959	79,956



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2020 Businesses	527	5,308	13,251
2020 Employees	3,644	48,039	122,447

TENANT OVERVIEW



STOCK

NASDAQ: DLTR



CREDIT RATING

S&P: BBB



MARKET CAP

\$23.6 Billion



FORTUNE 500

#135



YEAR FOUNDED

1986



HEADQUARTERS

Chesapeake, Virginia



STORES

15,606



NO. EMPLOYEES

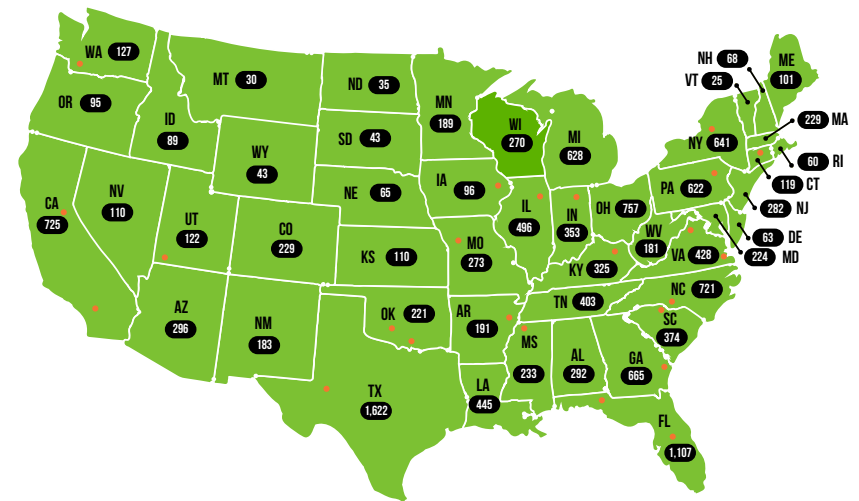
193,000

ABOUT

Dollar Tree is a leading operator of discount variety stores. Dollar Tree believes the convenience and value they offer are key factors in growing their base of loyal customers. At October 31, 2020, Dollar Tree operated 15,606 discount variety retail stores under the names of Dollar Tree, Family Dollar and Dollar Tree Canada. The Dollar Tree segment is the leading operator of discount variety stores offering merchandise at the fixed price point of \$1.00. The Dollar Tree segment includes 7,505 stores operating under the Dollar Tree and Dollar Tree Canada brands, 13 distribution centers in the United States and two in Canada. The Family Dollar segment operates general merchandise retail discount stores providing customers with a selection of competitively-priced merchandise in convenient neighborhood stores. The Family Dollar segment includes 7,783 stores under the Family Dollar brand and 11 distribution centers. Family Dollar, headquartered in Chesapeake, Virginia, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.

15,606 STORES | IN 48 STATES | AS OF 10/31/2020

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Family Dollar located at 9410 Federal Boulevard, Federal Heights, CO 80260 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.

S SCHUCHERT
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