

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
HOLYOKE, COLORADO



**SCHUCHERT**  
RETAIL GROUP

**DOLLAR GENERAL**

525

**EXCLUSIVELY LISTED BY:**

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## INVESTMENT SUMMARY



LIST PRICE  
**\$2,133,010**



LOCATION  
**525 E. DENVER STREET  
HOLYOKE, CO 80734**



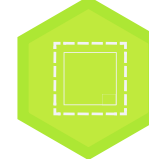
CAP RATE  
**5.50%**



ANNUAL RENT  
**\$117,315.60**



BUILDING SIZE  
**10,542 SQ. FT.**



LAND AREA  
**1.1 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE TERM REMAINING  
**14 YEARS**



LEASE EXPIRATION  
**09/30/2037**



RENEWAL OPTIONS  
**3 - 5 YEAR**



RENT INCREASES  
**10% AT OPTIONS**



PARKING  
**32 SPACES**



YEAR BUILT  
**2022**



APN  
**0751-083-11-001**



TRAFFIC COUNTS  
**3,575 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 15 Year Initial Lease Term
- 2022 Build-to-Suit Dollar General | Store Opened in September 2022
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

## ABSOLUTE NNN LEASE | COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

## DG PLUS STORE:

- 10,542 SF Building
- Larger Prototype with Additional Sales Floor Space

## UPGRADED CONSTRUCTION:

- Corner Entry Layout
- CMU Block

## LOCATION:

- Strategically Located on the Main Thoroughfare in Holyoke - Denver St (US Hwy 6)
- 2 Access Points: (1) ) N High School Ave & (2) N Reynolds Ave

## TRADE AREA DEMOGRAPHICS:

- 1-Mile: 2,280 Residents; \$104,143 Average Household Income
- 3-Mile: 2,446 Residents; \$104,344 Average Household Income
- 5-Mile: 2,598 Residents; \$104,605 Average Household Income
- 7-Mile: 2,744 Residents; \$104,535 Average Household Income

## PROXIMITY FROM HOLYOKE, COLORADO:

- Greeley, CO | 141 Miles
- Fort Collins, CO | 152 Miles
- Cheyenne, WY | 168 Miles
- Denver, CO | 173 Miles
- Colorado Springs, CO | 228 Miles

## BALLYNEAL GOLF CLUB:

- Located 13 Miles from the Subject Property
- Private Golf Club Designed by Tom Doak in 2006
- Golf.com: Ranked #57 - Top Golf Courses in the World (2020-2021)
- Golf Digest: Ranked #44 - America's 100 Greatest Courses (2021-2022)
- Golf Magazine: Ranked #34 - Top 100 Courses in the U.S. (2022)

## TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 19,488 Stores in 47 States as of August 4, 3023



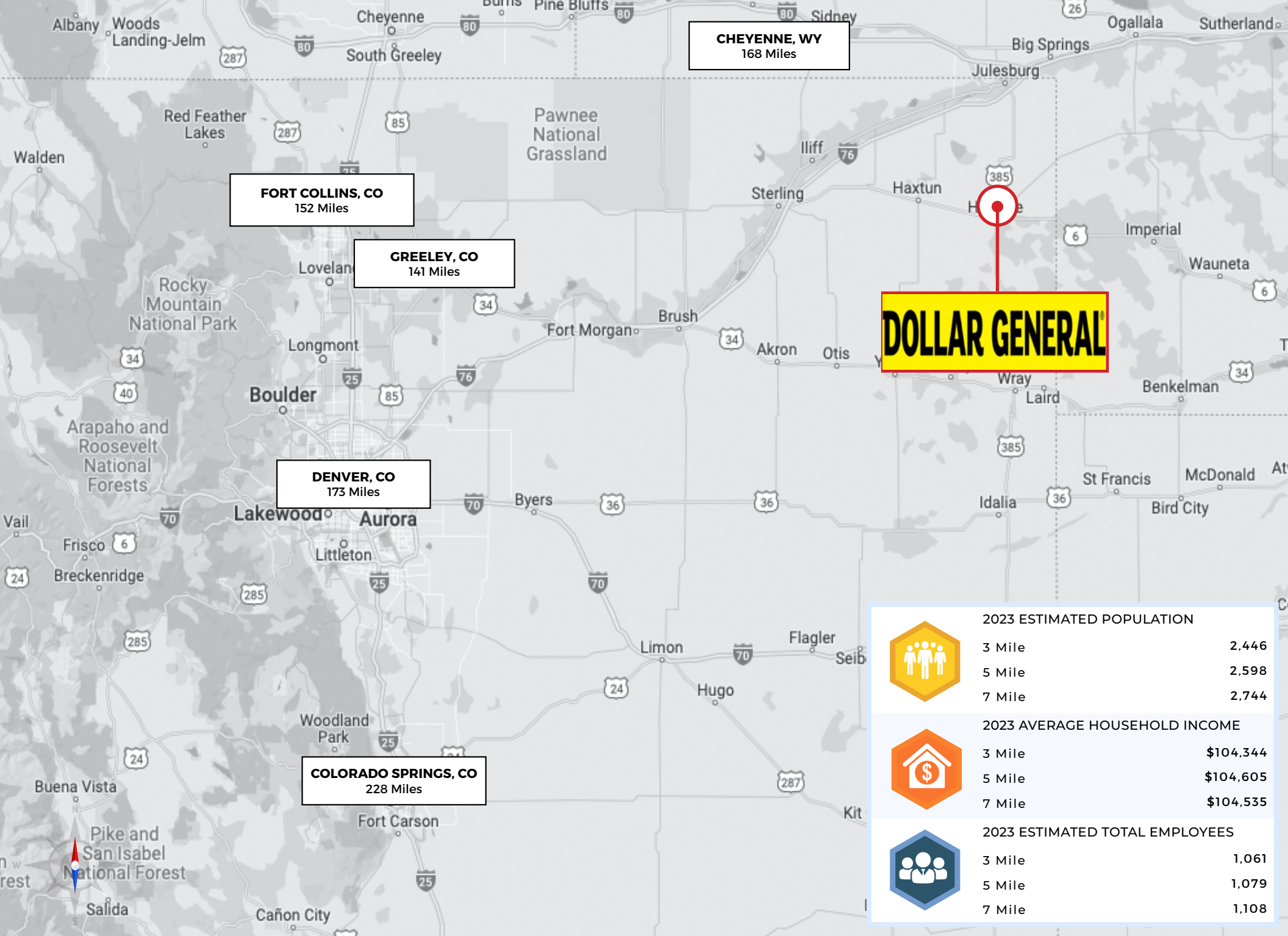












**DOLLAR GENERAL**

	2023 ESTIMATED POPULATION	
	3 Mile	2,446
	5 Mile	2,598
	2023 AVERAGE HOUSEHOLD INCOME	
	3 Mile	\$104,344
	5 Mile	\$104,605
	2023 ESTIMATED TOTAL EMPLOYEES	
	3 Mile	1,061
	5 Mile	1,079
	7 Mile	1,108

# AREA OVERVIEW



## HOLYOKE, COLORADO

Holyoke is a rural plains town located in the northeast corner of the state at an elevation of 3,750 feet. It's the most populated city and county seat of Phillips County.

Phillips County covers a small area on Colorado's northeastern border with Nebraska.

# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Population	2,280	2,446	2,598	2,744
2028 Projected Population	2,213	2,380	2,536	2,685
2020 Census Population	2,357	2,516	2,650	2,777



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Households	905	969	1,028	1,085
2028 Projected Households	828	889	945	1,000
2020 Census Households	919	981	1,033	1,083
Average Household Size	2.46	2.47	2.47	2.48



## INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$104,143	\$104,344	\$104,605	\$104,535
2023 Median Household Income	\$50,373	\$52,028	\$54,263	\$55,847
2023 Per Capita Income	\$41,491	\$41,484	\$41,510	\$41,455



## HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units	905	969	1,028	1,091
2023 Owner-Occupied Units	594	642	689	717
2023 Renter Occupied Housing Units	311	328	338	374



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	132	155	157	160
2023 Employees	896	1,061	1,079	1,108

# TENANT OVERVIEW



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$27.71 Billion



**FORTUNE 500**  
#108



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
19,488+



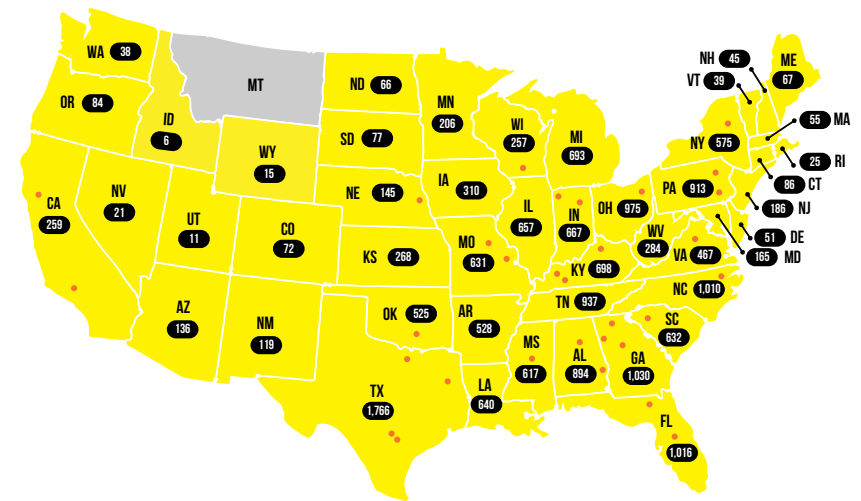
**NO. EMPLOYEES**  
175,000+

## ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,488 stores in 47 states as of August 4, 2023. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

**19,488 STORES** | IN 47 STATES | AS OF 08/04/2023

- STORES
- DISTRIBUTION CENTER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, 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. Schuchert Retail Group has 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, the compliance with State or 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 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 whatsoever about the accuracy or completeness of any information provided

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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



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