

OFFERING MEMORANDUM



DOLLAR GENERAL
PUEBLO, COLORADO



SCHUCHERT
RETAIL GROUP

In Association with Scott Reid & ParaSell, Inc.
A Licensed Colorado Broker #EC.100085004



EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$1,594,818



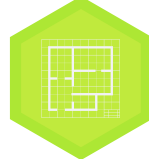
PROPERTY ADDRESS
**818 E 4TH STREET
PUEBLO, CO 81001**



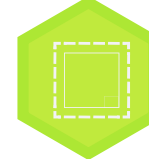
CAP RATE
6.60%



ANNUAL RENT
\$105,258.00



BUILDING SIZE
8,988 SQ. FT.



LAND AREA
0.73 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN+



LEASE TERM REMAINING
7.25 YEARS



LEASE EXPIRATION
06/30/2030



RENEWAL OPTIONS
4 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
35 SPACES



YEAR BUILT
2010



PARCEL NUMBERS
**431120016
431120001**



TRAFFIC COUNTS
13,435 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 7.25 Years of Guaranteed Lease Term
- 2010 Build to Suit Construction
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

NN+ LEASE:

- Landlord Responsibilities Limited to Roof, Structure & Parking Lot
- Tenant is Responsible for All Repairs/Replacement of the HVAC Units
- Tenant Reimburses Common Area Maintenance Expenses in Full - Tenant Pays Landlord 1/12 of the Prior Year Amount & Reconciles in Full with Landlord at the End of the Year

PROXIMITY FROM PUEBLO, COLORADO:

- Fountain, CO | 33 Miles
- Colorado Springs, CO | 45 Miles
- Monument, CO | 66 Miles
- Denver, CO | 115 Miles

PARKVIEW MEDICAL CENTER:

- Located Less Than 1.6 Miles (5-Minute Drive) from the Subject Property
- The Largest Non-Government, Nonprofit, Private Sector Employer in Pueblo County with Approximately 3,000 Employees
- 350 Bed Acute Care Facility with Over 370 Physicians
- Parkview's Annual Payroll Contributes \$232 Million to the Economy
- In January 2023, Parkview Health System Merged with UCHealth which Involves Investing \$200 Million into the Pueblo Community

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 8,895 Residents
- 1-Mile Average Household Income = \$40,970
- 3-Mile Population = 66,741 Residents
- 3-Mile Average Household Income = \$57,701
- 5-Mile Population = 115,133 Residents
- 5-Mile Average Household Income = \$64,364
- 7-Mile Population = 127,888 Residents
- 7-Mile Average Household Income = \$67,439

UPGRADED CONSTRUCTION:

- CMU Block Brick
- Corner Entry Layout

PUEBLO COMMUNITY COLLEGE (PCC):

- Located Less Than 2.3 Miles (6-Minute Drive) from the Subject Property
- 9,668 Students
- Offers Over 75 Degree and Certificate Programs

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- 19,147 Stores in 47 States as of March 3, 2023
- Ranked #106 on the Fortune 500 List
- In 2022, Net Sales Increased 10.6% to \$37.8 Billion and Same-Store Sales Increased 4.3%









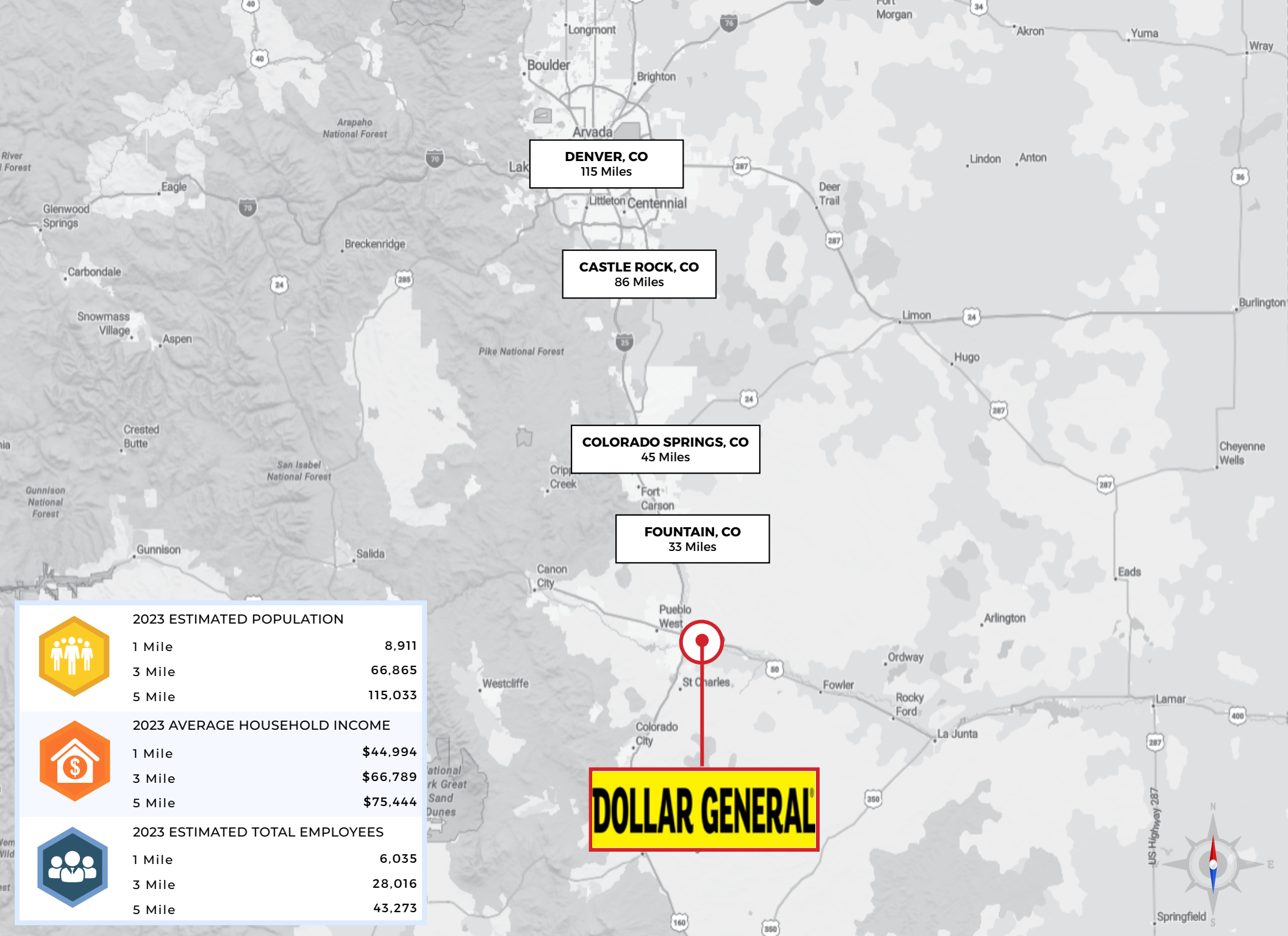




DOLLAR GENERAL

SITE





2023 ESTIMATED POPULATION		
1 Mile		8,911
3 Mile		66,865
5 Mile		115,033
2023 AVERAGE HOUSEHOLD INCOME		
1 Mile		\$44,994
3 Mile		\$66,789
5 Mile		\$75,444
2023 ESTIMATED TOTAL EMPLOYEES		
1 Mile		6,035
3 Mile		28,016
5 Mile		43,273

DOLLAR GENERAL

AREA OVERVIEW



PUEBLO, COLORADO

With 300 days of sunshine annually and a consistently mild climate, Pueblo is a great place to enjoy an outstanding quality of life. Striking a balance between tradition and innovation, Pueblo provides an enviable lifestyle that's drawing people from far and wide. Colorado's most historic and culturally diverse city boasts year-round outdoor activities, celebrated and varied dining options, one of the only 12 designated creative arts districts in Colorado, and exceptional business opportunities. Whether you are looking for a perfect area to move after college, put down roots, or start to grow your career, Pueblo has everything you need to thrive.

The Pueblo region boasts a successful business scene, which means residents have job opportunities in numerous fields at their fingertips. A few main employers in the region include Pueblo City Schools, Parkview Medical Center, St. Marty-Corwin Hospital; Colorado Mental Health Institute at Pueblo, Trane, and EVRAZ Pueblo, a steel manufacturer. Key industries include health and wellness, advanced manufacturing, infrastructure engineering, transportation and logistics and outdoor recreation.

In addition to business opportunities, newcomers are often surprised by how recreation-oriented Pueblo is. From the Arkansas River running through downtown to the more than 70 parks and dedicated disc golf courses, there is always something to do in Pueblo. Pueblo Parks and Recreation oversees 32 miles of biking and walking trails and four outdoor swimming pools with two splash pads. Downtown is also home to Whitewater Park on the Arkansas River, which has a kayak course that's a half-mile long and features eight drops.

Pueblo is proud to be one of the most patriotic cities in America. Aptly named the "Home of Heroes", Pueblo has the distinction of being the hometown of four Congressional Medal of Honor recipients. Upon presenting the Medal of Honor to Raymond "Jerry" Murphy, President Dwight D. Eisenhower commented, "what is in the water out of there in Pueblo... all you guys turn out to be heroes". The city has a deep connection to military service and is veteran friendly. Pueblo was the site of pilot training during WWII, is the namesake of the USS Pueblo and has had the honor of hosting two Congressional Medal of Honor Conventions, a privilege generally reserved for much larger communities.

Pueblo is a welcoming, inclusive and diverse community. It's home to a large Latino and Hispanic community, and many residents are of European heritage. Pueblo County has the sixth-highest diversity index in the state, according to the latest U.S. Census Bureau figures. The area's diversity is reflected in its culinary scene, with more than 100 independent restaurants, and through its rich arts and cultural offerings.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Estimated Population	8,911	66,865	115,033	127,797
2028 Projected Population	8,788	66,779	114,875	128,029
2020 Census Population	8,722	66,394	114,189	126,578



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2023 Estimated Households	3,606	27,731	47,737	52,456
2028 Projected Households	3,643	28,282	48,688	53,655
2020 Census Households	3,526	27,328	46,842	51,360
Average Household Size	2.42	2.32	2.34	2.37



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$44,994	\$66,789	\$75,444	\$79,607
2023 Median Household Income	\$29,604	\$46,493	\$54,007	\$56,978
2023 Per Capita Income	\$18,565	\$28,275	\$31,686	\$33,020



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units	3,606	27,731	47,737	52,456
2023 Owner-Occupied Units	1,602	14,816	28,382	32,345
2023 Renter Occupied Housing Units	2,004	12,914	19,355	20,112



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	719	2,672	4,135	4,483
2023 Employees	6,035	28,016	43,273	46,506

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$47.98 Billion



FORTUNE 500
#106



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
19,147+



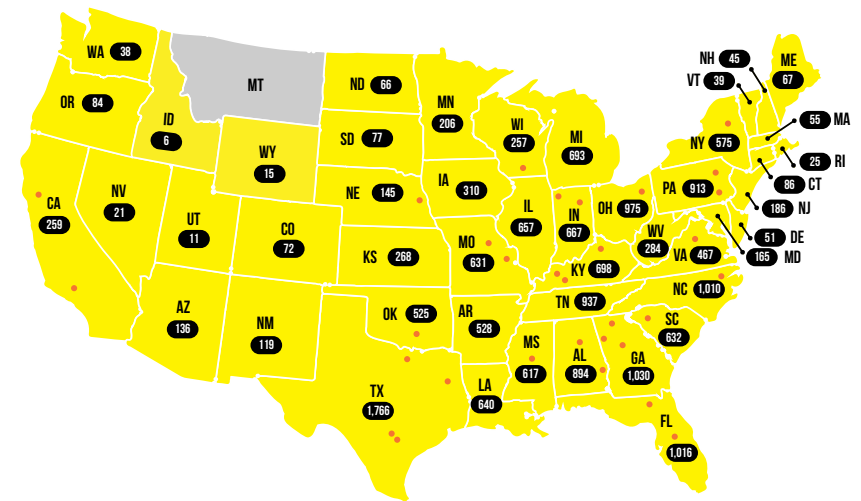
NO. EMPLOYEES
173,000+

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of March 3, 2023, the company's 19,147 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

19,147 STORES | IN 47 STATES | AS OF 03/03/2023

- STORES
- DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 818 E 4th Street, Pueblo, CO 81001 ("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 Broker 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, Broker has not and will not verify any of this information, nor has Broker conducted any investigation regarding these matters. Broker 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 Broker.
- 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 Broker.
- You will be responsible for making your own decisions.

Owner and Broker 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 Owner and Broker 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.



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