



SAFEWAY

965 Dartmouth Avenue
Lovelock, NV 89419

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

We are Pleased to Exclusively Offer For Sale the single tenant Safeway Investment Property Located at 965 Dartmouth Ave, Lovelock, NV. Safeway has operated at this location for over 60 years and recently exercised a five-year option period in 2025 (4.5 Year Current Lease Term) demonstrating the tenant's confidence in the location. The Safeway Lease features an Absolute NNN structure providing a new investor zero landlord obligations. There are 5% rental increases at each option period providing income growth throughout the remaining term of the lease. Offered at \$950,000, this investment offers the rare opportunity to purchase a Safeway Grocery Store (subsidiary of Albertsons) with a long-term operating history at \$60 PSF.

OFFERING SUMMARY

PRICE	\$950,000
CAP	4.18%
NOI	\$39,690
PRICE/SF	\$60.35

PROPERTY SUMMARY

ADDRESS	965 Dartmouth Ave Lovelock, NV 89419
COUNTY	Pershing
BUILDING SF	15,742 SF
LOT SIZE	0.36 AC
BUILT	1965





HIGHLIGHTS

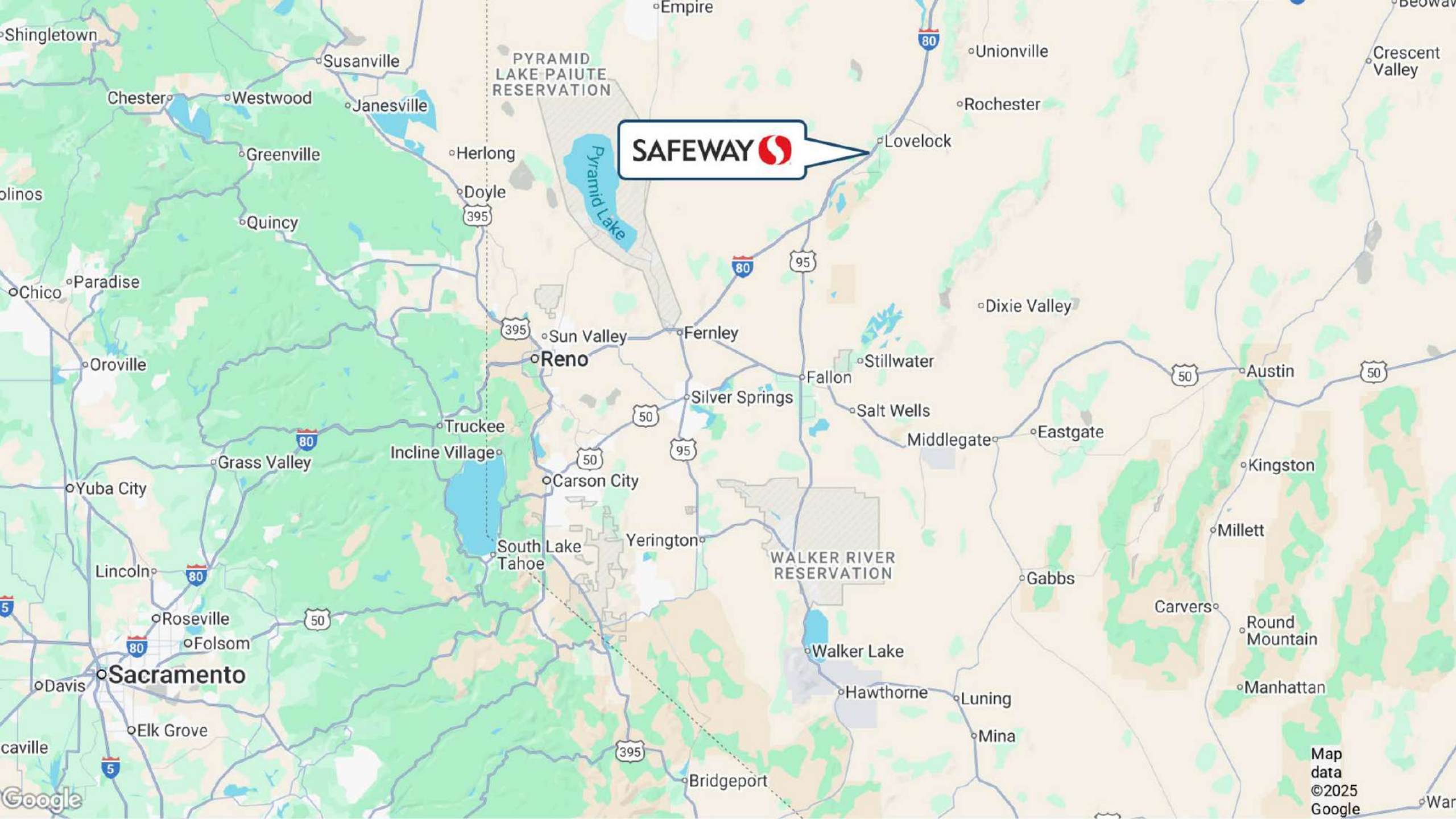
- **Absolute NNN Lease – True Passive Investment:** The absolute triple-net lease structure places all expenses—taxes, insurance, and maintenance—on the tenant, providing zero landlord responsibilities
- **Below-Market Rent – \$2.52 PSF with Future Value-Add Potential:** The current rent is well below market averages, creating an opportunity for increased returns through rent adjustments upon renewal or re-leasing
- **Attractive Pricing – \$60 PSF:** Acquisition cost equates to just \$60 per square foot, offering strong value compared to replacement cost and competitive market sales
- **National Grocery Store Investment – Priced at \$950,000 & Exclusive in Trade Area:** Offered at an attractive \$950,000, this property is anchored by a well-established national grocery brand and stands as the only grocery store in the trade area, ensuring a loyal customer base and stable long-term income
- **Exceptional Tenant Stability – 60+ Years at This Location:** With over six decades of uninterrupted operation, the tenant's deep community roots and consistent performance highlight the location's proven viability
- **Prime, Freeway-Accessible Location:** Situated just blocks from Interstate 80, the property benefits from exceptional visibility, accessibility, and a steady flow of traffic
- **Built-In Income Growth – 5% Rent Increases at Options:** Scheduled 5% rental escalations at each option period offer a reliable hedge against inflation and consistent cash flow growth
- **Albertsons Added EV Charging Stations in 2023:** Demonstrating their long-term commitment to the location

LEASE SUMMARY

TENANT	Safeway
PREMISES	15,742 SF
BASE RENT	\$39,690
RENT PER SF	\$2.52
LEASE COMMENCEMENT	02/01/1965
LEASE EXPIRATION	01/31/2030
LEASE TERM	4.5 Years Remaining
RENEWAL OPTIONS	3x5 Year Options
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
USE	Grocery
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTOR	Safeway Inc.







SAFeway



396
NEVADA

Las Palmas Mexican Restaurant

BW Best Western
Hotels & Resorts

BlackRock Grill

Mori Ranches LLC

Super 10 Motel

INTERSTATE
80

(9,744 VPD)

Pershing County School District

Lovelock Meadows Water District

BIG R

NSB
NEVADA STATE BANK

Frontier Community Coalition

KRISPY KRUNCHY
CHICKEN
FRESHLY MADE, PERFECTLY CAJUN

Main Street (2,841 VPD)

New Life Fellowship

Pershing County Library

UNITED STATES
POSTAL SERVICE

Lovelock Cafe

FAMILY DOLLAR

Pershing County Courthouse

Cornell Ave (2,101 VPD)

Western Ave

Central Nevada Health District

SAFeway

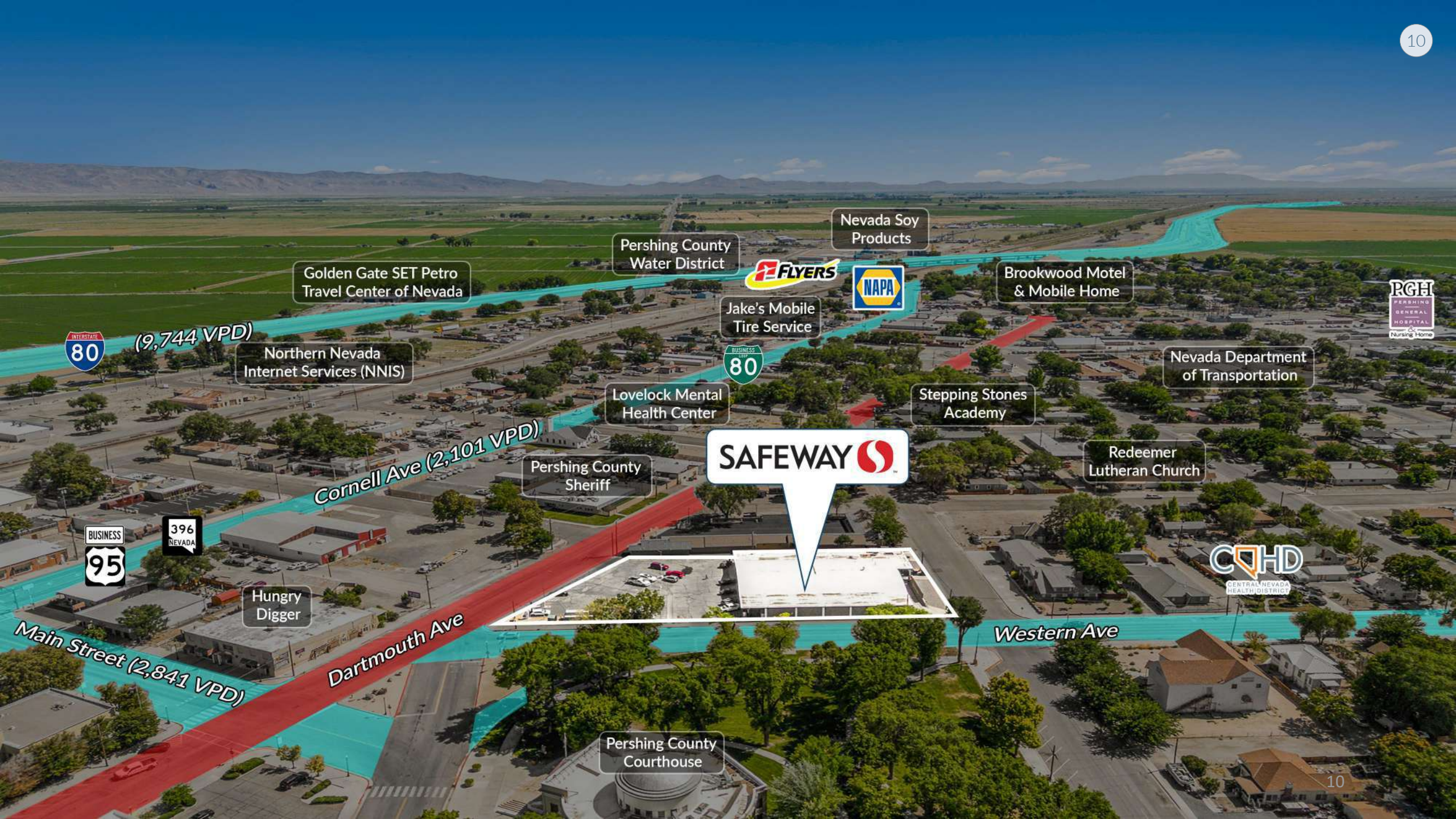
Dartmouth Ave

Pershing County Sheriff

396
NEVADA

BUSINESS
95

BUSINESS
80



SAFEWAY

Pershing County Water District

Nevada Soy Products

Brookwood Motel & Mobile Home

Jake's Mobile Tire Service



Northern Nevada Internet Services (NNIS)

Golden Gate SET Petro Travel Center of Nevada

Lovelock Mental Health Center

Stepping Stones Academy

Nevada Department of Transportation

Redeemer Lutheran Church

Pershing County Sheriff

Cornell Ave (2,101 VPD)



Hungry Digger

Main Street (2,841 VPD)

Dartmouth Ave

Western Ave

Pershing County Courthouse



Lovelock, NV is a small city in Pershing County, located approximately 90 miles east of Reno along Interstate 80. As the county seat and only incorporated city in the county, Lovelock has a rich history and serves as a hub for agriculture, mining, and tourism. According to the United States Census Bureau, the city has a total area of 0.9 square miles. Lovelock is located in North Central Nevada along the I-80 corridor and one of only three cities in the U.S. that contains the word "Love" in its name. Lovelock has a 2025 population of 1,793.

Lovelock's economy is supported by a diverse mix of industries, with agriculture, mining, correctional facilities, and local government serving as the primary drivers. Mining operations are a major source of employment, with companies involved in the extraction of minerals such as gold and silver contributing significantly to the local economy. Agriculture remains a cornerstone of the local economy, with farming and ranching focused heavily on alfalfa production and livestock raising. Proximity to Reno benefits the economy of Lovelock. Reno, Nevada's economy is diverse and rapidly expanding, driven by a combination of logistics, manufacturing, technology, tourism, and services. Major employers include Tesla's Gigafactory at the nearby Tahoe Reno Industrial Center, Amazon, Walmart, Microsoft Licensing, and International Game Technology, alongside a strong base in hospitality and gaming. Reno-Tahoe International Airport adds billions annually to the regional economy, while the University of Nevada, Reno supports workforce development and innovation. Growth in clean energy, advanced manufacturing, and technology has diversified the local job market beyond traditional gaming and tourism.

Lovelock offers a range of attractions that blend romance, history, and outdoor recreation. Lover's Lock Plaza, established on Valentine's Day in 2005, is a charming destination where couples can symbolize their commitment by attaching a padlock to an "endless chain." History enthusiasts can explore Lovelock Cave, an important archaeological site where ancient artifacts, including the world's oldest known duck decoys crafted by the Northern Paiute people, were discovered. The Marzen House Museum, housed in a Victorian-era residence, showcases local history through exhibits on mining, agriculture, and Native American culture. Outdoor lovers can visit the Rye Patch State Recreation Area, a 22-mile-long reservoir ideal for camping, fishing, swimming, and water-skiing.

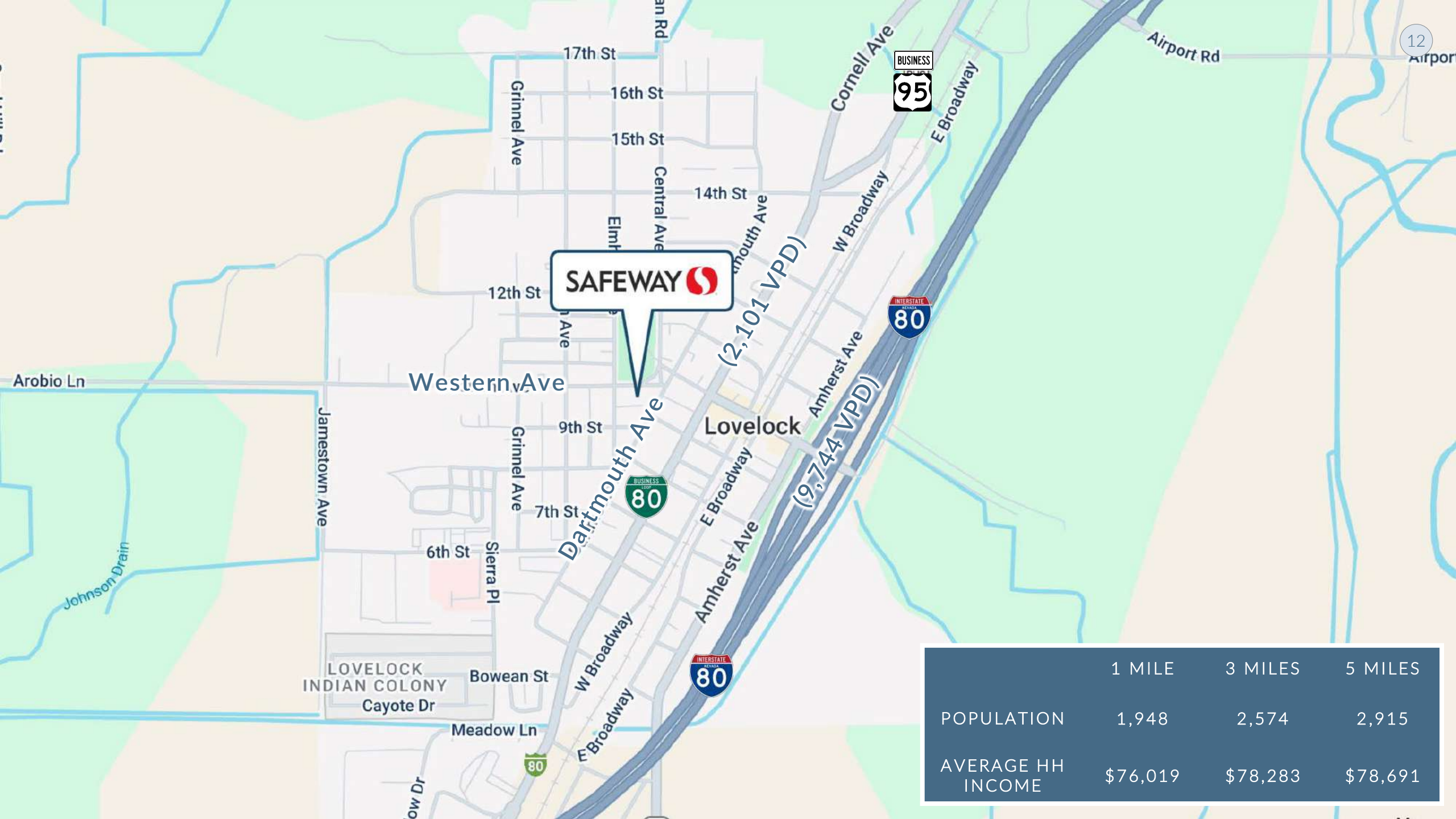


MAIN STREET, LOVELOCK NV



RENO-TAHOE INTERNATIONAL AIRPORT





SAFeway

(2,101 VPD)

(9,744 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	1,948	2,574	2,915
AVERAGE HH INCOME	\$76,019	\$78,283	\$78,691

TENANT PROFILE

Safeway operates as a banner of Albertsons Companies. Locally great and nationally strong, Albertsons Cos. (NYSE: ACI) is one of the largest food and drug retailers in the United States. Albertsons Companies is a leading food and drug retailer in the United States. As of June 14, 2025, the Company operated 2,264 retail stores with 1,725 in-store pharmacies, 408 associated fuel centers, 22 dedicated distribution centers and 19 manufacturing facilities. The Company operates stores across 35 states and the District of Columbia under 22 well known banners including Albertsons, Safeway, Vons, Jewel-Osco, Shaw's, ACME, Tom Thumb, Randalls, United Supermarkets, Pavilions, Star Market, Haggen, Carrs, Kings Food Markets and Balducci's Food Lovers Market. The Company is committed to helping people across the country live better lives by making a meaningful difference, neighborhood by neighborhood. In 2024, along with the Albertsons Companies Foundation, the Company contributed more than \$435 million in food and financial support, including more than \$40 million through our Nourishing Neighbors Program to ensure those living in our communities and those impacted by disasters have enough to eat.



COMPANY TYPE
Subsidiary (NYSE: SWY)



FOUNDED
1915



OF LOCATIONS
923



HEADQUARTERS
Pleasanton, CA



WEBSITE
[safeway.com](https://www.safeway.com)

CONFIDENTIALITY AGREEMENT

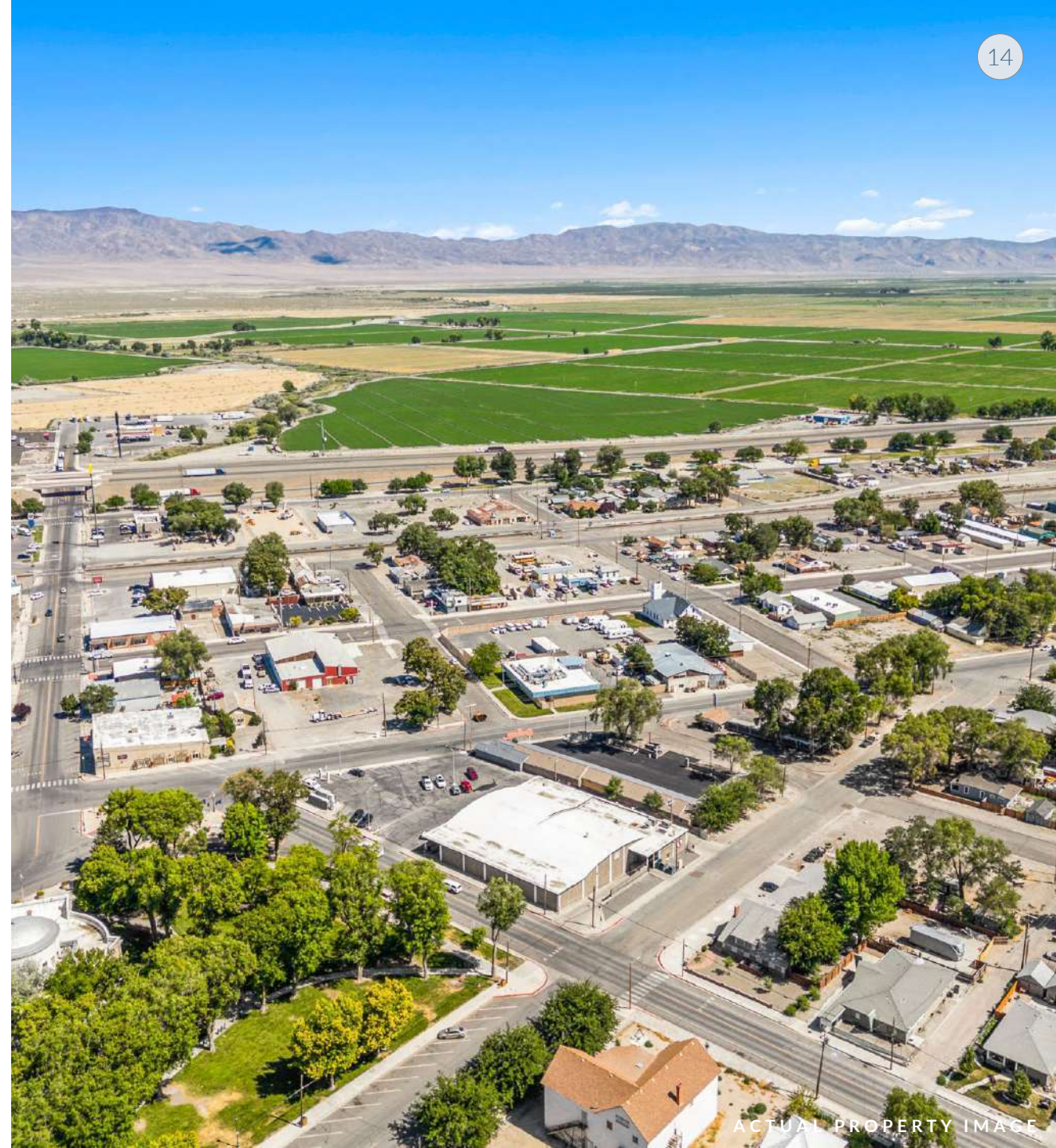
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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, 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, PCB's or asbestos, the compliance with 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has ParaSell, Inc. 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 must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release ParaSell and hold it 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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