

*Single-Tenant Corporate Grocery Offering*  
**10-YEAR LEASE**

**GROCERYOUTLET**  
*bargain market™*

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Wine



*Strong Corporate Guarantee (NASDAQ: GO)*

880 Hanson Street  
Winnemucca, NV

**NEWMARK**

**CAPITAL MARKETS**

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[nmrk.com](http://nmrk.com)

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Section 1

# Investment & Lease Overview

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**NEWMARK**

Winnemucca Lake



# INVESTMENT OVERVIEW



880 Hanson Street, Winnemucca, NV

OFFERING PRICE  
**\$7,512,195**

CAP RATE  
**6.15%**

RENT  
**\$462,000**

OVERVIEW	
Price	\$7,512,195
CAP Rate	6.15%
Net Operating Income	\$462,000
Gross Leasable Area (SF)	20,000 SF
Lot Size (AC)	2.05 Acres
Year Built	2019

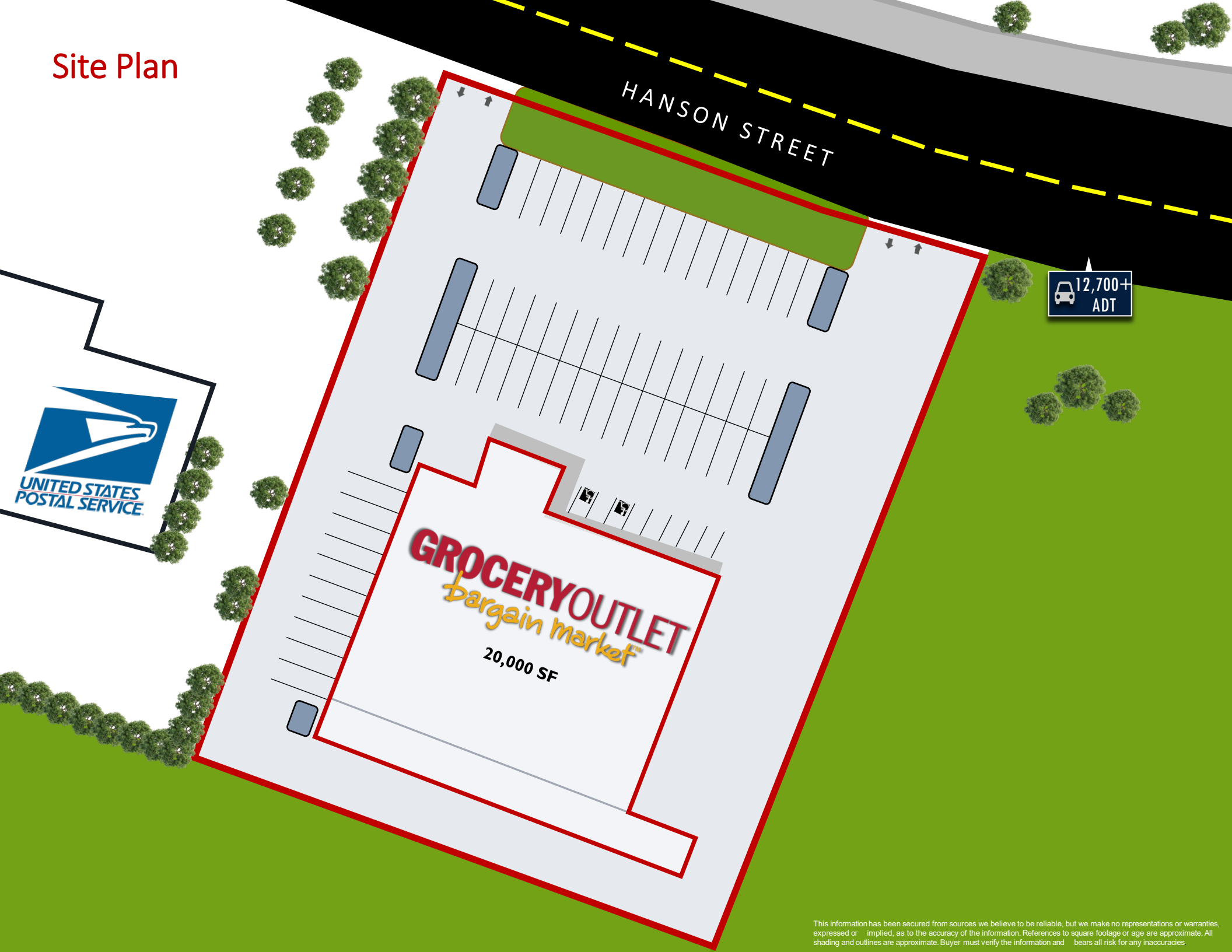
ANNUALIZED RENT SCHEDULE				
	Years	Annual Rent	Monthly Rent	Increase
Base Term	1-5	\$420,000	\$35,000	10%
	6-10	\$462,000	\$38,500	10%
	11-15	\$508,200	\$42,350	10%
Option Periods	Option 1	\$559,020	\$46,585	10%
	Option 2	\$614,922	\$51,243.50	10%
	Option 3	\$676,414	\$56,367.83	10%
	Option 4	\$744,056	\$62,004.67	10%

LEASE ABSTRACT	
Lease Type	NNN, with tenant responsible for all taxes, insurance, and maintenance, excluding structure
Primary Lease Term	10 Years
Lease Commencement	1/15/1/2020
Lease Expiration	1/31/2035
Renewal Options	(4) 5-Year Options
Rental Increases	10% Every 5 Years
Landlord Responsibilities	Structure
Guarantee	Corporate (Grocery Outlet Inc.)

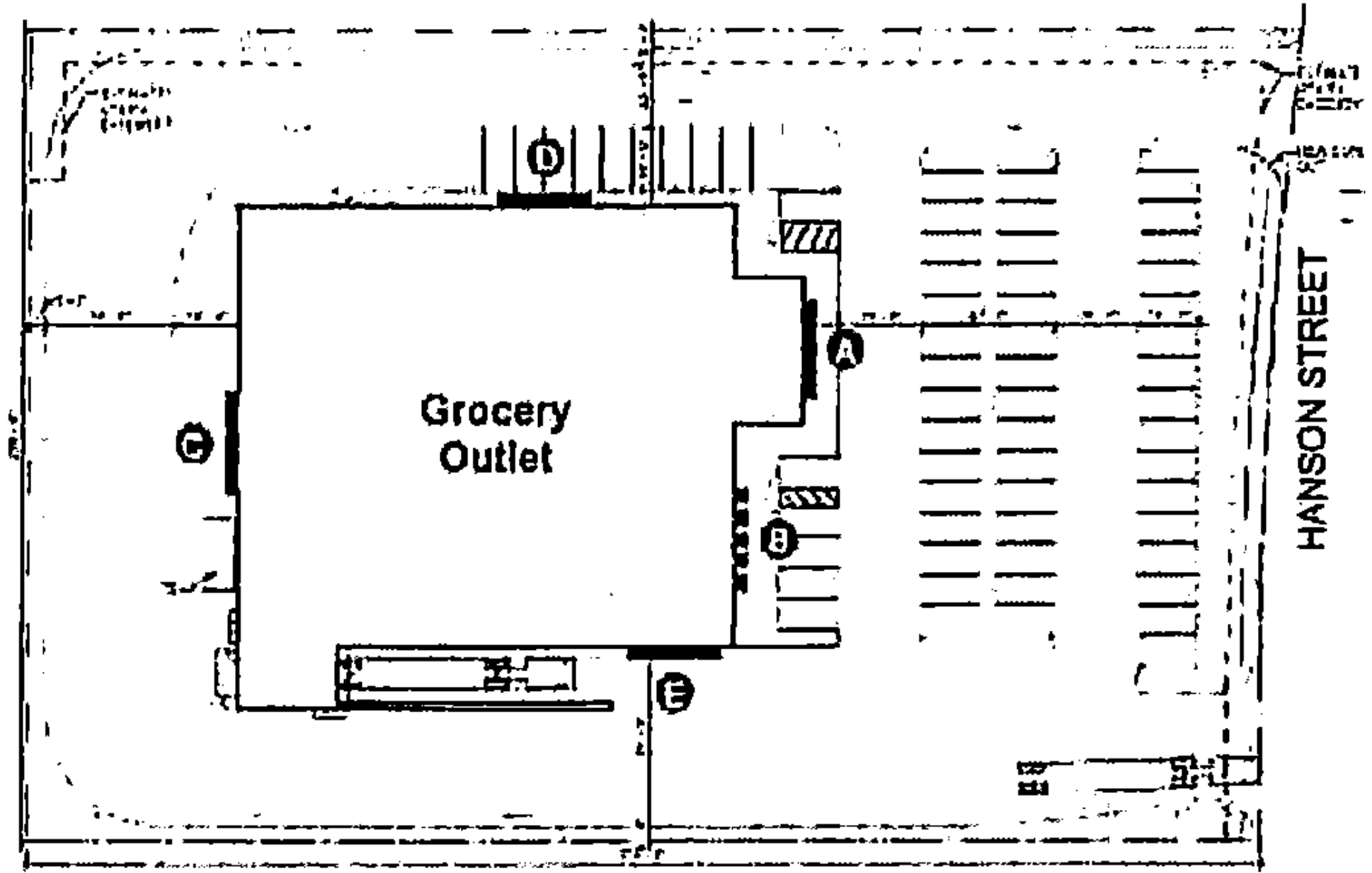


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# Site Plan



# Building Site Plan



SITE PLAN



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Section 2

# Tenant Overview & Photos

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Winnemucca Lake



# TENANT OVERVIEW



## BUSINESS SUMMARY

**Overview:** Grocery Outlet Holding Corp. is a leading American discount grocery retailer, specializing in providing high-quality products at significantly reduced prices. Founded in 1946, the company has grown into a prominent player in the grocery industry, with over 400 stores across the United States. Grocery Outlet offers a wide variety of products, including fresh produce, dairy, meats, pantry staples, and household items. It operates under a unique business model that focuses on buying surplus and closeout products from manufacturers, allowing them to pass on the savings to customers.

**Mission:** To provide customers with exceptional value through quality groceries at unbeatable prices, while supporting communities and fostering a culture of innovation and growth.

**Business Model:** Grocery Outlet's success stems from its focus on offering brand-name goods at discounted prices. The company partners with top manufacturers and suppliers to acquire overstocked, closeout, or discontinued items, which are then sold at a fraction of the retail price. This allows Grocery Outlet to pass on significant savings to customers, while ensuring a constantly rotating selection of products.

**Target Market:** Grocery Outlet primarily targets budget-conscious consumers, including families, individuals seeking value, and shoppers looking for high-quality items at a lower cost. It operates in urban, suburban, and rural areas, making it accessible to a wide range of customers.

**Expansion & Growth:** With its unique business model and commitment to customer satisfaction, Grocery Outlet has seen substantial growth. The company continues to expand its footprint across the U.S., opening new stores in both existing and untapped markets.

## BRAND HIGHLIGHTS



[www.groceryoutlet.com](http://www.groceryoutlet.com)



Locations:  
**513+**



Years in Business:  
**78+ Years**



2024 Employees:  
**5,500+**



2017 Revenue:  
**\$2.08 Billion**



2023 Revenue:  
**\$3.97 Billion**  
(91.35% Increase  
In 6 Years)



2024 Equity:  
**\$1.5+ Billion**



Publicly Traded:  
**NASDAQ: GO**



2024 Assets:  
**\$2.5+ Billion**



Photos





Photos





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Section 3

# Location & Market Overview

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Winnemucca Lake



# WINNEMUCCA

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Winnemucca is a small city in northern Nevada, located in Humboldt County. It sits along Interstate 80, making it a key transportation hub in the region. Founded in the mid-19th century, the city was named after the Northern Paiute leader, Winnemucca. Its history is tied to the development of the railroad and the establishment of a trading post in the area.

Winnemucca has a population of around 7,500 people and serves as the economic and cultural center of Humboldt County. The city's economy is primarily based on mining, agriculture, and tourism. Mining, especially gold and silver, has been a major driver of the local economy for many years. The region also produces cattle and hay, and Winnemucca hosts a number of livestock events and rodeos.

For visitors, the city offers access to outdoor activities, such as hiking, fishing, and off-roading, as well as a number of historical sites, including the Humboldt Museum. Despite its small size, Winnemucca has a welcoming atmosphere and plays an important role in the surrounding rural community.

Winnemucca offers a variety of activities, from exploring the outdoors to learning about its history.

**Humboldt Museum:** This local museum showcases the history of Winnemucca and the surrounding region, with exhibits on Native American culture, the railroad, mining, and the area's pioneer history.

**Fishing and Boating:** Rye Patch Reservoir, about 30 miles from the city, is a popular location for fishing, boating, and picnicking.

**Off-Roading:** The region is known for its vast desert landscapes, making it a great place for ATV and off-roading adventures.

**Winnemucca Sand Dunes:** A popular spot for off-road vehicles and sand sports, these dunes are a short drive from the city and offer a unique desert experience.

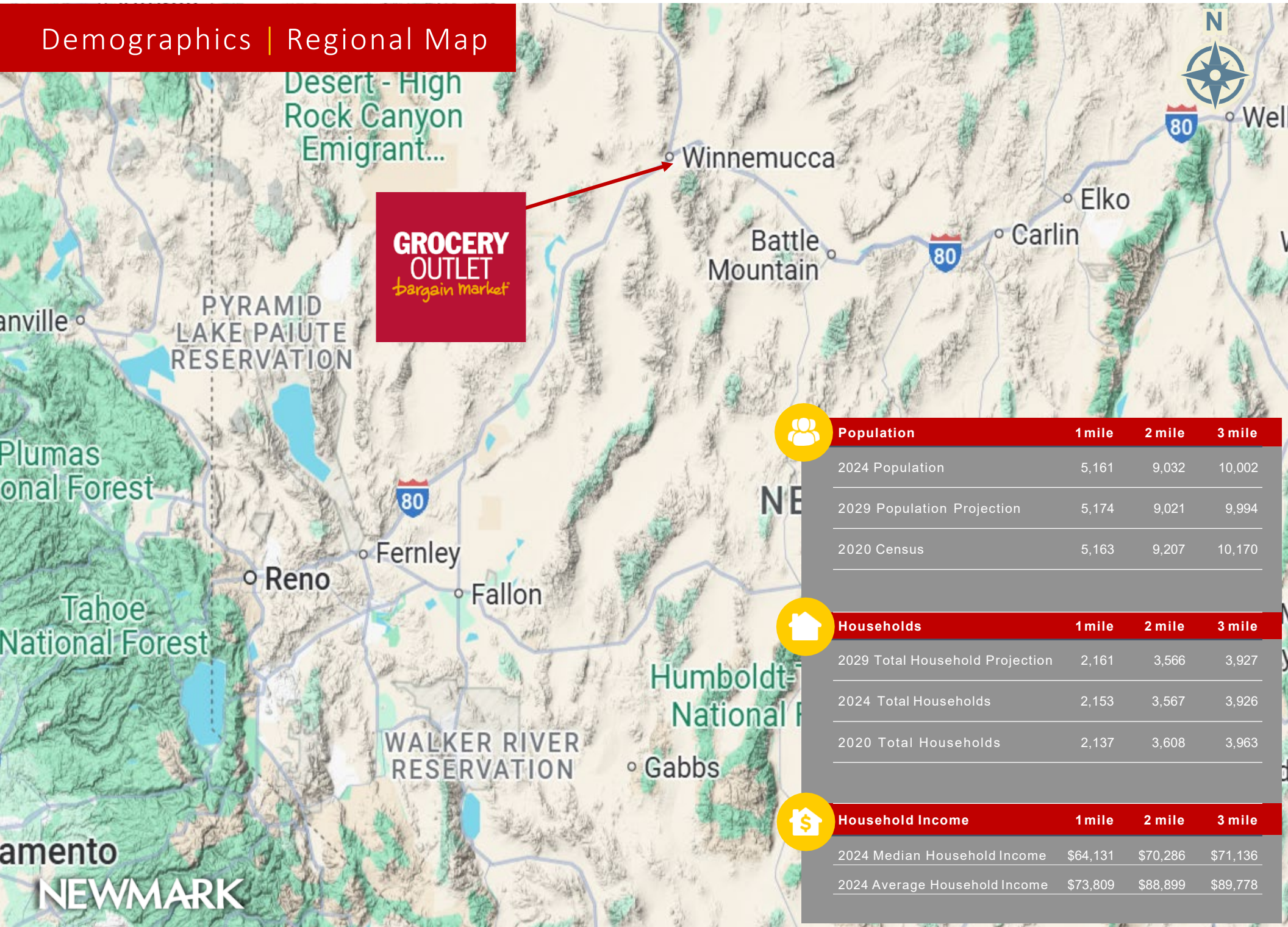
**Winnemucca Ranch:** For those interested in ranching culture, this site offers opportunities to explore the area's agricultural heritage, including cattle ranching and horseback riding.

**Events and Festivals:** Winnemucca hosts various local events throughout the year, including the Winnemucca Mule Days and the High Desert Rodeo, which celebrate the region's ranching and western traditions.





# Demographics | Regional Map



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Population	1 mile	2 mile	3 mile
2024 Population	5,161	9,032	10,002
2029 Population Projection	5,174	9,021	9,994
2020 Census	5,163	9,207	10,170

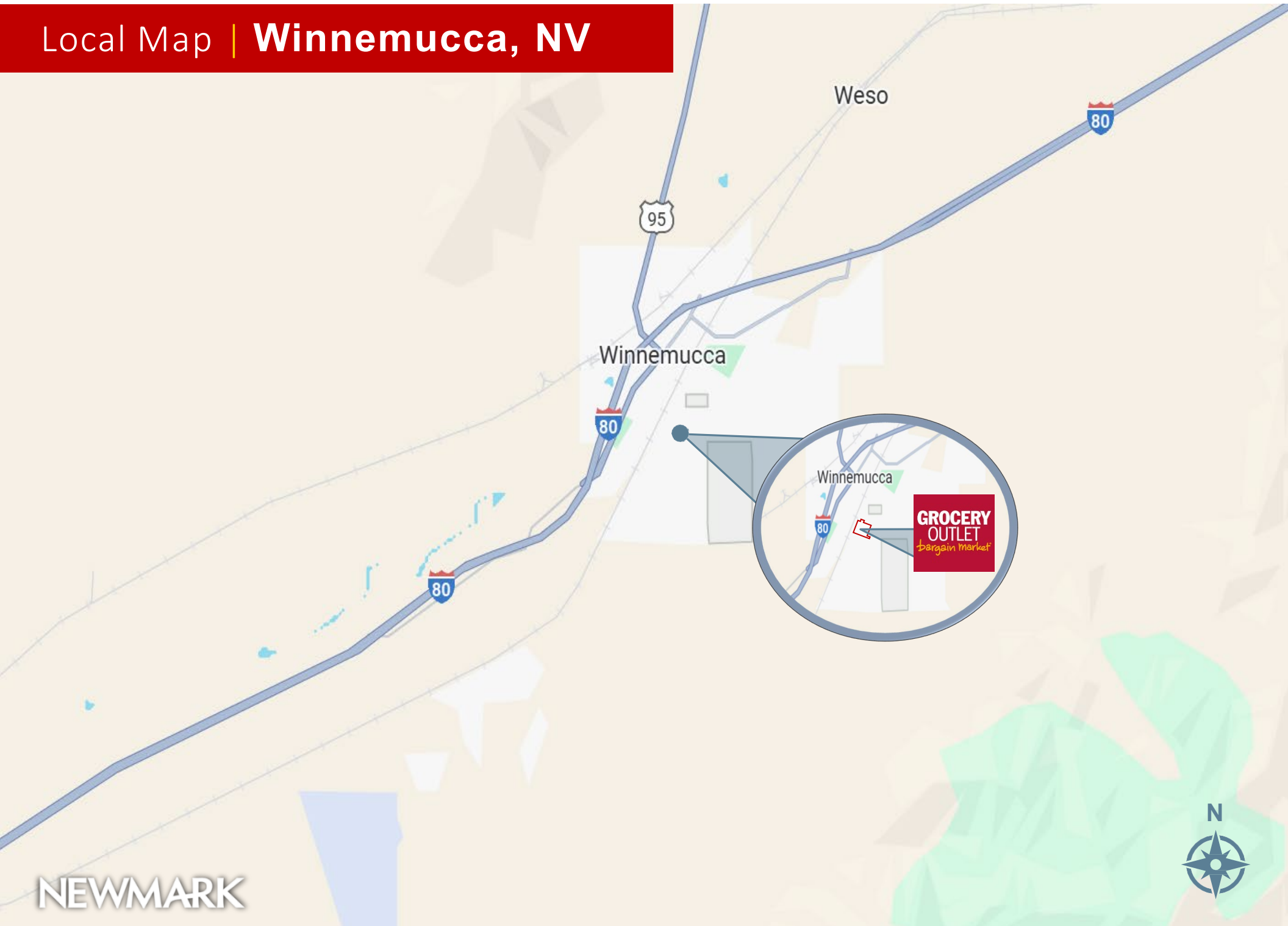


Households	1 mile	2 mile	3 mile
2029 Total Household Projection	2,161	3,566	3,927
2024 Total Households	2,153	3,567	3,926
2020 Total Households	2,137	3,608	3,963



Household Income	1 mile	2 mile	3 mile
2024 Median Household Income	\$64,131	\$70,286	\$71,136
2024 Average Household Income	\$73,809	\$88,899	\$89,778

# Local Map | Winnemucca, NV





# Local Aerial





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