



SANDBERG
MONETTE

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PINNACLE
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Family Dollar

307 6th Street, Las Animas, CO 81054

EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for Family Dollar in Las Animas, CO.

Pinnacle Real Estate Advisors is pleased to present 307 6th Street in Las Animas, CO—a rare investment opportunity featuring a free-standing Family Dollar with a strong national credit tenant in place who recently exercised a 5 year extension. Situated on a large lot with excess land, this property provides a compelling blend of stable cash flow and future development potential.

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INVESTMENT CONTACTS



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PROPERTY OVERVIEW



307 6TH STREET

Las Animas, CO 81054

Sale Price: Contact Broker

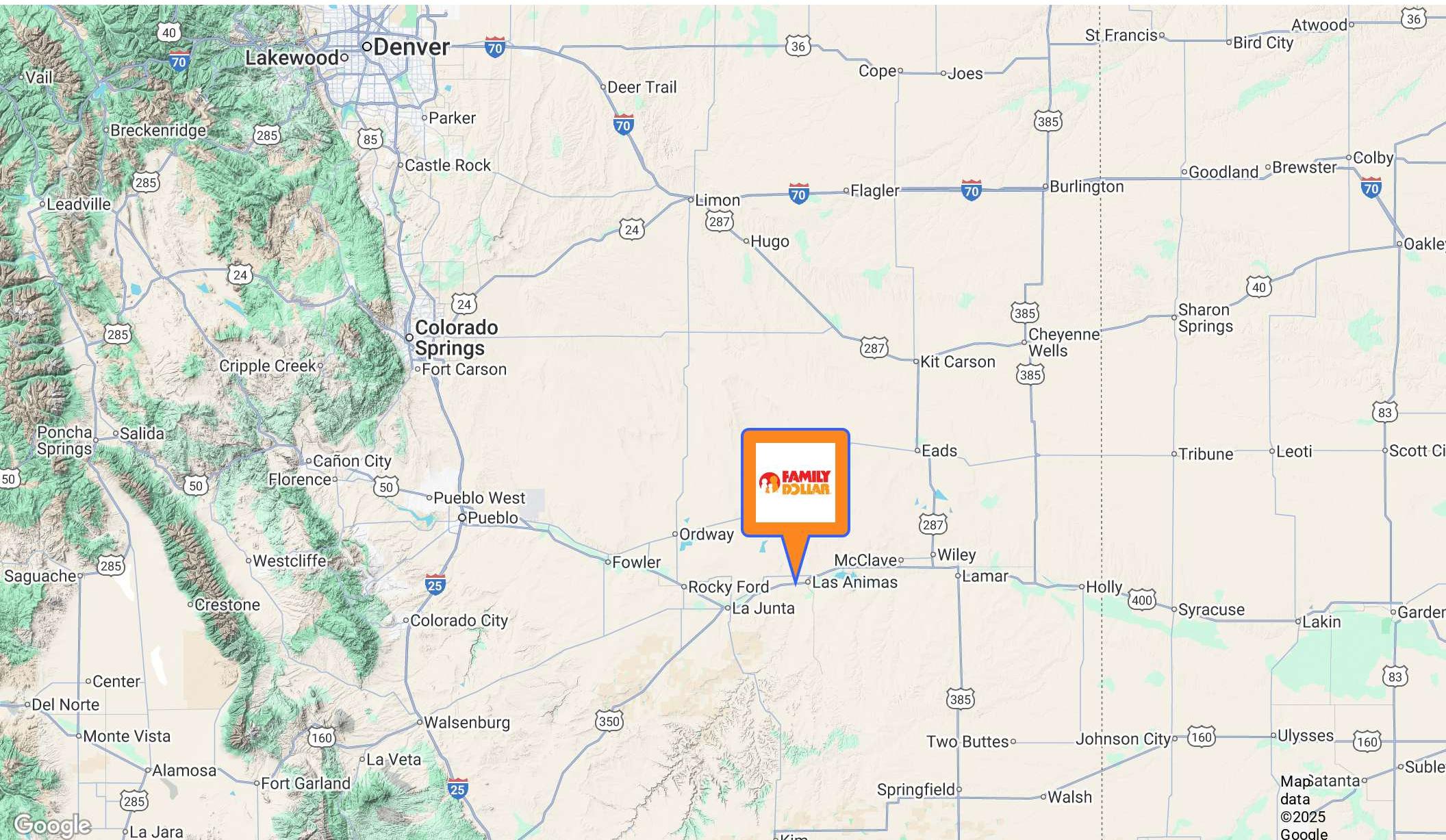
PROPERTY DESCRIPTION

Lease Type:	NNN
Building Size:	11,380 SF
Lot Size:	0.8 Acres
Number of Units:	1
Lease Years Remaining:	5
NOI:	\$105,375

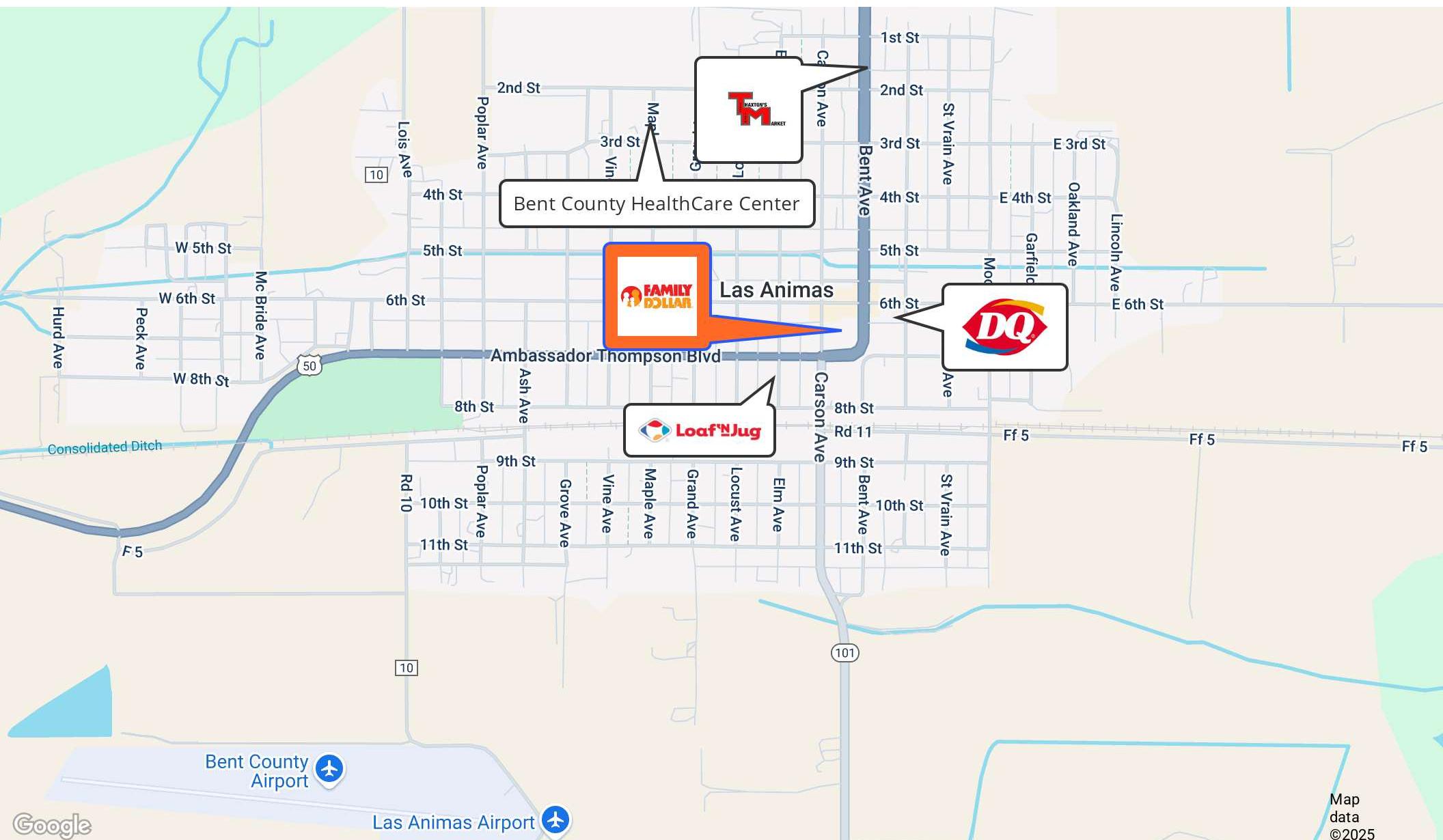
PROPERTY HIGHLIGHTS

- Long-Term Lease with Corporate Guarantee
- Recently Executed 5 year Lease Extension
- Five 5 Year Options to Extend with 10% Rent Increases in each Extension
- Opportunity to Develop Additional Retail or Multifamily
- Zoned for Commercial Use – Flexible Development Options
- Strategically Located in Downtown Las Animas with Highway Visibility
- Strong Local Demand for Goods & Services

AERIAL MAP



RETAILER MAP



TENANT PROFILE



TENANT HIGHLIGHTS

- National credit tenant with investment-grade rating
- Discount retailers remain resilient in volatile or recessionary economic conditions
- Strong corporate guarantee from Dollar Tree, Inc
- Long-term lease structure offering predictable cash flow
- Positioned in underserved retail areas with limited competition

FAMILY DOLLAR OVERVIEW

Parent Company:	Dollar Tree, Inc
Founded:	1959
Locations:	7,482
Credit Rating:	BBB (S&P Global Ratings) – Investment Grade
Total Revenue:	Approx. \$30.7-30.9 Billion (2024)
Headquarters:	Chesapeake, VA
Website:	www.familydollar.com

ABOUT FAMILY DOLLAR

Family Dollar is a leading discount retail chain offering a broad assortment of merchandise for everyday needs. The brand primarily serves low- to middle-income customers with value-focused products including household goods, cleaning supplies, food and beverage, apparel, and seasonal items. The company is strategically positioned in urban, suburban, and rural communities, with a strong presence in secondary and tertiary markets.

In 2015, Family Dollar was acquired by Dollar Tree, creating one of the largest discount retailers in the U.S. The combined entity operates over 16,000 stores across 48 states and Canada. Dollar Tree's diversified format (combining both Family Dollar and Dollar Tree banners) provides strong brand synergy, operational scale, and resilience in both strong and weak economic cycles.

DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 307 6th Street located in Las Animas, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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