navpoint
REAL ESTATE GROUP

OFFERING MEMORANDUM

SINGLE-TENANT NNN RETAIL INVESTMENT

Dollar Tree

6955 Mesa Ridge Parkway - Fountain, CO 80817

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Executive Summary

A 100%-occupied, single-tenant Dollar Tree investment inside a Safeway-anchored power center just east of Fort Carson.

NavPoint Real Estate Group is pleased to offer 6955 Mesa Ridge Parkway, a 10,000-square-foot single-tenant retail building leased to Dollar Tree, Inc. Built in 2016, the property sits within the Markets at Mesa Ridge, a busy retail center anchored by Safeway with a strong mix of national co-tenants along Fountain's primary commercial corridor.

Located just south of metro Colorado Springs with convenient I-25 access and positioned near a primary Fort Carson entrance — the region's largest employer — the site benefits from steady commuter, resident, and military-driven traffic.

- **Long-term NNN lease** — tenant reimburses CAM, insurance, taxes & admin; two 5-year renewal options with built-in rent steps.
- **Investment-grade tenant** — Dollar Tree, Inc. (NASDAQ: DLTR), Fortune 500, 9,000+ locations.
- **New construction** — delivered 2016, no deferred maintenance for an incoming landlord.

PRICE
$1,968,000

NOI
$127,918

CAP RATE
6.50%

BUILDING SIZE
10,000 SF

PROPERTY TYPE
Retail

YEAR BUILT
2016

OCCUPANCY
100%

PARKING
Ample

- **Long-Term NNN Lease Structure** — tenant reimburses CAM, insurance, taxes & admin; two 5-year renewals with rent steps.
- **Strong Demographics** — ~86,798 residents projected within 5 miles by 2024, avg. HH income $75,779.
- **Secure Tenant** — Dollar Tree, founded 1986, 9,000+ locations, NASDAQ: DLTR.
- **Adjacent to a Major Power Center** — anchored by Safeway, with O'Reilly, Chick-fil-A, Taco Bell & more.
- **Excellent Site Visibility** — fronting Fountain Mesa Rd, ~22,884 vehicles per day.

Nearby Retail & Access

Nearby Retail & Access

Tenant Overview

FOUNDED **1986**	HEADQUARTERS **Chesapeake, VA**
LOCATIONS **9,000+**	STOCK TICKER **DLTR**

Dollar Tree is one of North America's largest discount retailers, headquartered in Chesapeake, Virginia. Following the sale of its Family Dollar business in 2025, the company operates more than 9,000 stores across the United States and Canada, supported by a nationwide distribution network and approximately 153,000 associates.

Dollar Tree stores offer a broad assortment of household essentials, food and snacks, health and beauty products, seasonal merchandise, party supplies, and other value-priced goods. Typical store footprints range from 8,000 to 10,000 square feet, closely matching this location.

The company continues to enhance its merchandising strategy through expanded multi-price offerings and refrigerated and frozen food programs, increasing shopping frequency while maintaining its value-focused brand. Backed by an efficient supply chain and continued investment in logistics infrastructure, Dollar Tree remains one of the nation's leading discount retailers.

Tenant Overview

Top 15%
COLORADO STORES

Top 21%
NATIONWIDE

79th Percentile
NATIONAL PERFORMANCE

Strong Consumer Draw
ESTABLISHED RETAIL CORRIDOR

Store ranks as #21 amongst 130 stores in Colorado, and #1,909 amongst 9,141 stores Nationally.

Lease Summary

Tenant	Square Footage	Lease		Current Monthly Base Rent	Current Monthly Base Rent PSF	Rent Escalations		Exepense Reimb. Type
		Commence Date	Expiration Date			Increase	Date	
Dollar Tree Stores, Inc., a Virginia corporation	10,000	3/31/2017	3/31/2032	$10,416.87	$12.50	OPTION 10,833.33 OPTION $11,250.00	ONE 04/2027 Two 04/2032	NNN

In no event shall the expiration date be in October, November, or December and if it is scheduled to be in any of those months, it shall be automatically extended to January 31 and tenant shall pay rent for the extended months. Two, five year options to renew at rates defined with 10 months notice. Exclusive Use in the Shopping Center, that Landlord has ownership or control over, for any use of a single price point variety retail store that occupies less than 60,000 SF.

Lease Summary

Tenant Responsibilities	Tenant shall keep the Premises and any fixtures, facilities, or equipments contained therein in good condition and repair, including but not limited to interior and exterior portions of all doors, windows, plate glass, and showcases surrounding the Premises, all electrical, plumbing, and sewer systems inside the Premises, and all portions of the storefront that do not constitute Common Area.
Landlord Responsibilities	Landlord shall keep the foundations, roof, floor, floor slab, walls, and other structural portions of the Premises in good repair. Landlord shall keep and maintain the sprinkler system servicing the Premises in good order and repair and shall keep the exterior of the Building free of graffiti.
HVAC	During the Lease Term, Tenant, at its sole cost and expense, shall maintain a service contract for and perform routine, standard HVAC System maintenance. Landlord, at its sole cost and expense, shall replace and HVAC System as and when needed provided Tenant maintains the required service contract and performs the required routine maintenance.
Common area Maintenance	Except for those Common Areas maintained and repaired by the association, Landlord shall be solely resposible for the maintenance, repair, and replacement of the sidewalks, landscaping, parking areas, parking lot lighting, handicap ramps, speed bumps, access ways, common utility systems and connections, and sweeping/clearing snow, ice, and debris from the Common Areas. Tenant shall have no obligations with respect to such maintenance except to reimburse Landlord for Tenant's Proportionate Share of CAM Costs. CAM Cost Cap of 5% (excludes Property Taxes, insurance, snow/ice removal and utilities/utility rate increases).
Insurance	Tenant shall pay to Landlord Tenant's Proportionate Share of insurance premiums actually paid by Landlord during the Lease Term.
Utilities	Landlord shall maintain all necessary pipes, mains, conduits, wires, and cables leading to the Premises for all utilities. Tenant shall have all utilities servicing the Premises placed in Tenant's name and shall pay all utility bills with respect to the utilities consumed in the Premises during the Lease Term directly to the appropriate service provider. Tenant shall be responsible for Tenant's trash and refuse collection and disposal.
Property Taxes	Landlord shall pay all Real Property Taxes when they become due and payable. Tenant shall pay to Landlord Tenant's Proportionate Share of all Real Property Taxes payable during the Lease Term.
Administration Fee	In lieu of management fees, Landlord may charge an Administrative Fee equal to 10% of CAM Costs (excludes Property Taxes, utilities, and insurance)

Lease Summary

Period	Net Operating Income	Cap Rate	Term
11/1/2026-10/31/2027	$127,918	6.50%	Initial Term / FIRST OPTION
11/1/2027-10/31/2028	$130,000	6.61%	FIRST OPTION
11/1/2028-10/31/2029	$130,000	6.61%	FIRST OPTION
11/1/2029-10/31/2030	$130,000	6.61%	FIRST OPTION
11/1/2030-10/31/2031	$130,000	6.61%	FIRST OPTION
11/1/2031-10/31/2032	$132,917	6.75%	FIRST OPTION / SECOND OPTION
11/1/2032-10/31/2033	$135,000	6.86%	SECOND OPTION
11/1/2033-10/31/2034	$135,000	6.86%	SECOND OPTION
11/1/2034-10/31/2035	$135,000	6.86%	SECOND OPTION
11/1/2035-10/31/2036	$135,000	6.86%	SECOND OPTION

Fountain, CO

Located approximately 10 miles south of downtown Colorado Springs along the Interstate 25 corridor, Fountain has become one of the fastest-growing communities in the Pikes Peak region.

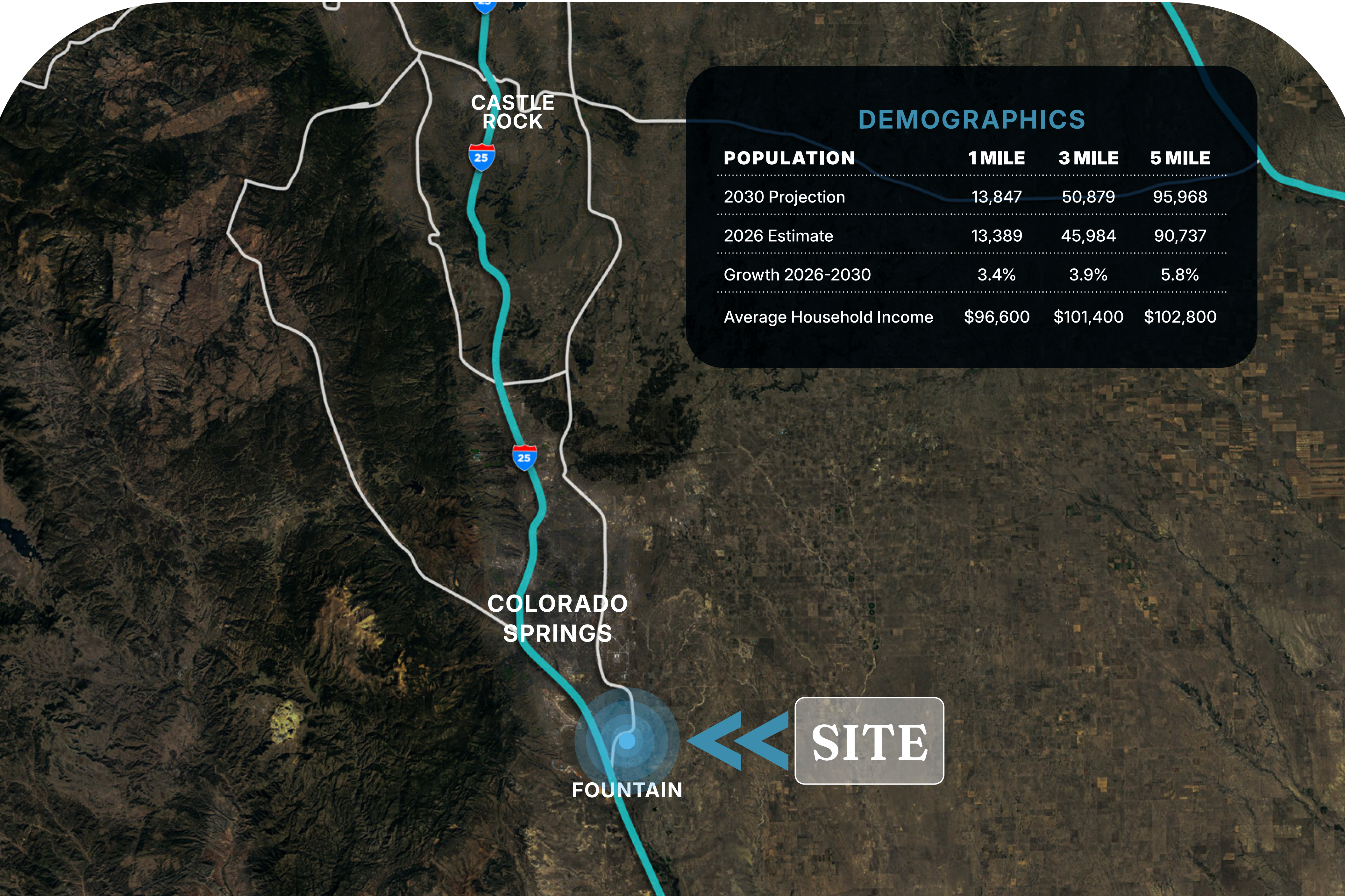
As the second-largest municipality in El Paso County, the city serves as the commercial hub for the greater Fountain Valley, supporting a regional trade area of more than 109,000 residents while continuing to experience sustained residential and commercial growth.

Fountain's economy is anchored by its strategic location adjacent to Fort Carson, Colorado's largest employer and one of the region's primary economic drivers. The installation supports more than 35,000 military personnel, civilian employees, and contractors, while contributing a steady pipeline of skilled workers and creating substantial demand for housing, retail, restaurants, and essential services throughout the surrounding community.

The city's business environment is strengthened by excellent regional connectivity via Interstate 25, proximity to Colorado Springs, and access to major transportation infrastructure. Fountain has identified six primary commercial development districts and continues to attract investment across retail, manufacturing, logistics, professional services, motorsports, and industrial sectors. Population growth and new residential development continue to drive demand for additional shopping, dining, and lifestyle amenities, reinforcing the city's position as an expanding retail market.

Fountain offers residents a desirable blend of small-town character and Front Range accessibility. With panoramic views of Pikes Peak, extensive parks and trail systems, quality schools, and convenient access to Colorado Springs' employment centers, the community continues to attract military families, young professionals, and long-term residents seeking an affordable, high-growth market with an exceptional quality of life.

Fountain, CO



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	13,847	50,879	95,968
2026 Estimate	13,389	45,984	90,737
Growth 2026-2030	3.4%	3.9%	5.8%
Average Household Income	$96,600	$101,400	$102,800

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