



40-55 Mins to
World Class Iconic Ski Resorts
Such as Breckenridge, Copper Mountain, Keystone, and Arapahoe Basin



NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

Dollar General

Rare Colorado Mountain STNL Property With Extreme Barriers to Entry
Kremmling, CO



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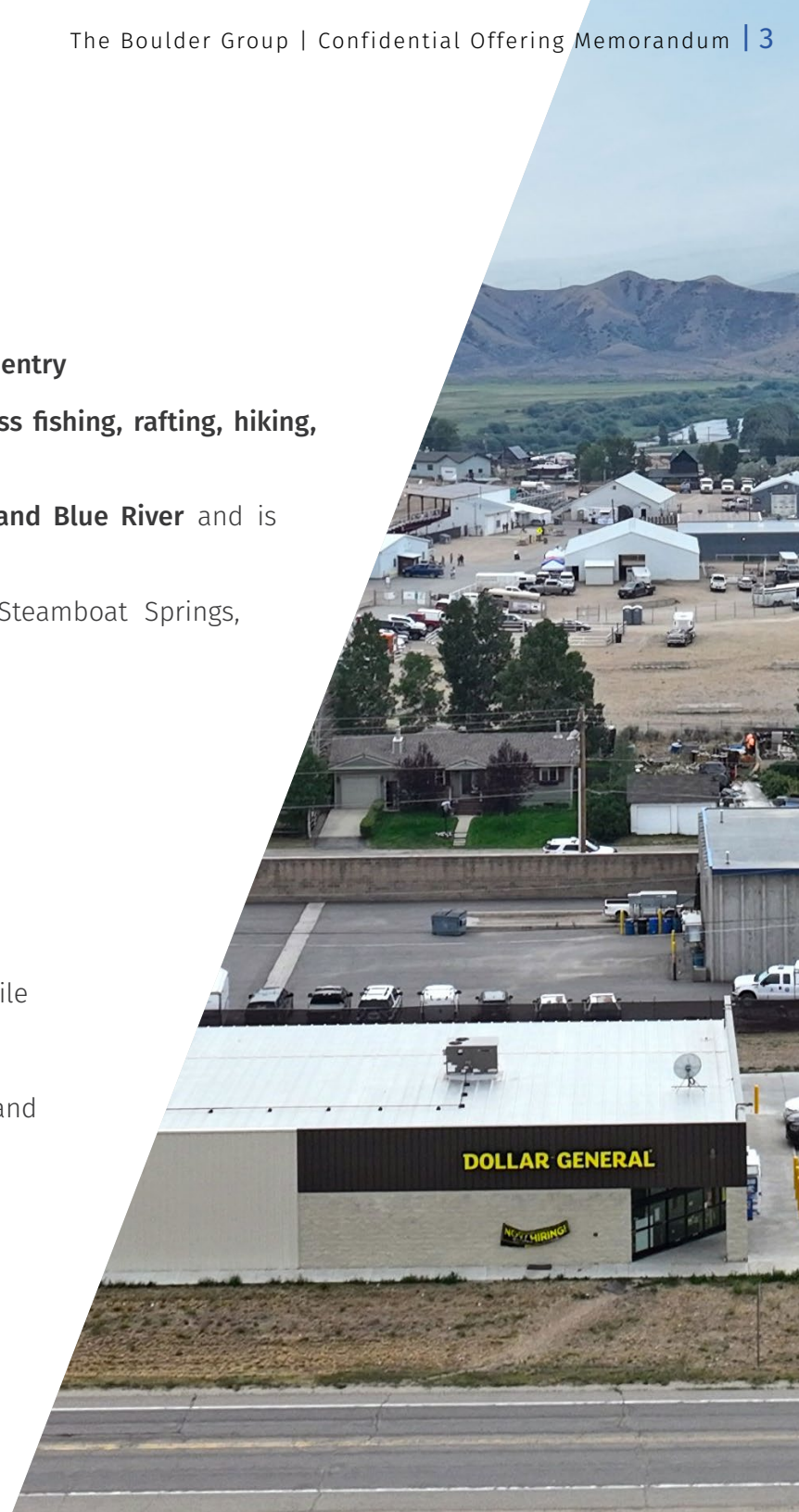
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Disclaimer Statement



Investment Highlights

- » **Rare Colorado mountain town** single tenant property with **extreme barriers to entry**
- » Kremmling is a **popular destination for outdoor enthusiasts with world class fishing, rafting, hiking, mountain biking, and camping**
- » Kremmling is **immediately north of the confluence of the Colorado River and Blue River** and is strategically where **Highway 9 intersects with Highway 40**
- » Located **within 50 miles of numerous world class ski resorts** including Steamboat Springs, Breckenridge, Keystone, Winter Park, Copper Mountain, and Arapahoe Basin
- » Long-term lease with **10+/- years remaining**
- » **Rental increases in primary term** and renewal options
- » Absolute triple net lease with **no landlord responsibilities**
- » **Recently constructed (2020) store**
- » **Minimal competition** in immediate area
- » **Affluent area** with average annual household income of \$100,000 within one mile
- » Dollar General is an **investment grade rated company** (S&P: BBB)
- » Dollar General is a **best-in-class operator** that is an e-commerce resistant and recession-proof company
- » Dollar General is **planning to open 575+ stores in 2025** and continues to experience same-store sales growth



Investment Overview



PRICE
\$1,930,000



CAP RATE
5.85%



NOI
\$112,917



ADDRESS
1002 Park Avenue
Kremmling, CO 80459

RENT COMMENCEMENT:

October 13, 2020

LEASE EXPIRATION:

October 31, 2035

RENTAL ESCALATIONS:

5% Every Five Years

RENEWAL OPTIONS:

Three 5-Year

TENANT:

Dollar General

CREDIT RATING:

Investment Grade (S&P: BBB)

LEASE TYPE:

Absolute Triple Net

LANDLORD RESPONSIBILITIES:

None

BUILDING SIZE:

9,002 SF

LAND SIZE:

.97 Acres

YEAR BUILT:

2020

NOI SCHEDULE:

NOI	Date	Period	Increase
\$112,917	11/1/2025	Primary Term	5%
\$118,562	11/1/2030	Primary Term	5%
\$124,491	11/1/2035	Option 1	5%
\$130,715	11/1/2040	Option 2	5%
\$137,251	11/1/2045	Option 3	5%

DOLLAR GENERAL®

Aerial



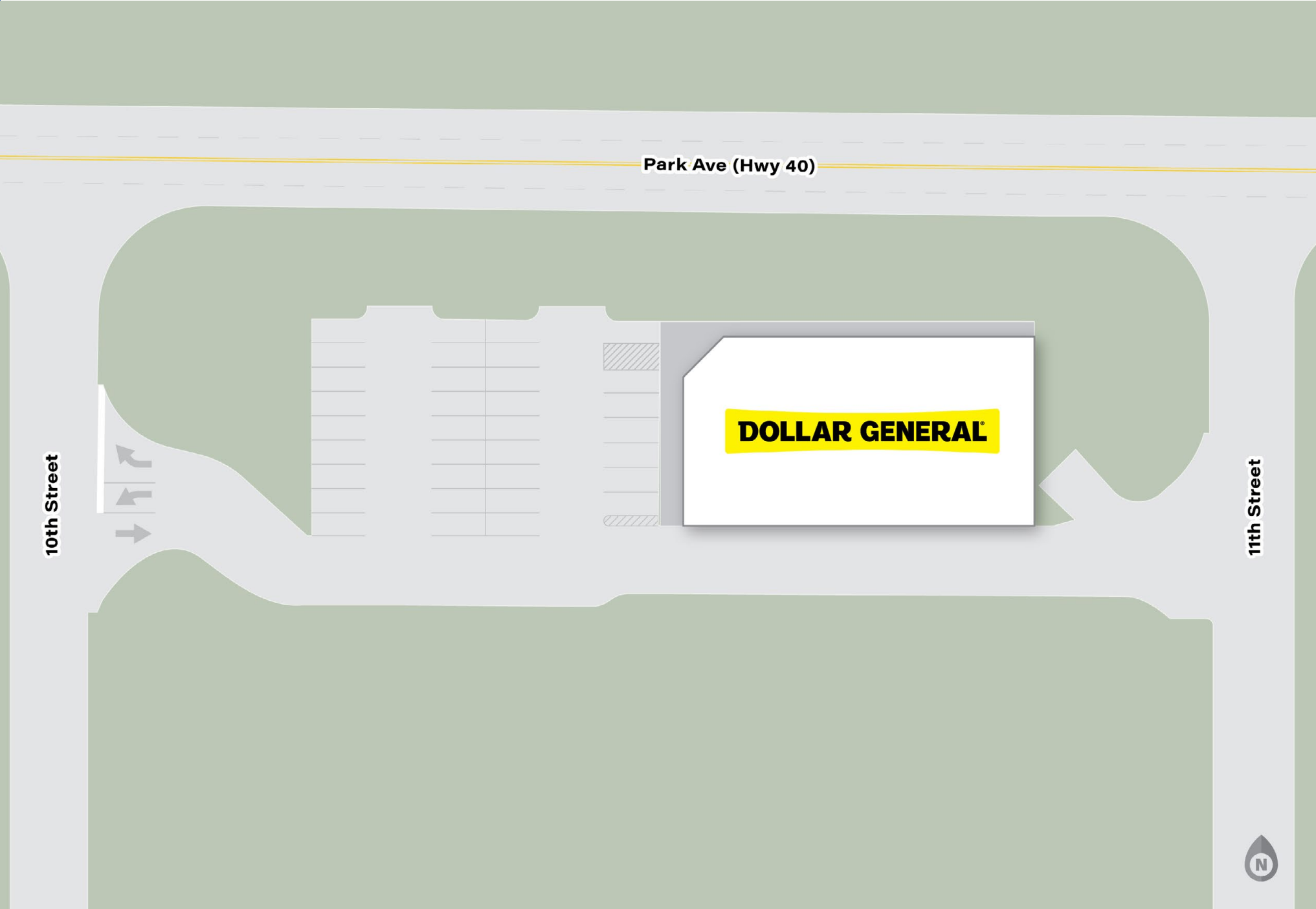
Aerial



Photographs



Site Plan



Map

Demographics



TOTAL POPULATION

1-MILE	1,780
3-MILE	1,844
5-MILE	1,923



TOTAL HOUSEHOLDS

1-MILE	731
3-MILE	752
5-MILE	770



AVERAGE HOUSEHOLD INCOME

1-MILE	\$100,152
3-MILE	\$100,370
5-MILE	\$100,842

DOLLAR GENERAL

ASPEN

BEAVER CREEK

AVON

VAIL

LEADVILLE

FRISCO

SILVERTHORNE

BRECKENRIDGE

KEYSTONE

COPPER MOUNTAIN

ARAPAHOE BASIN

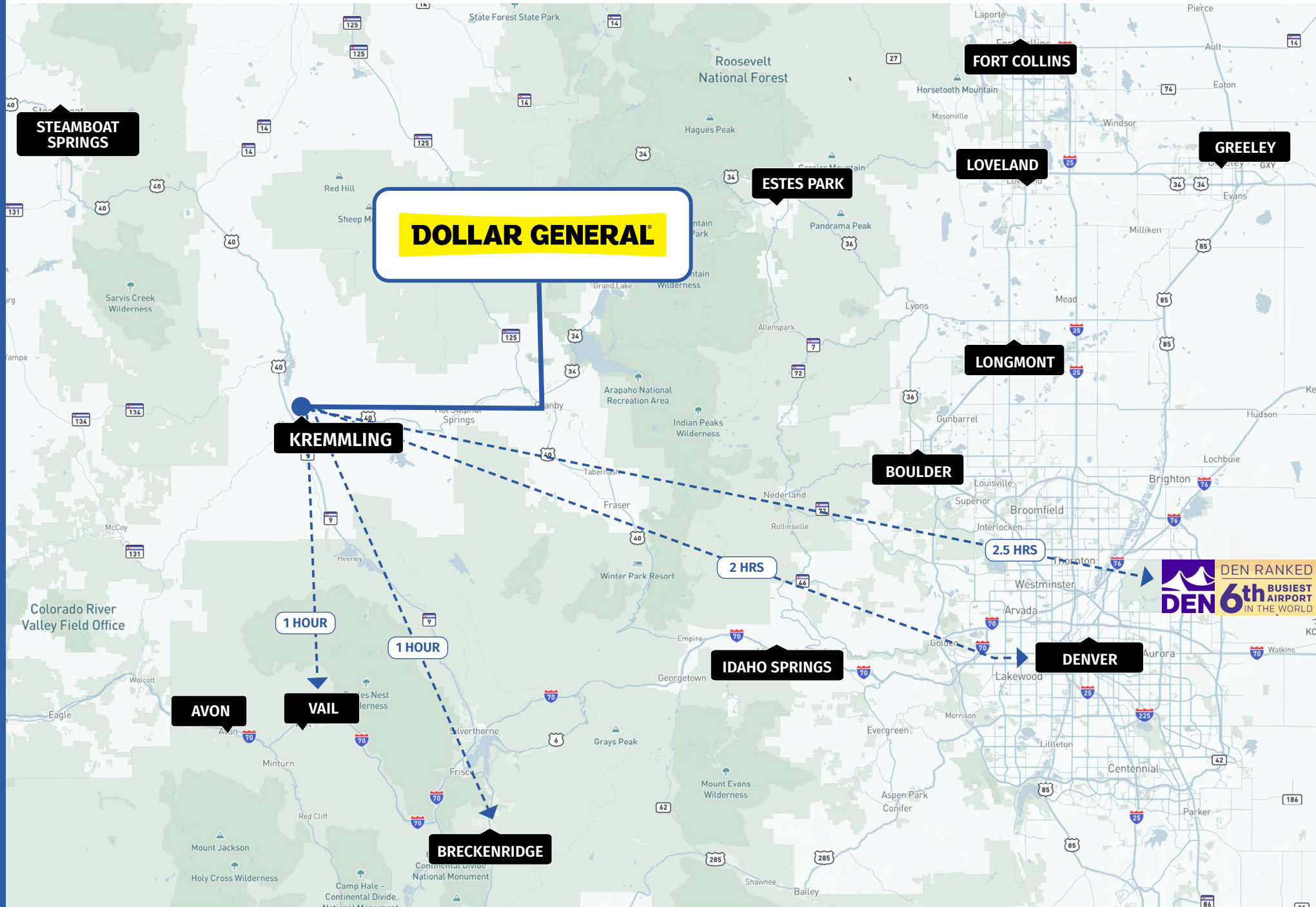
WINTER PARK

NEDERLAND

GRANBY

KREMMLING

Map



Tenant Overview

DOLLAR GENERAL®

DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 20,400 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$25 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$25 billion
Number of Locations:	20,400+
Headquarters:	Goodlettsville, TN





Location Overview



KREMMLING, COLORADO

Kremmling is a historic town nestled in the heart of Grand County, Colorado, with a population of approximately 1,400 residents. Strategically located at the crossroads of U.S. Highway 40 and Highway 9, Kremmling serves as a gateway to Colorado's renowned outdoor recreation and is a popular destination for world-class fishing, white water rafting and kayaking, hiking, mountain biking, and camping.

It is approximately 90 miles northwest of Denver, making it a popular destination for weekend visitors and day-trippers. The town is also within close proximity to several premier ski resorts, including Winter Park Resort (about 40 miles east), Keystone (45 miles), Breckenridge (50 miles), Copper Mountain (50 miles) Arapahoe Basin (50 miles), and Steamboat Springs (approximately 70 miles northwest), offering residents and visitors easy access to world-class skiing, snowboarding, and year-round mountain activities.

The town's economy is supported by key employers such as the West Grand School District, Bureau of Land Management, Union Pacific Railroad, and local businesses, providing a stable employment base and economic resilience.

Kremmling's combination of small-town charm, economic stability, and convenient proximity to Denver and major ski destinations makes it an appealing community for residents and visitors seeking both a peaceful lifestyle and easy access to Colorado's renowned outdoor recreation.

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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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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