



SANDBERG
MONETTE

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401 US Highway 24 N
Buena Vista, CO 81211

100% Occupied NNN Investment

EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 401 US HWY 24 N in Buena Vista, CO.

Pinnacle Real Estate Advisors is pleased to announce that they have been retained as the exclusive marketing advisor for 401 US Highway 24 North in Buena Vista, Colorado. Strategically located along U.S. Highway 24 between Poncha Springs and Leadville, this retail center benefits from consistent daily traffic from commuters, regional residents, and tourists en route to rafting, hiking, and other outdoor adventures. The ±13,230 square foot property is anchored by a long-term, corporately leased Family Dollar and also includes Little Daisy Liquor, both on long-term NNN leases. With over 147 feet of prominent highway frontage, the center serves Buena Vista's 2,800 residents, the broader Chaffee County community, and a steady stream of eco-tourism visitors drawn to the Arkansas Valley's recreational appeal.

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INVESTMENT CONTACTS



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PROPERTY OVERVIEW

401 US HIGHWAY 24 N

Buena Vista, CO 81211

Sale Price: Contact Broker



PROPERTY DESCRIPTION

Building Type:	Retail
Building Size:	13,230 SF
Lot Size:	1.65 Acres
Number of Units:	2
YOC:	1995
Lease Type:	NNN
NOI:	\$159,572

PROPERTY HIGHLIGHTS

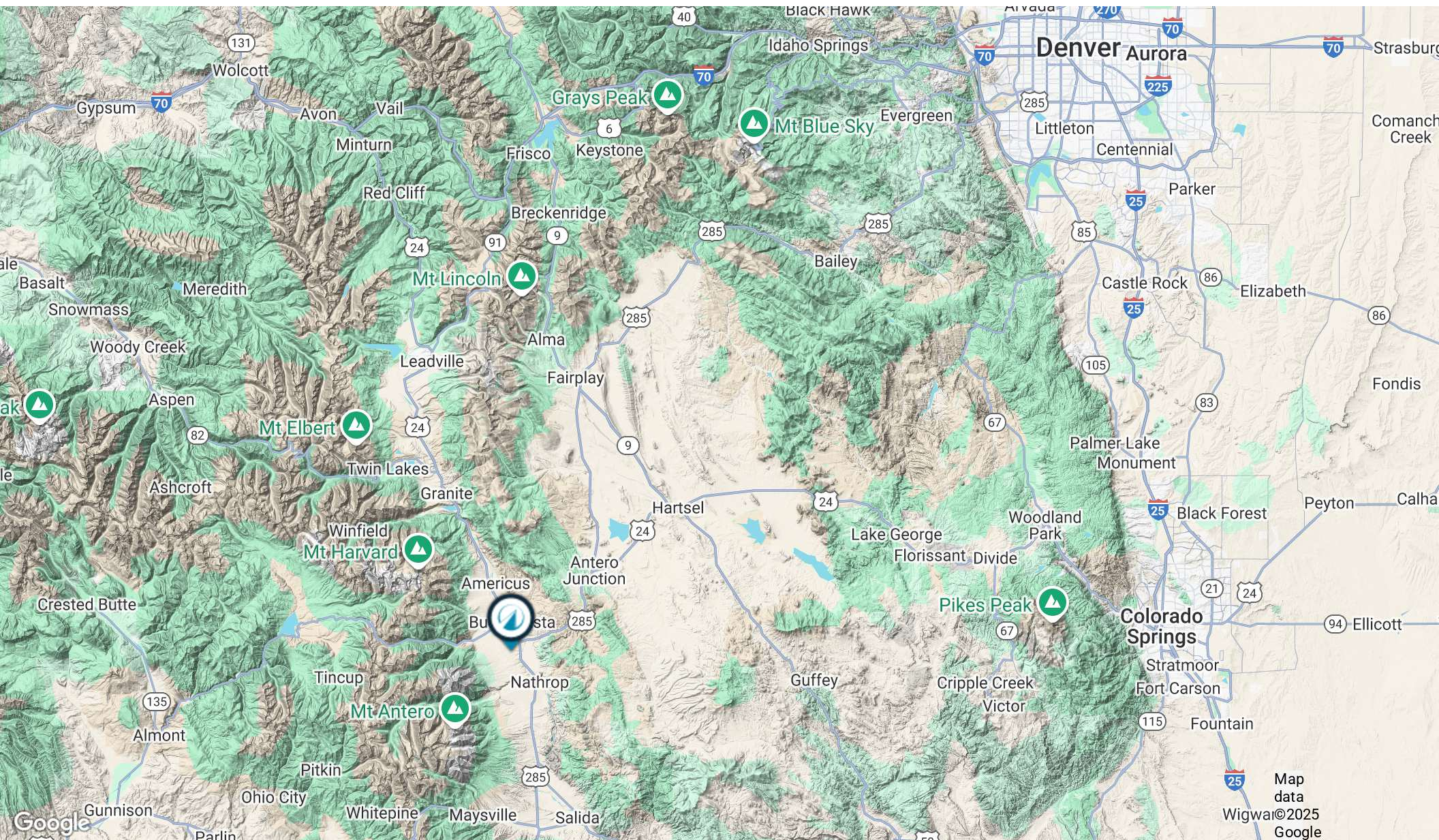
- Long-term lease with Family Dollar, a subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR)
- Includes additional tenancy from Little Daisy Liquor, providing stable supplemental income
- NNN Lease Structure: Minimal landlord responsibilities with strong cash flow potential
- Captures daily traffic from commuters, tourists, and residents traveling between Poncha Springs and Leadville
- Serves Buena Vista's ~2,800 residents, broader Chaffee County, and a high volume of seasonal tourists



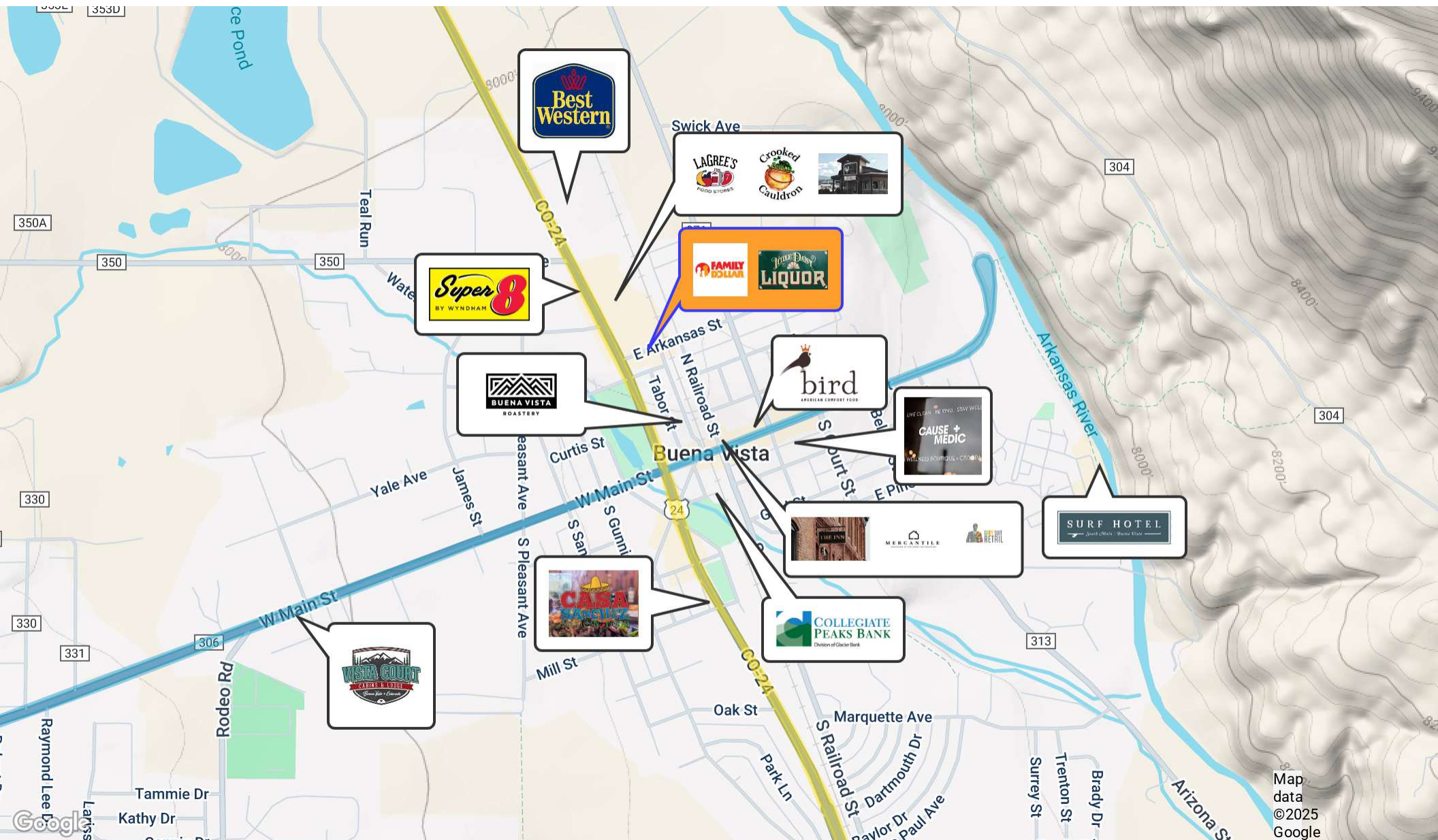
ADDITIONAL PHOTOS



AERIAL MAP



RETAILER MAP



INVESTMENT ANALYSIS

Effective Occupied SF:	13,230 sf	100.0%					
Effective Vacant SF:	0 sf	0.0%					
Total SF:	13,230 sf	100.0%					
Tenant	Unit	RSF			Monthly Base Rent	Annual Base Rent	Annual PSF
Family Dollar		9,530	7/1/10	6/30/30	\$8,470	\$101,640	\$10.67 psf
Little Daisy Liquor Store		3,700	8/1/16	7/31/31	\$4,828	\$57,932	\$15.66 psf
TOTALS		13,230 sf			\$13,298	\$159,572	

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this analysis. You are responsible to independently verify its accuracy and completeness.

INVESTMENT ANALYSIS

Effective Occupied SF:		13,230 sf	100.0%								
Effective Vacant SF:		0 sf	0.0%								
Total SF:		13,230 sf	100.0%								
Tenant	Unit	RSF	SF	Lease Commencement	Lease Expiration	Rental Year/Months	Monthly Base Rent	Annual Base Rent	Annual PSF	Extension Options	Lease Type
Family Dollar	First Floor	9,530	72.0%	7/1/10	6/30/30	Years 10-15	\$8,470	\$101,640	\$10.67 psf	Two, 5 year options to extend.	NNN
Little Daisy Liquor Store	Garden Level	3,700	28.0%	8/1/16	7/31/31	Year 1	\$4,164.38	\$49,973	\$13.51 psf		NNN
						Year 2	\$4,289.31	\$51,472	\$13.91 psf		
						Year 3	\$4,417.99	\$53,016	\$14.33 psf		
						Year 4	\$4,550.53	\$54,606	\$14.76 psf		
						Year 5	\$4,687.05	\$56,245	\$15.20 psf		
						Year 6	\$4,827.66	\$57,932	\$15.66 psf		
						Year 7	\$4,972.49	\$59,670	\$16.13 psf		
						Year 8	\$5,121.66	\$61,460	\$16.61 psf		
						Year 9	\$5,275.31	\$63,304	\$17.11 psf		
						Year 10	\$5,433.57	\$65,203	\$17.62 psf		
TOTALS		13,230 SF									

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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 General, 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, Virginia
Website:	https://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.



TENANT PROFILES



TENANT HIGHLIGHTS

- Despite its formal trade name registration date in 2016, the store is widely recognized as a long-standing local institution, suggesting a deeper-rooted history in Buena Vista
- Holds an impressive average rating of 4.2 to 4.3 stars across over 130–150 online reviews, reflecting consistent satisfaction among shoppers
- Known for offering the largest selection of craft and microbrews in town, along with a diverse array of wines and spirits
- Beyond beverages, the store stocks unique items like Innova discs and bags—broadening its appeal to both drink enthusiasts and the local recreation community

LITTLE DAISY LIQUOR OVERVIEW

Company:	Little Daisy Liquor
Locations:	1

ABOUT LITTLE DAISY LIQUOR

Little Daisy Liquor is a well-established and highly regarded retail tenant serving the Buena Vista community and surrounding areas. The business proudly advertises its long-standing presence in the area, claiming over 130 years of service to the local community. Known for its expansive selection of craft beers, wines, and spirits, the store has built a loyal customer base and a strong local reputation, with over 130 online reviews averaging 4.3 stars. In addition to offering top-tier beverage options, Little Daisy Liquor enhances the customer experience through convenient amenities such as mobile payment options and delivery services. The store also caters to the area's active lifestyle by stocking niche items like disc golf gear. With estimated annual sales approaching \$1 million and a long-term NNN lease in place, Little Daisy Liquor provides a stable, income-generating presence within the center, making it a valuable component of this investment opportunity.



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 401 US Highway 24 N located in Buena Vista, 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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