



226 E MAIN ST
RANGELY,
COLORADO 81648



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SALE



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EXECUTIVE SUMMARY

226 E MAIN ST, RANGELY, CO

PRICE: \$2,600,000 CAP: 4.37% NOI: \$113,534.04

OVERVIEW

PRICE \$2,600,000
GROSS LEASABLE AREA 9,100 SF
LOT SIZE 1.88 ACRES
BASE RENT \$9,461.17/MO
YEAR BUILT 2020

ANNUALIZED OPERATING DATA

BASE TERM 15 YEARS
ANNUAL RENT \$113,534.04
YEARS 1-15 (CURRENT)
YEARS 16-20* \$124,887.48
YEARS 21-25** \$137,376.24
YEARS 26-30*** \$151,113.84

LEASE ABSTRACT

LEASE TYPE ABSOLUTE NNN
BASE TERM 15 YEARS
LEASE COMMENCEMENT 10/05/2020
LEASE EXPIRATION 09/30/2035
RENEWAL OPTIONS 3 X 5 YEARS
INCREASES @ OPTIONS
LANDLORD OBLIGATIONS NONE

An asterisk (*) indicates an extension period. The number of asterisks corresponds to the respective extension period.

INVESTMENT HIGHLIGHTS

226 E MAIN ST, RANGELY, CO

Turnkey Absolute NNN Investment - Dollar General, Rangely, CO

An exceptional opportunity to acquire a high-performing **Dollar General** operating under an **absolute triple-net (NNN) lease** in the thriving city of **Rangely, Colorado**. Located at 226 E Main St this freestanding, single-tenant property is backed by a corporate -guaranteed lease and offers investors truly passive income.

Key Investment Highlights:

- **Stable, Essential National Credit Tenant**
 - Corporate-guaranteed lease by Dollar General Corporation (NYSE:DG) - a leading US discount retailer with a long history of consistent expansion and profitability
 - Tenant has investment-grade credit (Standard & Poor's BBB; Moody's Baa2), enhancing security of rent payments
 - Dollar General specializes in everyday essentials (consumables, home goods, seasonal items), which drives recurring local foot traffic and resilience during economic cycles
- **Landlord-Friendly Lease Structure**
 - Structured as a 15-year Absolute NNN Lease, meaning tenant pays all property expenses - Taxes, insurance, maintenance - delivering truly passive income to the investor
 - The fee-simple ownership structure is ideal for long-term investors and 1031 exchange buyers
- **Necessity Retail in a Core Regional Market**
 - Dollar General's business model thrives in small towns and rural markets, where national discount retail options are limited and consumer reliance is high. Approximately 70% of stores are located in towns with populations under 20,000.
 - Rangely, CO serves as a regional hub for local residents, oil & gas workers, and travelers, making the store an essential shopping destination
 - Main Street/Retail frontage of Rangely sees meaningful traffic (~4,000-6,000 vehicles per day) - supporting visibility and convenience
- **Demographic and Economic Support**
 - The town of Rangely (~2,300 residents) anchors surrounding rural communities in Rio Blanco County, providing a built-in customer base
 - Local employers such as Colorado Northwestern Community College and Rangely District Hospital contribute to daytime population and steady spenders within walking or short drive distance
 - State Highway 64 (near Rangely) carries regional traffic through the area, including tourism and energy industry travel
- **Passive, Fixed Income with Upside Potential**
 - Dollar General NNN investments tend to offer a yield advantage vs other single-tenant net lease sectors
 - The property can appeal to 1031 exchange investors, passive income buyers, and risk-averse net-lease portfolios

PROPERTY OVERVIEW

226 E MAIN ST, RANGELY, CO

ACCESS:

- E Main St & E Rio Blanco Ave
 - 2 curb cuts (1 on each street)

TRAFFIC COUNTS:

- Main Street - 4,000-6,000 VPD

IMPROVEMENTS:

- Approximately 9,100 SF of existing building area

PARKING:

- There are approximately 30 parking spaces on the owned parcel
- The parking ratio is approximately 3.3 stalls per 1,000 SF of leasable area

YEAR OF CONSTRUCTION:

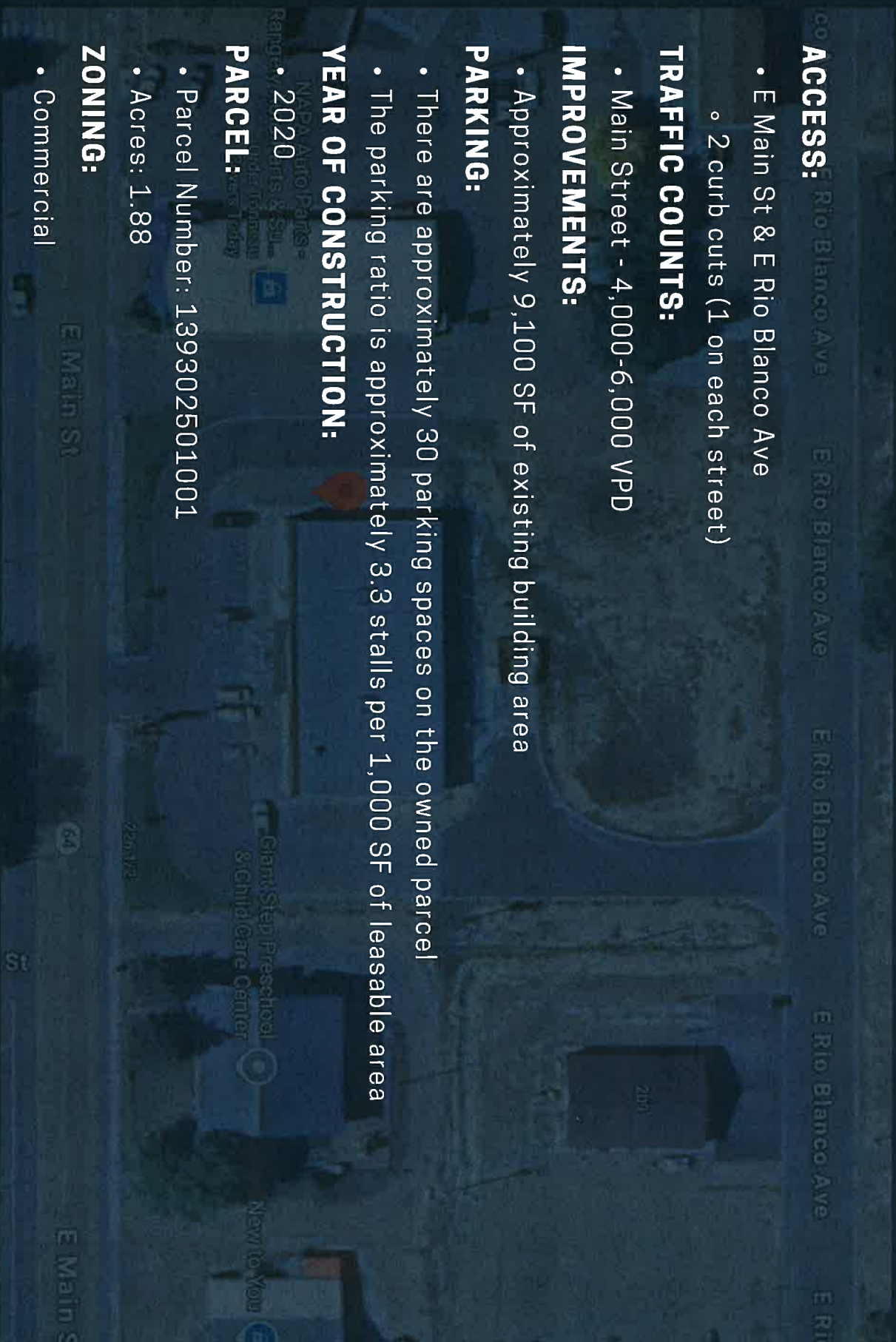
- 2020

PARCEL:

- Parcel Number: 139302501001
- Acres: 1.88

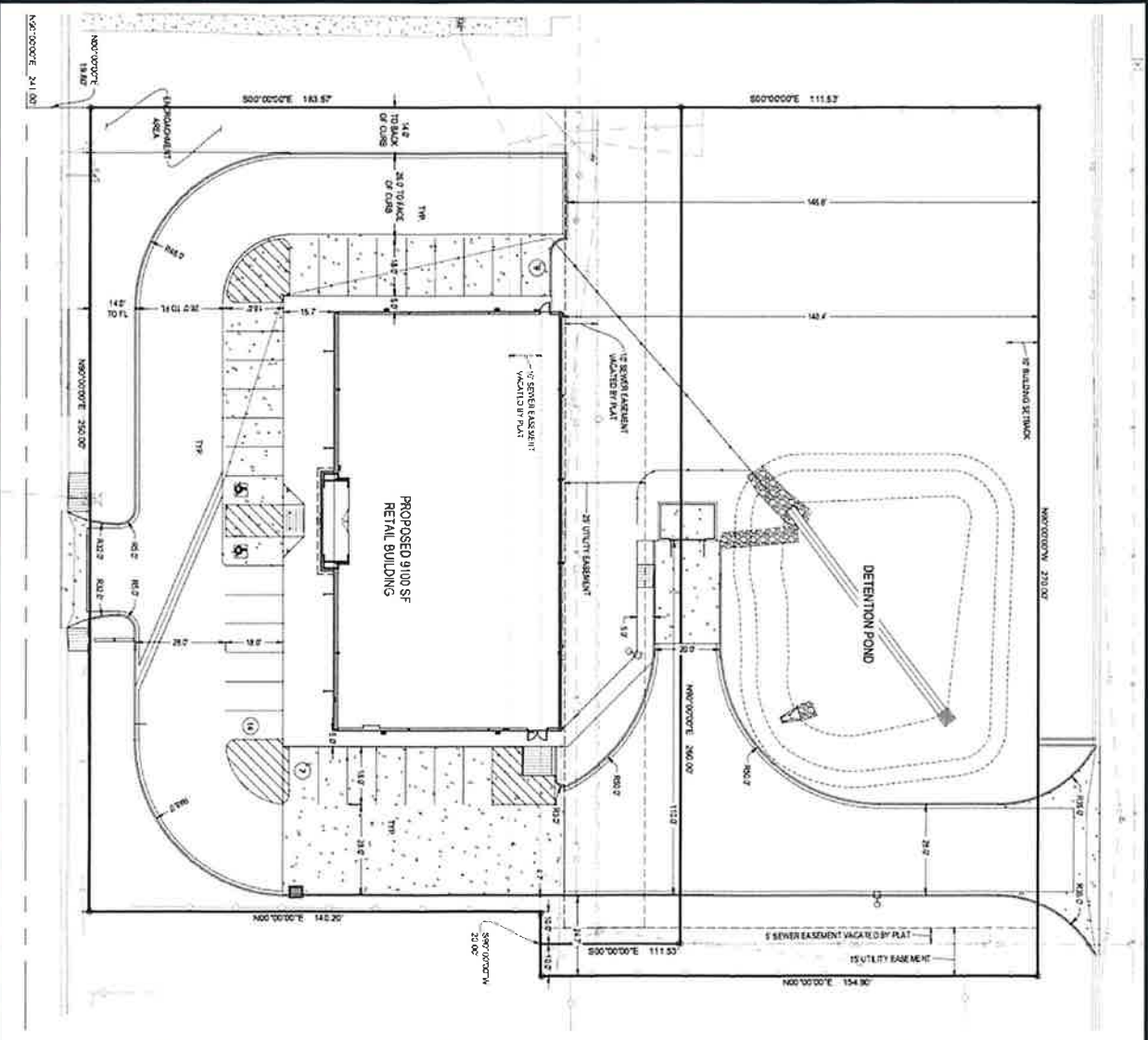
ZONING:

- Commercial



SURVEY

226 E MAIN ST, RANGELY, CO



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MAP OF PROPERTY

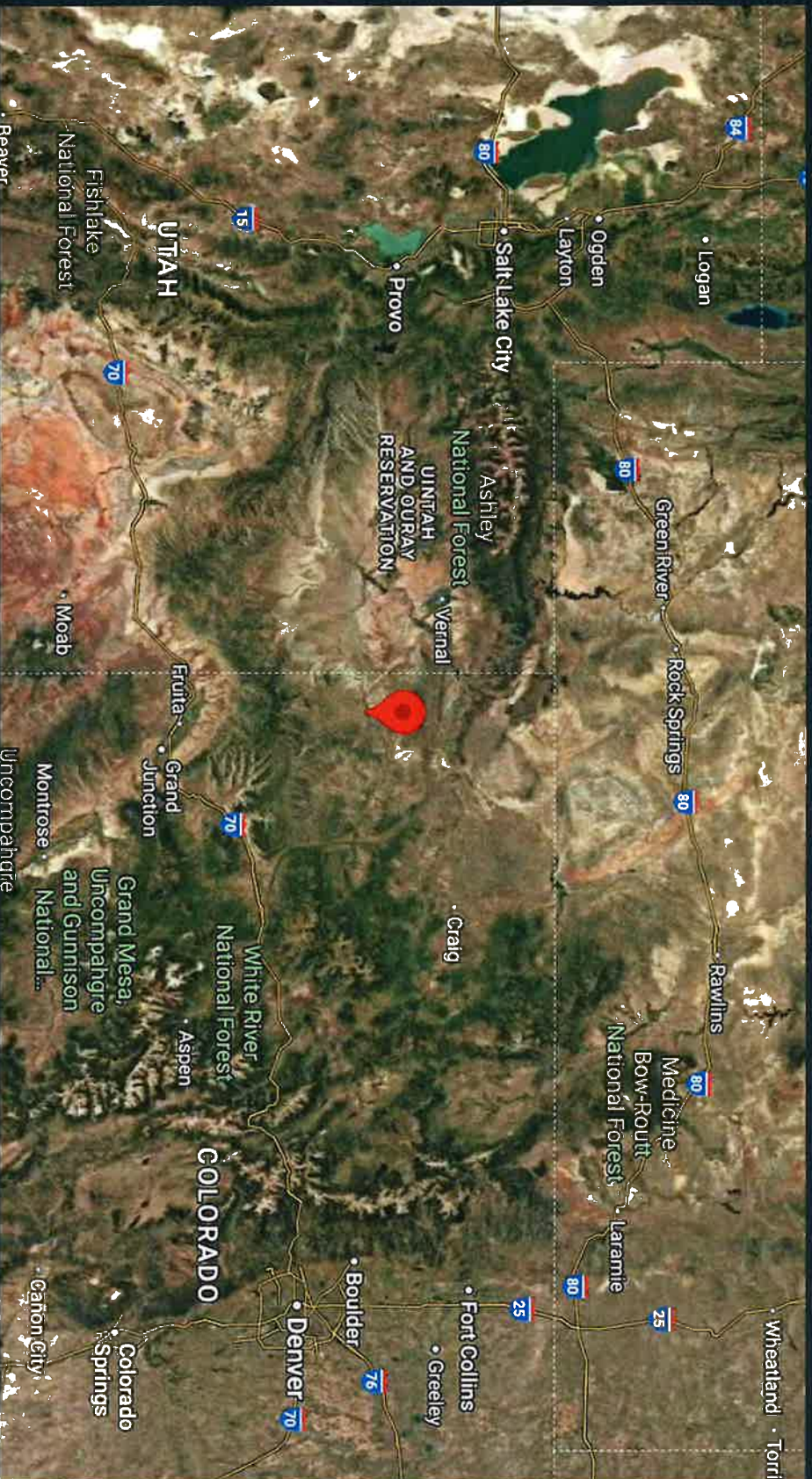
226 E MAIN ST, RANGELY, CO

INTERNATIONAL AIRPORT OPTIONS:

- Salt Lake City Int Airport (SLC): ~233 miles
- Denver Int Airport (DEN): ~285 miles

REGIONAL AIRPORTS:

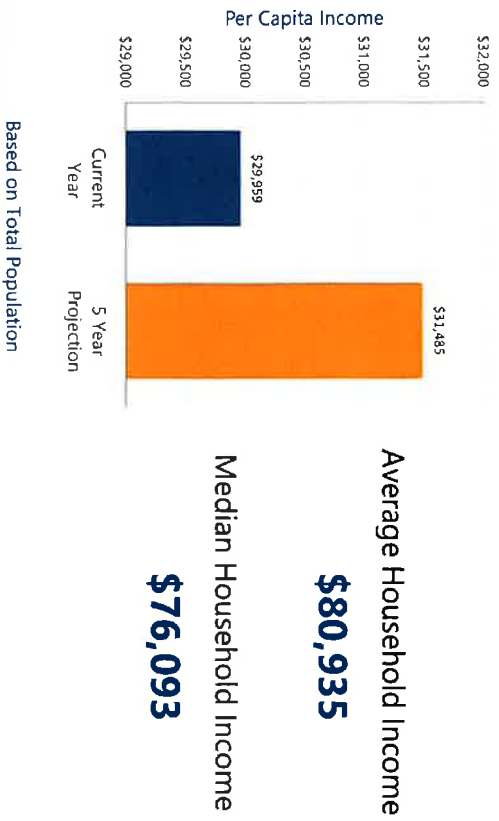
- VernalRegional Airport (VEL): ~50 miles
- Grand Junction Regional Airport (GJT): ~90 miles



81648 DEMOGRAPHICS

226 E MAIN ST. RANGELY, CO

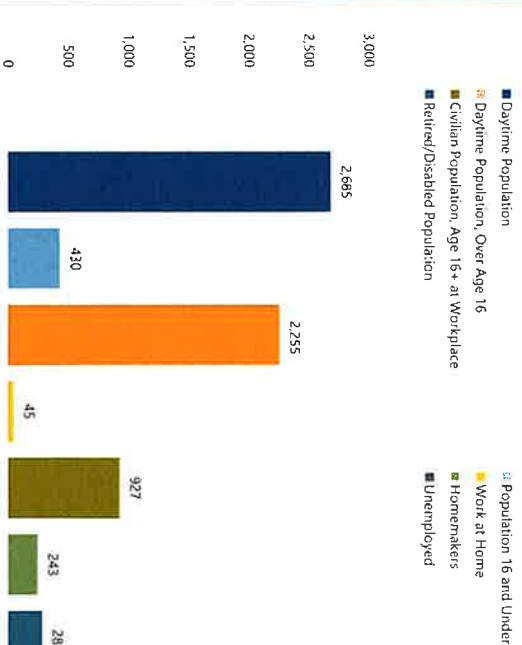
Income



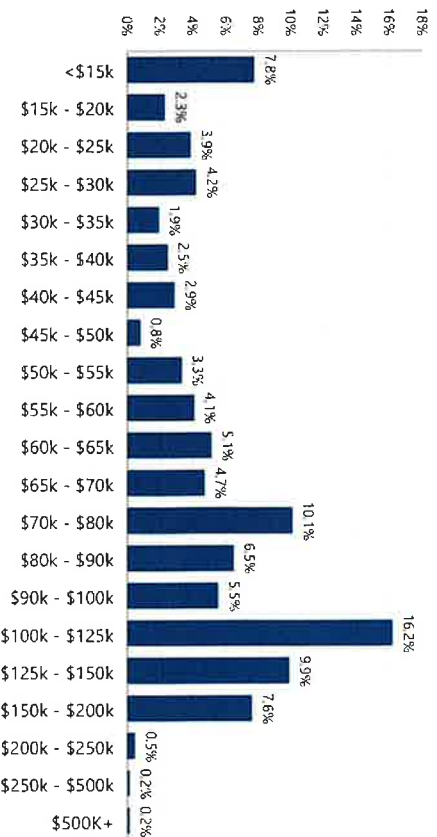
Housing & Households



Daytime Population



Households by Income (Current Year)



RANGELY OVERVIEW

226 E MAIN ST, RANGELY, CO

📍 LOCATION & BASICS

- RANGELY IS A STATUTORY TOWN IN RIO BLANCO COUNTY, IN THE FAR NORTHWEST CORNER OF COLORADO.
- IT SITS IN THE HIGH DESERT OF THE WHITE RIVER VALLEY AT ABOUT 5,276 FT (1,609 M) ABOVE SEA LEVEL.
- THE TOWN IS REMOTE — MAJOR CITIES LIKE GRAND JUNCTION (CO) AND VERNAL (UT) ARE ROUGHLY AN HOUR (OR MORE) AWAY.
- POPULATION IS AROUND 2,300 RESIDENTS AS OF THE 2020 U.S. CENSUS.

🏞️ HISTORY & ECONOMY

- THE AREA AROUND RANGELY WAS ORIGINALLY INHABITED BY INDIGENOUS PEOPLES, INCLUDING THE FREMONT AND UTE, LEAVING BEHIND NUMEROUS PETROGLYPHS AND ROCK ART.
- THE TOWN EMERGED AS AN OIL BOOM SETTLEMENT IN THE EARLY 20TH CENTURY AFTER CHEVRON DRILLED THE RAVEN A-1 WELL IN 1933, TAPPING ONE OF THE LARGEST OIL FIELDS IN THE ROCKY MOUNTAINS.
- RANGELY WAS INCORPORATED IN 1946 AND BECAME A HUB FOR PETROLEUM PRODUCTION IN THE REGION.
- THE ENERGY SECTOR (OIL AND NATURAL GAS EXTRACTION) REMAINS A MAJOR PART OF THE LOCAL ECONOMY, ALONGSIDE HEALTHCARE, EDUCATION, AND SMALL BUSINESSES.

🎓 EDUCATION

- THE TOWN IS HOME TO COLORADO NORTHWESTERN COMMUNITY COLLEGE (CNGC), OFFERING VOCATIONAL AND ACADEMIC PROGRAMS.
- LOCAL K-12 EDUCATION IS SERVED BY RANGELY SCHOOL DISTRICT RE-4 (ELEMENTARY THROUGH HIGH SCHOOL).

🏡 COMMUNITY & LIFESTYLE

- RANGELY PROMOTES A LOW-STRESS, CLOSE-KNIT COMMUNITY WITH A LOW COST OF LIVING, MINIMAL TRAFFIC, AND STRONG NEIGHBORLY TIES.
- IT'S BEEN RECOGNIZED FOR REMOTE WORK FRIENDLINESS, PARTLY DUE TO LOCAL 1 GB FIBER-OPTIC INTERNET INFRASTRUCTURE.

IN SUMMARY: RANGELY IS A REMOTE COLORADO TOWN WITH A RICH ENERGY HERITAGE, A TIGHT-KNIT COMMUNITY, ABUNDANT OUTDOOR RECREATION, CULTURAL HISTORY, AND A QUIET, RURAL LIFESTYLE THAT APPEALS TO BOTH RESIDENTS AND VISITORS SEEKING SOLITUDE AND ADVENTURE.

TENANT OVERVIEW

226 E MAIN ST, RANGELY, CO

DOLLAR GENERAL

At Dollar General, their actions are guided by a simple mission: Serving Others.

Dollar General is a discount retailer that provides everyday low prices on name-brands 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 \$0.50 to \$60.00, 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, KY 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 48 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



LEASE SUMMARY

226 E MAIN ST, RANGELY, CO

| | |
|--------------------|---|
| TENANT NAME | DG Retail LLC |
| GUARANTOR | Dollar General Corporation |
| PROPERTY LOCATION | 226 E Main St Rangely, CO 81648 |
| LEASE START | October 1, 2020 |
| LEASE EXPIRATION | September 30, 2035 |
| LEASE TYPE | Absolute NNN |
| BASE LEASE TERM | 15 Years |
| RENEWAL OPTIONS | 3 Additional 5-Year Options |
| ANNUAL BASE RENT | \$113,534.04 |
| ANNUAL OPTION RENT | Years 16-20: \$124,887.48 Years 21-25: \$137,376.24 Years 26-30: \$151,113.84 |



CONTACT US

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