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Marcus & Millichap

T H E I S A A C G R O U P





FAMILY DOLLAR & LAND

LEADVILLE, COLORADO

PROPERTY OVERVIEW				
Total Price	\$1,440,000			
NOI	\$78,650			
Total AC	1.06 AC (46,330 SF)			
Address	1100 Poplar Street			
City, State, Zip	Leadville, CO 80461			
Year Built	2002			

FAMILY DOLLAR PORTION				
Price	\$1,165,000			
CAP Rate	6.75%			
Building SF	8,400 SF			
Family Dollar Premises SF	28,085 SF			

	DEVELOPABLE LAND PORTION	
Price		\$275,000
SF		18,245 SF
\$/SF		\$15

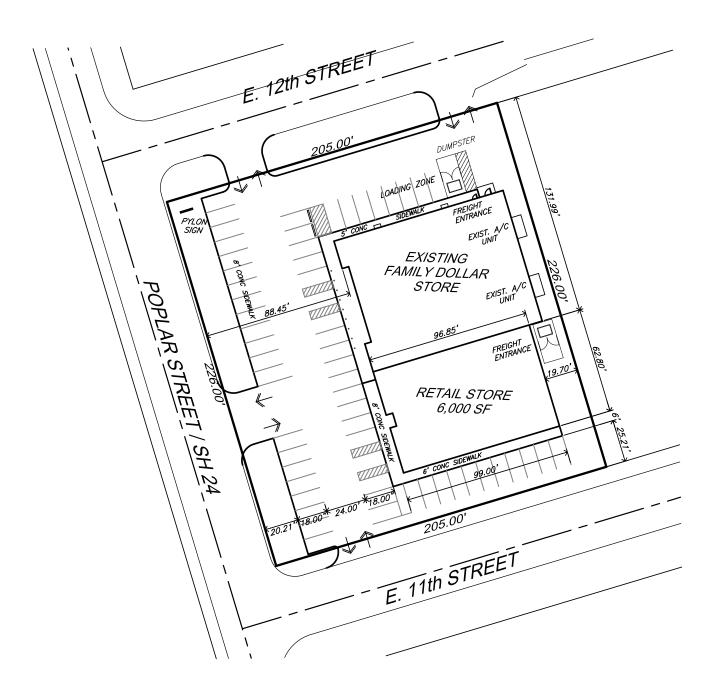
PROPERTY HIGHLIGHTS

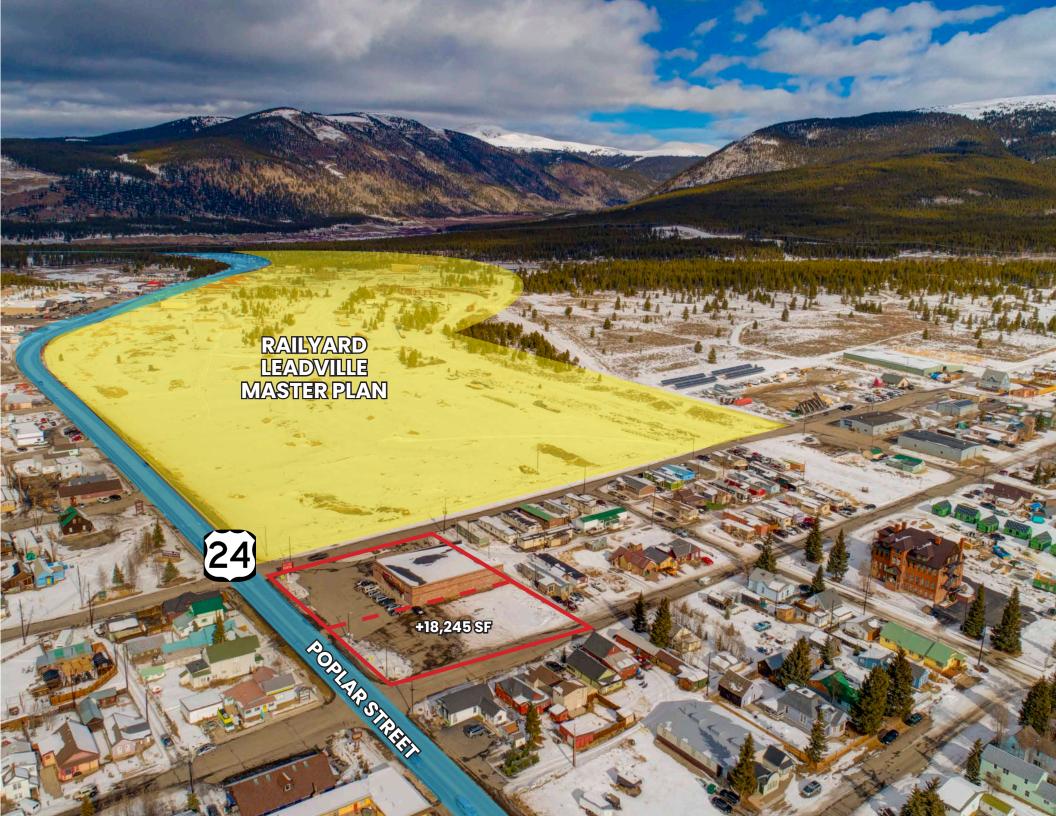
- CORPORATE GUARANTEE FROM FAMILY DOLLAR (NASDAQ: DLTR)
- RECENTLY EXERCISED OPTION SHOWING COMMITMENT TO THE SITE
- RARE BRICK BUILDING AND EXCESS LAND, PROVIDING A POTENTIAL VALUE ADD OPPORTUNITY TO THE PROPERTY
- SURROUNDED BY MORE THAN ONE MILLION ACRES OF NATIONAL FORESTS AND PUBLIC LANDS MAKING IT A RECREATIONAL HOTSPOT
- CONVENIENTLY LOCATED ON HIGHWAY 24, LEADVILLE'S MAIN ROAD, PROVIDING INCREDIBLE VISIBILITY TO PASSERBY'S
- LOCATED ADJACENT TO THE RAILYARD AT LEADVILLE, A LARGE MULTIACRE DEVELOPMENT SITE THAT WILL BRING IN A DIVERSE RANGE OF
 RESIDENTIAL, COMMERCIAL, AND RETAIL OUTLETS TO THE AREA
- MOUNTAIN TOWN LOCATION LOCATED IN CLOSE PROXIMITY TO SKI COPPER, TWIN LAKES, VAIL, BRECKENRIDGE, ETC.



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SITE PLAN





-LEASE ABSTRACT-

TENANT NAME	FAMILY DOLLAR
ADDRESS	1100 POPLAR STREET
CITY, STATE, ZIP	LEADVILLE, CO 80461
INITIAL LEASE TERM	10 YEARS
RENT COMMENCEMENT DATE	02/19/2013
EXPIRATION DATE	12/31/2023
LEASE TERM REMAINING	4 YEARS

YEAR BUILT	2002
LEASED SF	8,400 SF
LOT SIZE	1.06 AC
LEASE TYPE	*NNN
INCREASES	IN OPTIONS
OPTIONS	4 X 5-YEAR OPTIONS
GUARANTOR	FAMILY DOLLAR STORES, INC

^{*}Landlord responsible for structure and pavement

RENT SCHEDULE

START DATE	END DATE	OPTION	MONTHLY AMOUNT	ANNUALIZED AMOUNT	RENT/SF
1/1/2019	12/31/2023	#2	\$6,554	\$78,650	\$9.36
1/1/2024	12/31/2028	#3	\$7,209	\$86,515	\$10.30
1/1/2029	12/31/2033	#4	\$7,930	\$95,166	\$11.33



TENANT & LOCATION OVERVIEW

FAMILY DOLLAR

Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon, and Washington, it is named the second largest retailer of its type in the United States. Family Dollar was founded in 1958 when a 21-year old entrepreneur became intrigued with the idea of providing quality merchandise for under two dollars (\$2.00). In 1959, Leon Levine opened the first Family Dollar Store in Charlotte, North Carolina. Family Dollar's parent company is Dollar Tree, and they have a combined 15,000 locations nationwide.

Leadville, Colorado is a mountain town in the beautiful state of Colorado. At an elevation of 10,152 feet about sea level in Lake County, Colorado, Leadville is the highest incorporated city in the United States. Located only 100 miles from Denver, Leadville and Lake County are both known for their alpine scenery, year-round recreation, and the charms of living the small-town life. Leadville is only a short distance south of Interstate-70 and is an easy drive to many of Colorado's famous ski resorts. Railyard Leadville is a new master plan: a walkable, diverse, and sustainable neighborhood. Commercial and retail lots are already becoming available, while residential lots are becoming available soon. By completion, Railyard Leadville wants to create a network of interconnected green courts, public parks, and multi-use recreational corridors. Buildings will be designed to maximize scenic vistas, provide private open spaces, and overall enhance the surrounding environmental assets, while being only six blocks from Historic Downtown Leadville.

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DEMOGRAPHICS

POPULATION 5 MILES 10 MILES 15 MILES

2023 PROJECTION	7,154	7,573	9,932
2018 ESTIMATE	7,069	7,471	9,610
GROWTH 2018 - 2023	1.21%	1.36%	3.35%
2000 CENSUS	7,293	7,645	9,196
2010 CENSUS	6,799	7,170	9,205
GROWTH 2000 - 2010	-6.77%	-6.22%	0.09%

HOUSEHOLDS

5 MILES 10 MILES 15 MILES

2023 PROJECTION	2,818	3,148	4,473
2018 ESTIMATE	2,737	3,046	4,224
GROWTH 2018 - 2023	2.94%	3.36%	5.90%
2000 CENSUS	2,680	2,929	3,748
2010 CENSUS	2,643	2,925	4,038
GROWTH 2000 - 2010	-1.41%	-0.12%	7.73%

POPULATION BY RACE 5 MILES 10 MILES 15 MILES

	OWWELD	10 1111220	10 WITELO
% WHITE POPULATION	80.82%	80.78%	83.15%
% BLACK POPULATION	0.59%	0.59%	0.60%
% ASIAN	0.61%	0.59%	0.57%
% AMERICAN INDIAN, ESKIMO, ALEUT	1.50%	1.49%	1.38%
% HAWAIIAN OR PACIFIC ISLANDER	0.06%	0.05%	0.04%
% MULTI-RACE	4.21%	4.17%	3.84%
% HISPANIC	35.93%	35.94%	30.48%
% OTHER POPULATION	12.22%	12.32%	10.43%
% MALE POPULATION	53.70%	53.81%	54.66%
% FEMALE POPULATION	46.30%	46.19%	45.34%

HOUSEHOLDS BY INCOME 5 MILES 10 MILES 15 MILES

\$200,000 OR MORE	1.68%	1.64%	1.52%
\$150,000 - \$199,999	1.06%	1.14%	1.77%
\$100,000 - \$149,999	11.59%	11.53%	12.97%
\$75,000 - \$99,999	10.02%	10.56%	11.90%
\$50,000 - \$74,999	26.24%	25.28%	23.68%
\$35,000 - \$49,999	17.13%	17.33%	16.77%
\$25,000 - \$34,999	9.47%	9.37%	9.84%
\$15,000 - \$24,999	10.66%	11.10%	10.62%
\$10,000 - \$14,999	5.71%	5.70%	5.08%
UNDER \$9,999	6.44%	6.36%	5.84%



5,465 Daytime Population (5-Mile Radius)



\$60,836 Average Household Income (5-Mile Radius)



36.7 Median Age (5-Mile Radius)



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