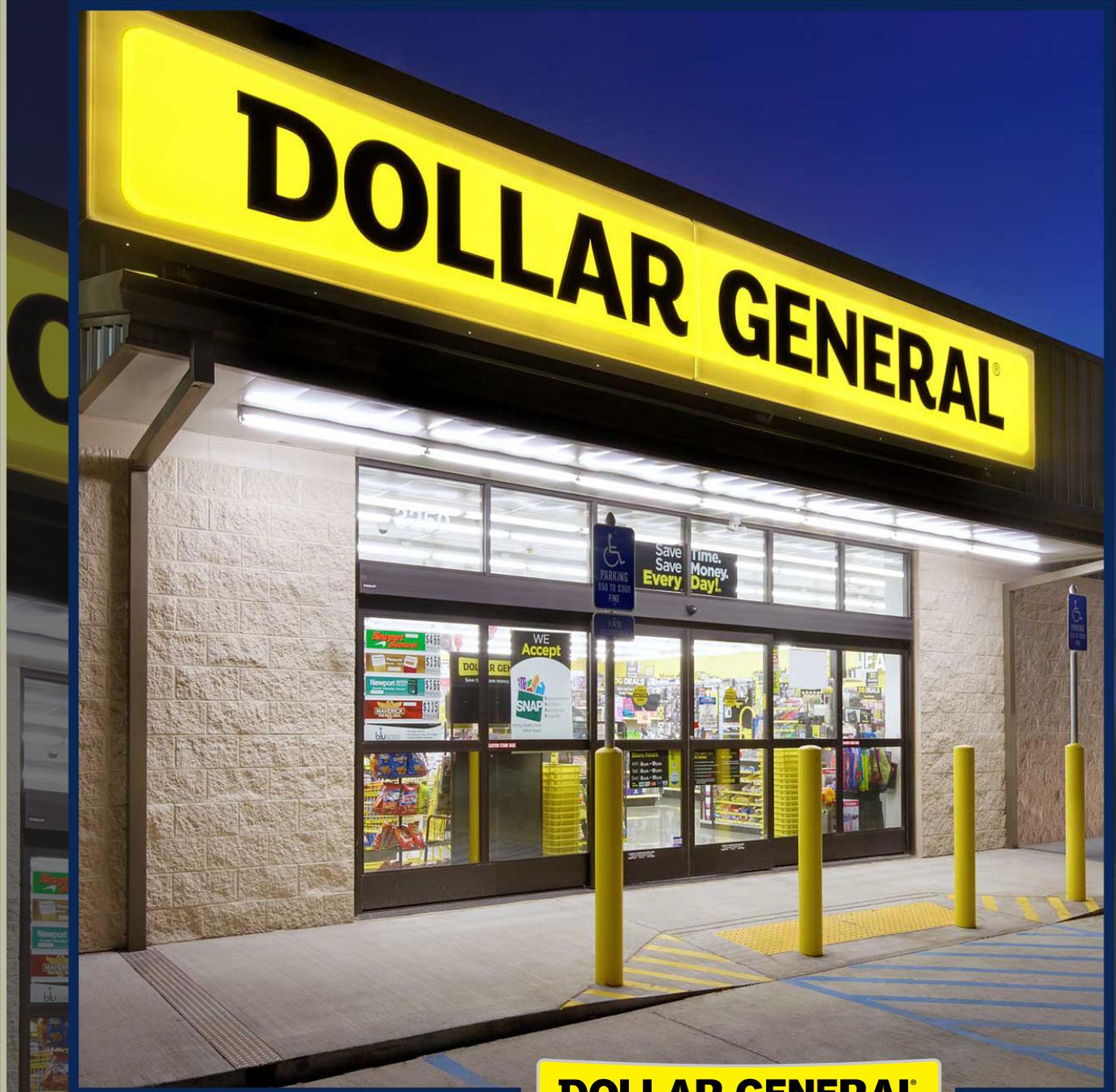


OFFERING  
MEMORANDUM

105 SW 8TH AVE | CEDAREGE, CO  
\$1,699,000 | 6.35% CAP

**BANG**  
REALTY



**DOLLAR GENERAL®**

REPRESENTATIVE PHOTO

## EXECUTIVE SUMMARY

**\$1,699,000**  
PRICE

**6.35%**  
CAP

**\$107,918**  
NOI

LOCATION	105 SW 8TH Ave Cedaredge, CO 81148
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	October 31, 2026
LESSEE	Dollar General
GUARANTOR	Corporate
OPTIONS	(4) 5-Yr Options
INCREASES	10% Every 5-Years During The Option Period
LAND SIZE	±1.82 AC (±79,418 SF)
BUILDING SIZE	±9,226 SF
ROFR	No



**DOLLAR GENERAL**

**BANG REALTY IS PLEASED  
TO BE THE EXCLUSIVE LISTING  
BROKERAGE FOR  
DOLLAR GENERAL  
IN CEDAREEDGE, COLORADO**

This property has an absolute NNN lease that will expire October 31, 2026. The property has a corporate guarantee and the lessee is Dollar General. There are (4) 5-year options and 10% increases every 5 years during the option period.

The building is  $\pm 9,226$  square feet and sits on  $\pm 79,418$  square feet of land. The property was built in 2012 and is located off Main Street and Highway 65.



**DOLLAR GENERAL**



REPRESENTATIVE PHOTO

DOLLAR GENERAL | CEDAREGGE, CO

## PROPERTY OVERVIEW

- Investment Grade Corporate Credit Tenant - NYSE: "DG"
- Absolute NNN Lease with Zero Landlord Responsibilities
- Fortune 500 Recognized Dollar General in 1999 - As of 2021, Dollar General is Ranked at #91
- Seasoned Location - In Place Since 2012
- (4) 5 Year Options with 10% Increases in Each Option Period
- Oversized Lot with  $\pm 1.82$  Acres of Land
- Ideal Dollar General Demographics with Projected Population Growth
- Nearby Retailers Include: Subway, Ace Hardware, Conoco, The Apple Shed and Lost Mesa Grill
- Corner Location with  $\pm 6,943$  VPD Along Grand Mesa Drive



8TH AVE

7TH ST

**DOLLAR GENERAL**



3RD ST



GRAND MESA DR



INDEPENDENCE AVE

MAIN ST



## ABOUT DOLLAR GENERAL



**+17,000  
Locations**



**www.dg.com  
Website**



**±46 STATES  
in the U.S.**



**±143,000  
Employees**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

Dollar General operates more than 17,000 convenient, easy-to-shop stores in 46 states. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General sells similar products as wholesale retailers Walmart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities.



## CONFIDENTIALITY DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Bang Realty and it should not be made available to any other person or entity without the written consent of Bang Realty. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Bang Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Bang Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Bang Realty has not verified, and will not verify, any of the information contained herein, nor has Bang Realty 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no interest in the Property, please return this Offering Memorandum to Bang Realty.

EXCLUSIVELY  
LISTED BY

**BRIAN BROCKMAN**

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**BANG**  
**REALTY**