



CONFIDENTIAL OFFERING MEMORANDUM

TRACTOR SUPPLY (EARLY LEASE EXTENSION)
GRAND JUNCTION, CO

TRACTOR SUPPLY
2449 Hwy 6 & 50
Grand Junction, CO 81505

**BLUE
WEST
CAPITAL**

DEAL TEAM

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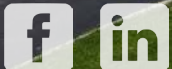
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LOCATION OVERVIEW

720.989.1031 | 400 S. COLORADO BLVD, SUITE 420, DENVER, CO 80246 | BLUEWESTCAPITAL.COM



INVESTMENT HIGHLIGHTS

- Long-term lease with over 11 years remaining
- 10% rental increase in 1.5 years (12/2022)
- Tenant is committed to this location evidenced by a recent early 10-year lease extension
- Corporate lease to an investment grade rated company (S&P: BBB)
- Located in Grand Junction, the county seat of Mesa County and largest city in Colorado's Western Slope
- Large 4.22-acre parcel on a signalized intersection within a regional retail destination
- Located across the street from the Mesa Mall, an 836k square foot mall that is the largest in Western Colorado
- Positioned along the trade area's primary thoroughfare (Highway 50 & Highway 6)
- Highly visible location with a large pylon sign
- Nearest Tractor Supply is over 41 miles away
- Tractor Supply is the largest urban lifestyle retailer in the U.S with 1,900 locations in 49 states and is deemed an essential business
- Retailers in the immediate corridor include Home Depot, Target, City Market, Best Buy, CVS Walmart, Lowe's, Sprouts, TJ Maxx, Sam's Club, and many others



INVESTMENT OVERVIEW



ADDRESS

2449 Hwy 6 & 50
Grand Junction, CO 81505



PRICE

\$5,295,000



CAP RATE

5.45% (current)
5.99% (on 12/1/2022)



LEASE TYPE

Double Net



LEASE EXPIRATION

November 30, 2032



PURCHASE PRICE

\$5,295,000

NET OPERATING INCOME

\$288,444

CAP RATE

5.45% (current)
5.99% (on 12/1/2022)

LEASE COMMENCEMENT DATE

August 23, 2012

LEASE EXPIRATION

November 30, 2032

RENTAL ESCALATIONS

10% in 2022 & Each Option

RENEWAL OPTION

Four 5-Year

RENT SCHEDULE

Date	Rent	Rent/SF	Period	Increase
Current	\$288,444	\$7.91	Primary Term	-
12/1/2022	\$317,280	\$8.70	Primary Term	10.00%
12/1/2032	\$349,008	\$9.57	Option 1	10.00%
12/1/2037	\$383,916	\$10.52	Option 2	10.00%
12/1/2042	\$422,304	\$11.58	Option 3	10.00%
12/1/2047	\$464,534	\$12.73	Option 4	10.00%

TENANT

Tractor Supply Company (NASDAQ: TSCO)

LEASE TYPE

Double Net

LANDLORD RESPONSIBILITIES

Roof, Structure, and Parking Lot
(20 year roof warranty, replaced in 2012)

BUILDING SIZE

36,484 SF

LAND SIZE

4.22 Acres

YEAR BUILT/RENOVATED

1982/2012

OPPORTUNITY ZONE

Yes





24 1/2 Road (11,693 VPD)

(37,500 VPD)



PROPERTY PHOTOS



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 mile	2,288
2 mile	37,436
3 mile	78,957



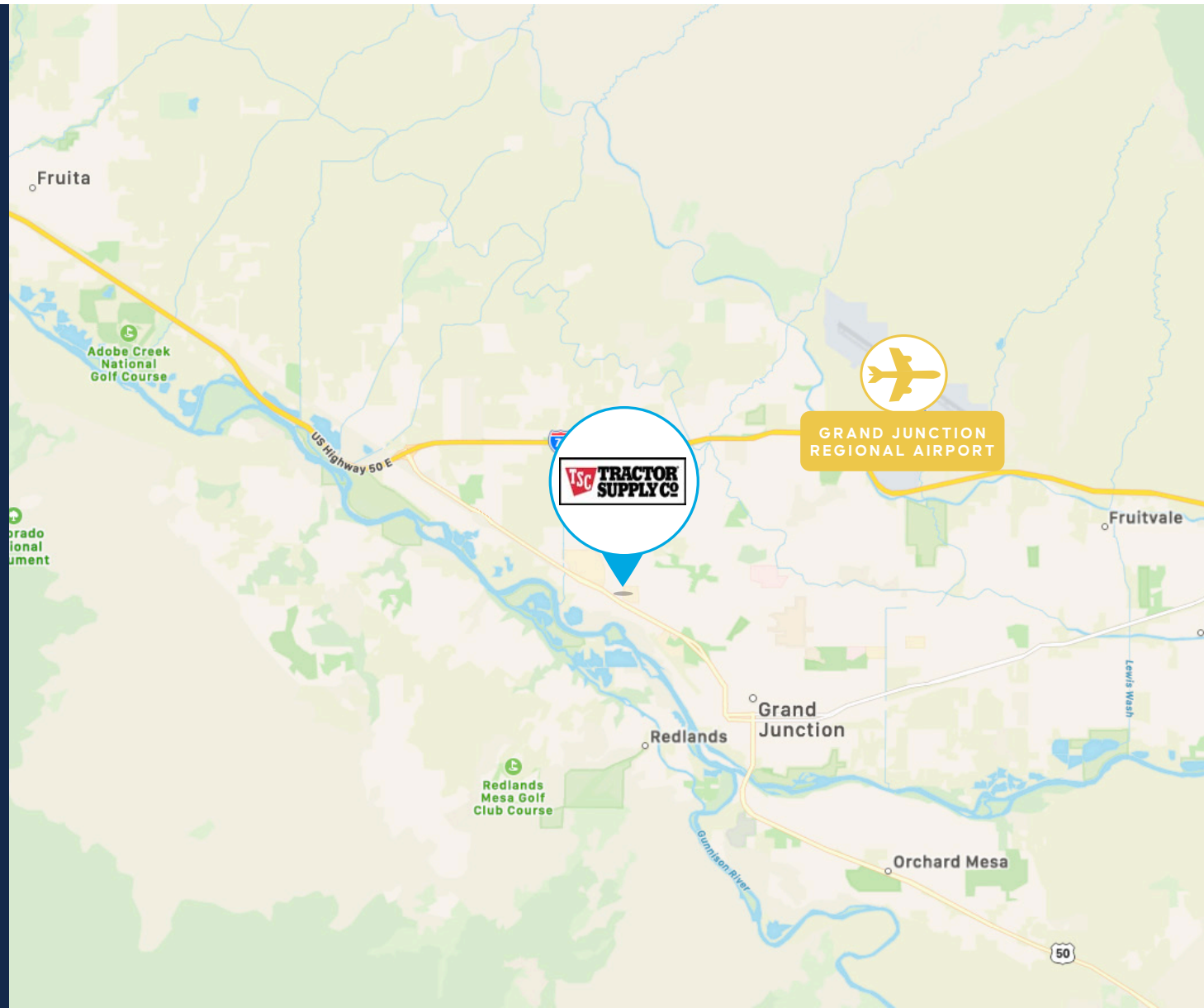
TOTAL HOUSEHOLDS

1 mile	959
2 mile	15,748
3 mile	32,722

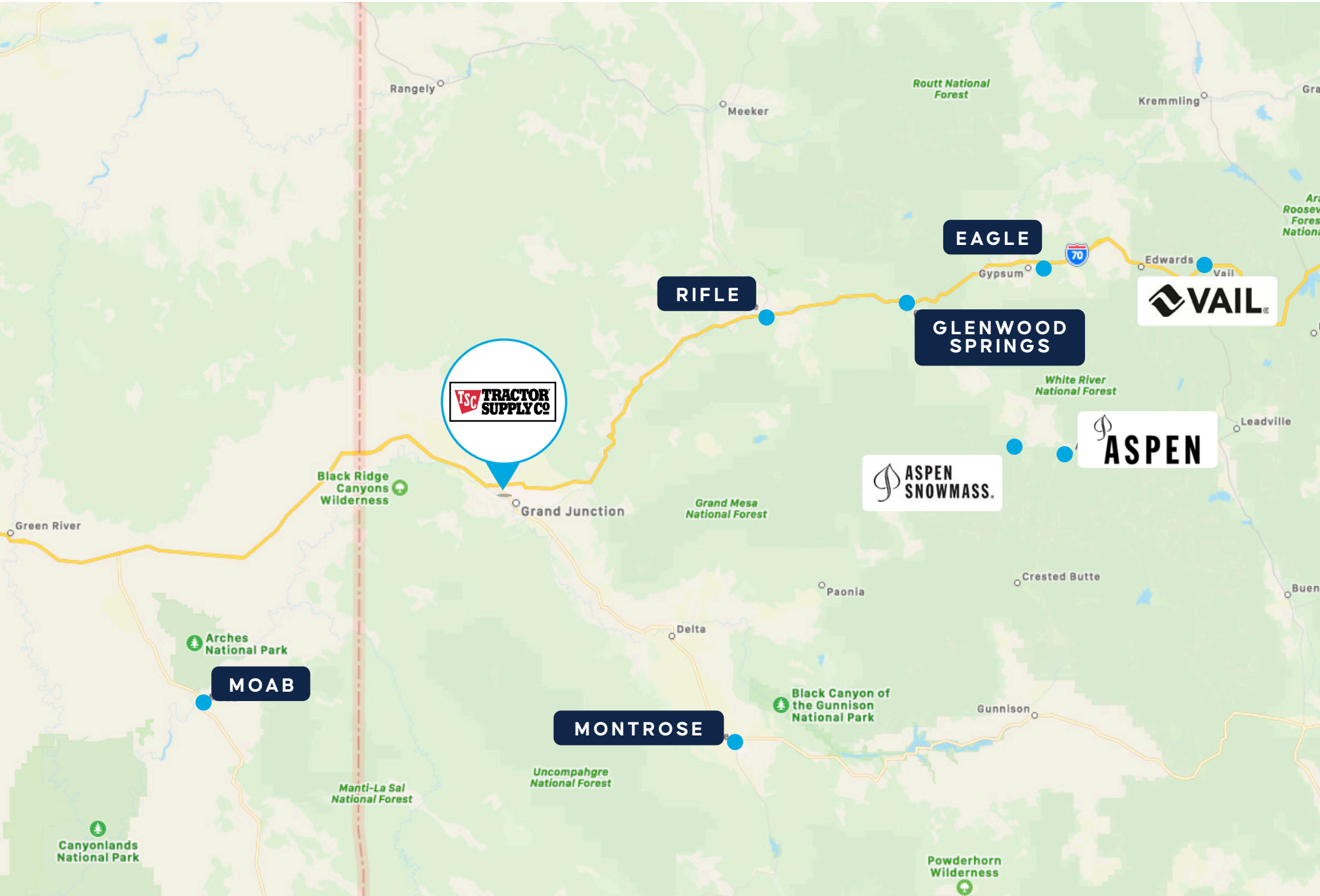


AVERAGE HH INCOME

1 mile	\$68,787
2 mile	\$76,666
3 mile	\$77,271



MAP



TENANT OVERVIEW



1,953 Locations



42,000 Team Members



\$10.62B Annual Revenue.



83 Years of Success

Tractor Supply Company (NASDAQ: TSCO) is the largest rural lifestyle retailer in the United States, has been passionate about serving its unique niche, targeting the needs of recreational farmers, ranchers and all those who enjoy living the rural lifestyle, for more than 80 years.

Tractor Supply offers an extensive mix of products necessary to care for home, land, pets and animals with a focus on product localization, exclusive brands and legendary customer service for the Out Here Lifestyle. With more than 42,000 Team Members, the Company's physical store assets, combined with its digital capabilities, offers customers the convenience of purchasing products they need anytime, anywhere and any way they choose at the everyday low price they deserve. Headquartered in Brentwood, Tennessee the Company operates 1,953 Tractor Supply stores in 49 States.

Website:	www.tractorsupply.com
Stock Ticker:	NASDAQ: TSCO
Market Capitalization:	\$21 Billion
Year Founded:	1938
Headquarters:	Brentwood, TN



GRAND JUNCTION OVERVIEW

GRAND JUNCTION is a home rule municipality that is the county seat and the most populous municipality of Mesa County, Colorado. With a population in excess of 148,000, it is Colorado's 15th most populous city. Grand junction is 247 miles west of Denver. The significant economic factors in Grand Junction are health care & social assistance, retail trade, construction, mining, quarrying, & oil & gas extraction, utilities, and public administration. At an altitude of 4,586 feet, warm summers and moderate spring, fall and winter seasons allow for year-round golf, hiking and biking. Boasting more than 275 days of sunshine annually, Grand Junction recently was named one of the eight sunniest cities in the United States by Tourism Review.com. Among Grand Junction's spectacular red cliffs and winding canyons are the Grand Mesa, the world's largest flat-topped mountain, the Colorado National Monument, Bookcliff Wild Horse Area, two national scenic byways and five golf courses. Grand Junction lies in the heart of the Colorado-Utah Dinosaur Diamond. The area also is home to Colorado's wine country, with nearly 30 vineyards and wineries, 23 of which have tasting rooms open year-round.



ABOUT US OUR TEAM

Blue West Capital focuses exclusively on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, CO.



Nationwide Reach
Net lease investors across the US



70+ Years
Experienced team of dedicated net lease professionals



Unparalleled Broker Cooperation
Split fees 50-50 with all cooperating brokers



Shared Database
Collaborative proprietary national database



Rocky Mountain Region Leader
A year-over-year investment sales leader in the region



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This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") 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. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Tractor Supply (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 Blue West Capital or its brokers.

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