

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

# TRACTOR SUPPLY

GRAND JUNCTION, CO



**BLUE  
WEST**  
CAPITAL



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

## DEAL TEAM

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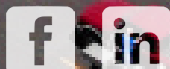
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# INVESTMENT HIGHLIGHTS

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- Long-term lease with over 10 years remaining
- Tenant is committed to this location evidenced by a recent early 10-year lease extension
- Per Placer.ai, this Tractor Supply ranks as the third busiest location in Colorado
- 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 3.89 acre parcel on a signalized intersection within a regional retail destination
- Located across the street from the Mesa Mall, an 836,000 square foot mall that is the largest in Western Colorado
- Positioned along the trade area's primary thoroughfare (Highway 50 & Highway 6)
- The front parking lot, which is the landlords responsibility, was repaved for a cost of \$100,000 in April 2022
- 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 over 2,000 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 more



# INVESTMENT OVERVIEW



## TRACTOR SUPPLY

2449 HWY 6 & 50

GRAND JUNCTION, CO 81505



**\$6,044,000**

PRICE

**5.25%**

CAP RATE

**\$317,280\***

NOI

**1982/2012**

YEAR BUILT/RENOVATED

**3.89 AC**

LAND SIZE

**36,113 SF**

BUILDING SIZE

## LEASE OVERVIEW

LEASE COMMENCEMENT	August 23, 2012
LEASE EXPIRATION	November 30, 2032
RENTAL ESCALATIONS	10% in Each Option
RENEWAL OPTION	Four 5-Year
TENANT	Tractor Supply Company (NASDAQ: TSCO)
LEASE TYPE	NN
CREDIT RATING	Investment Grade (S&P: BBB)
LANDLORD RESPONSIBILITIES	Roof, structure, parking lot (20 year roof warranty, replaced in 2012)
OPPORTUNITY ZONE	Yes

## NOI SCHEDULE

DATE	RENT	PERIOD	INCREASE
12/01/2022	\$317,280*	Primary Term	10.0%
12/01/2032	\$349,008	Option 1	10.0%
12/01/2037	\$383,916	Option 2	10.0%
12/01/2042	\$422,304	Option 3	10.0%
12/01/2047	\$464,534	Option 4	10.0%

\*NOI is based off the 12/01/2022 rent increase. Seller to provide a rent credit at closing.



# AERIAL





# AERIAL



24 1/2 Road (11,693 VPD)

(37,500 VPD)



# PROPERTY PHOTOS

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# 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

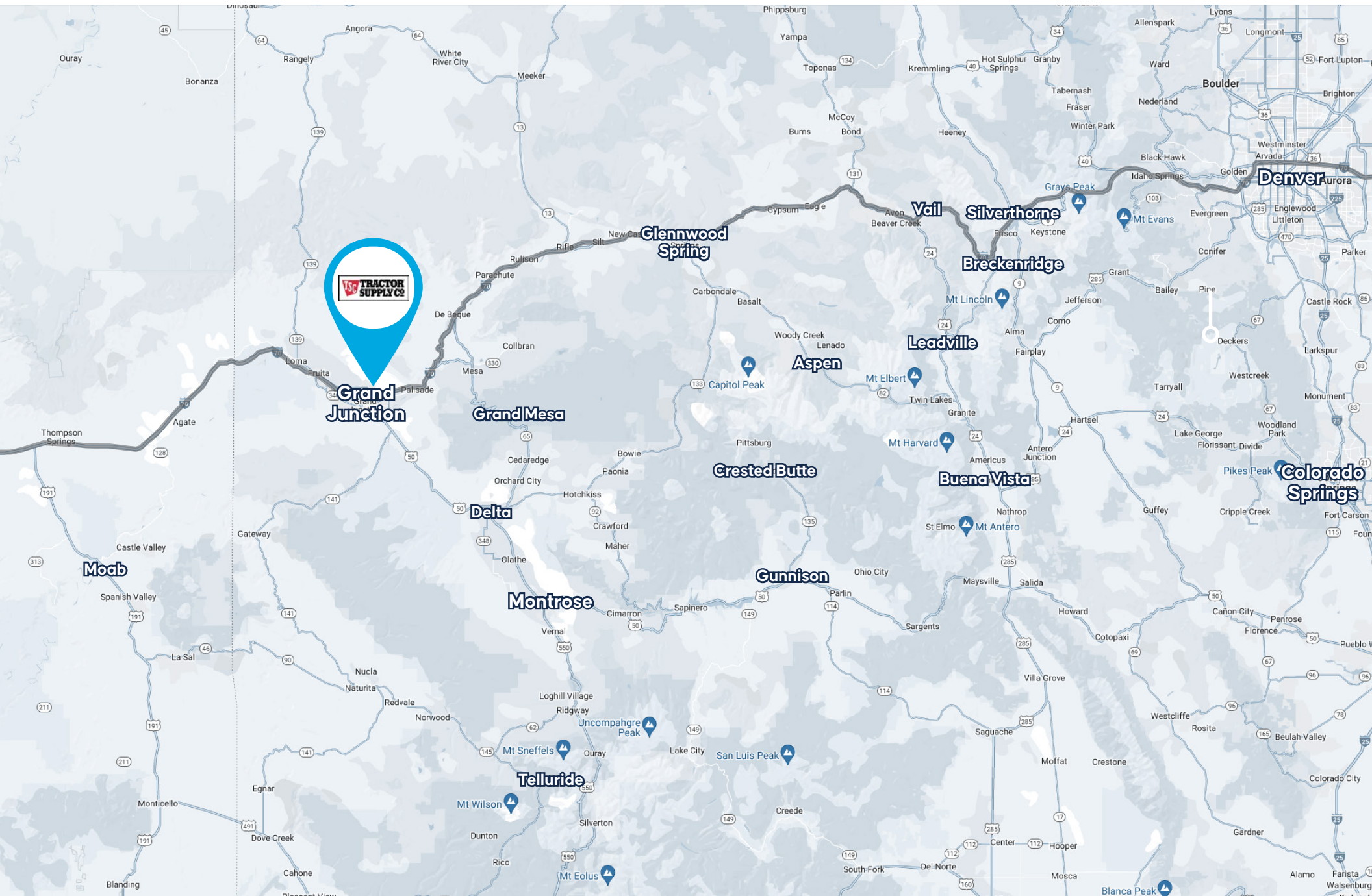


## AVERAGE HOUSEHOLD INCOME

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



# REGIONAL MAP





# TENANT OVERVIEW



**Tractor Supply Company (NASDAQ: TSCO)** is the largest rural lifestyle retailer in the United States. 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 46,000 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 2,003 Tractor Supply stores in 49 States.

WEBSITE                      [tractorsupply.com](https://tractorsupply.com)

HEADQUARTERS            Brentwood, TN

NASDAQ                    TSCO

**2,003**  
LOCATIONS

**46,000**  
TEAM MEMBERS

**\$12.73B**  
ANNUAL REVENUE

**84**  
YEARS OF  
SUCCESS

**1938**  
YEAR FOUNDED

**\$21B**  
MARKET  
CAPITALIZATION



# AREA HIGHLIGHTS

## GRAND JUNCTION, CO

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**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 65,000, it is Colorado's 19th 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.

### 1 OF 8 SUNNIEST CITIES IN THE US

*TourismReview*

### YEAR ROUND ACTIVITIES

<i>Golf</i>	<i>Fly-Fishing</i>
<i>Hiking</i>	<i>Rafting</i>
<i>Biking</i>	<i>Rock Climbing</i>
<i>Wineries &amp; Vineyards</i>	<i>Camping</i>



# ABOUT US

## BLUE WEST CAPITAL

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 80+ 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, Colorado.



### NATIONWIDE REACH

Net lease investors across the US

80+  
YEARS

### EXPERIENCE TEAM

of dedicated net lease professionals



### UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



### SHARED DATABASE

Collaborative proprietary national database

#1

### ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

## OUR TEAM



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**\$6,044,000**

**FOR SALE**

**5.25%**

**CAP RATE**

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