



REPRESENTATIVE PHOTO

**FAMILY DOLLAR & DOLLAR TREE**  
1124 MAIN STREET  
SPRINGFIELD, COLORADO 81073

## OFFERING MEMORANDUM

Represented by:  
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**BANG**  
REALTY

Colorado License # IR.100075683

# INVESTMENT OVERVIEW

FAMILY DOLLAR & DOLLAR TREE  
SPRINGFIELD, COLORADO

## FAMILY DOLLAR & DOLLAR TREE

LOCATION	1124 Main Street Springfield, Colorado 81073
MAJOR CROSS STREETS	On Main St, South of W 11th Ave
TENANT	FAMILY DOLLAR STORES OF COLORADO, LLC
GUARANTOR	FAMILY DOLLAR STORES, INC.
PURCHASE PRICE	\$1,750,000
CAP RATE	6.15%
ANNUAL RENT	\$107,625
GROSS LEASEABLE AREA	±10,500 SF
RENTAL ESCALATIONS	\$0.50 PSF in Options
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	March 2022
LOT SIZE	±0.72 Acre
LEASE EXPIRATION	April 30, 2022
OPTIONS	Five 5-Year Renewal Options
ROOF	Standing Metal Seam
PARKING LOT	Concrete

\* Landlord is responsible for Roof, Exterior Walls, Canopy, Gutters, Downspouts, Doors, Door Closures, Glass in Windows & Doors, and also structural portions of the building whether interior or exterior. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant responsible for Removal of Snow, Ice, Trash, Restriping Lot & Landscaping.

## POINTS OF INTEREST

**RETAIL | ENTERTAINMENT:** Springfield has retailers such as Dollar General, Big R Stores, NAPA Auto Parts, Baca County Foods, Do It Best - Everitt-Moore Home Center, Country Home Furnishings, etc.; Dining options include LongHorn Steakhouse Cafe, Beeps Burgers, Main Street Bistro, etc.

**PUBLIC EDUCATION:** Springfield has 2 public schools (1 elementary & 1 junior/senior high school) within 1-mile vicinity with total enrollment of 341

**HEALTHCARE:** Less than half a mile from Southeast Colorado Hospital - a not-for-profit hospital with 23 acute care beds providing general medical & surgical care for inpatient/outpatient and emergency room patients

## INVESTMENT HIGHLIGHTS

**LEASE:** Brand New 10-Year NN Lease with \$0.50 PSF Rental Escalations Every 5 Years in Renewal Options

**TENANT:** On July 6, 2015, Dollar Tree (NASDAQ: DLTR | S&P Credit Rating BBB- | Moody's Baa2 Rating) Completed the Acquisition of Family Dollar, Creating Combined Organization **Operating 16,077 Stores Across 48 States & 5 Canadian Provinces as of January 29, 2022** Under the Dollar Tree, Family Dollar & Dollar Tree Canada Brands

**RARE UPDATED PROTOTYPE:** Latest Dual Branded Format Store (Larger Footprint) Offering Both Family Dollar/Dollar Tree Merchandise Under One Roof!

**TRAFFIC COUNTS:** Great Visibility and Access on Main St where Traffic Counts Exceed 10,000 CPD!

**2021 DEMOGRAPHICS (5-MI):** Total Population: 1,605 | Average Household Income: \$64,224





# FINANCIAL ANALYSIS

FAMILY DOLLAR & DOLLAR TREE  
SPRINGFIELD, COLORADO

## SUMMARY

TENANT	Family Dollar Stores of Colorado, LLC	EXPENSE REIMBURSEMENT	This is a <b>NN lease</b> . Landlord is responsible for Roof, Exterior Walls, Canopy, Gutters, Downspouts, Doors, Door Closures, Glass in Windows & Doors, and also structural portions of the building whether interior or exterior. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant responsible for Removal of Snow, Ice, Trash, Restriping Lot & Landscaping.
GUARANTY	Family Dollar Stores, Inc.		
PURCHASE PRICE	\$1,750,000		
CAP RATE	6.15%		
GROSS LEASEABLE AREA	±10,500 SF		
LOT SIZE	±1.24 Acres	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
YEAR BUILT	March 2022		

## RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Family Dollar Stores of Colorado, LLC	10,500	Years 1-10: <b>03/01/22 to 04/30/32</b>	Current	\$107,625	6.15%
RENEWAL OPTIONS		1st Option: 05/01/32 to 04/30/37	\$0.50 PSF	\$112,875	
		2nd Option: 05/01/37 to 04/30/42	\$0.50 PSF	\$118,125	
		3rd Option: 05/01/42 to 04/30/47	\$0.50 PSF	\$123,375	
		4th Option: 05/01/47 to 04/30/52	\$0.50 PSF	\$128,625	
		5th Option: 05/01/52 to 04/30/57	\$0.50 PSF	\$133,875	

# TENANT OVERVIEW

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SPRINGFIELD, COLORADO

CLICK HERE TO SEE VIDEO FROM CEO ON BENEFITS/COMPETITIVE ADVANTAGE OF NEW DUAL BRANDED FORMAT STORES:

<https://youtu.be/-DHQHKekAnw>



TYPE	Public	INDUSTRY	Retail: General Merchandise
TRADED AS	NASDAQ: DLTR (Parent Company)	MARKET CAP	29.90B (05/1/22)
S&P CREDIT RATING	BBB Stable (01/14/22)	# OF LOCATIONS	16,077 Across 48 States & 5 Canadian Provinces (01/29/22)
MOODY'S RATING	Baa2 Stable (09/28/20)	WEBSITE	<a href="https://familydollar.com">https://familydollar.com</a>

Dollar Tree, Inc. operates discount variety retail stores. It operates in two segments, Dollar Tree and Family Dollar.

The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, including candy and food, and health and personal care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise.

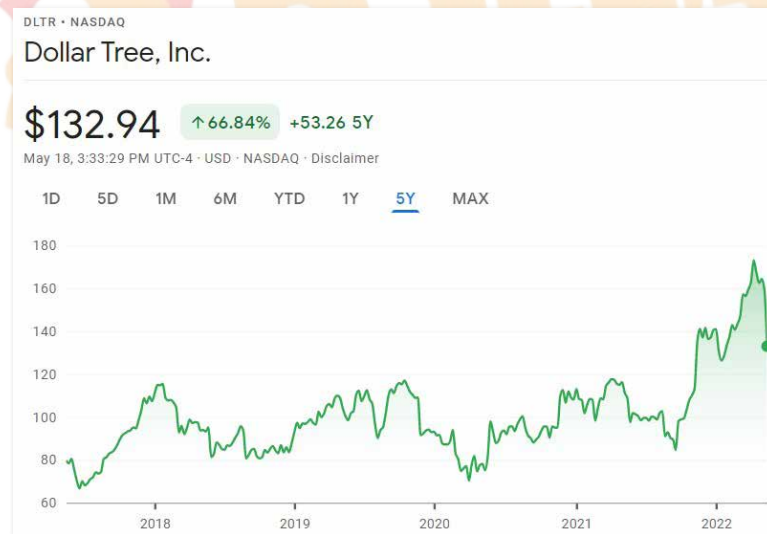
The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys.

**As of January 29, 2022, Dollar Tree operated 16,077 stores (8,061 Dollar Tree stores and 8,016 Family Dollar stores) across 48 states & 5 Canadian Provinces under the Dollar Tree, Family Dollar & Dollar Tree Canada brands.**

The company was founded in 1986 and is based in Chesapeake, Virginia.

<https://www.dollartree.com/>

For more than 55 years, **Family Dollar** has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of name brands, and quality, private brand merchandise appeals to shoppers in **more than 8,010 stores in rural and urban settings across 46 states**. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar." Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.



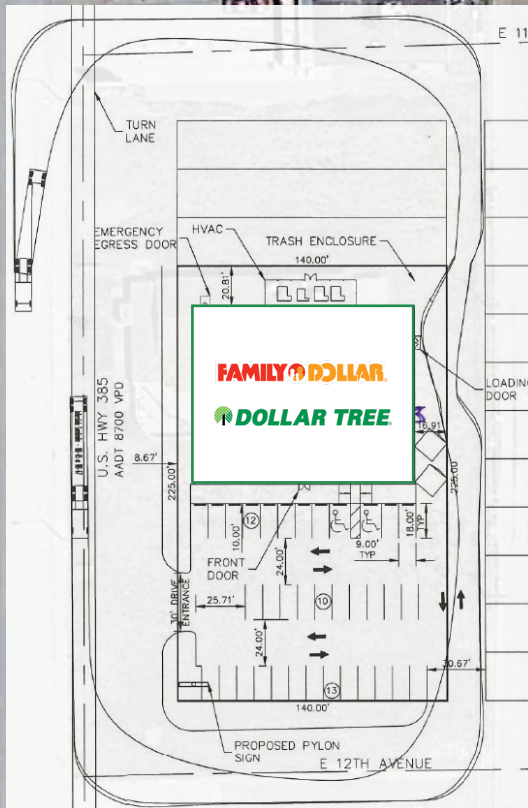


# SITE PLAN

385

MAIN ST  
10,003 CPD

E 11TH AVE



E 12TH AVE

## PYLON SIGN



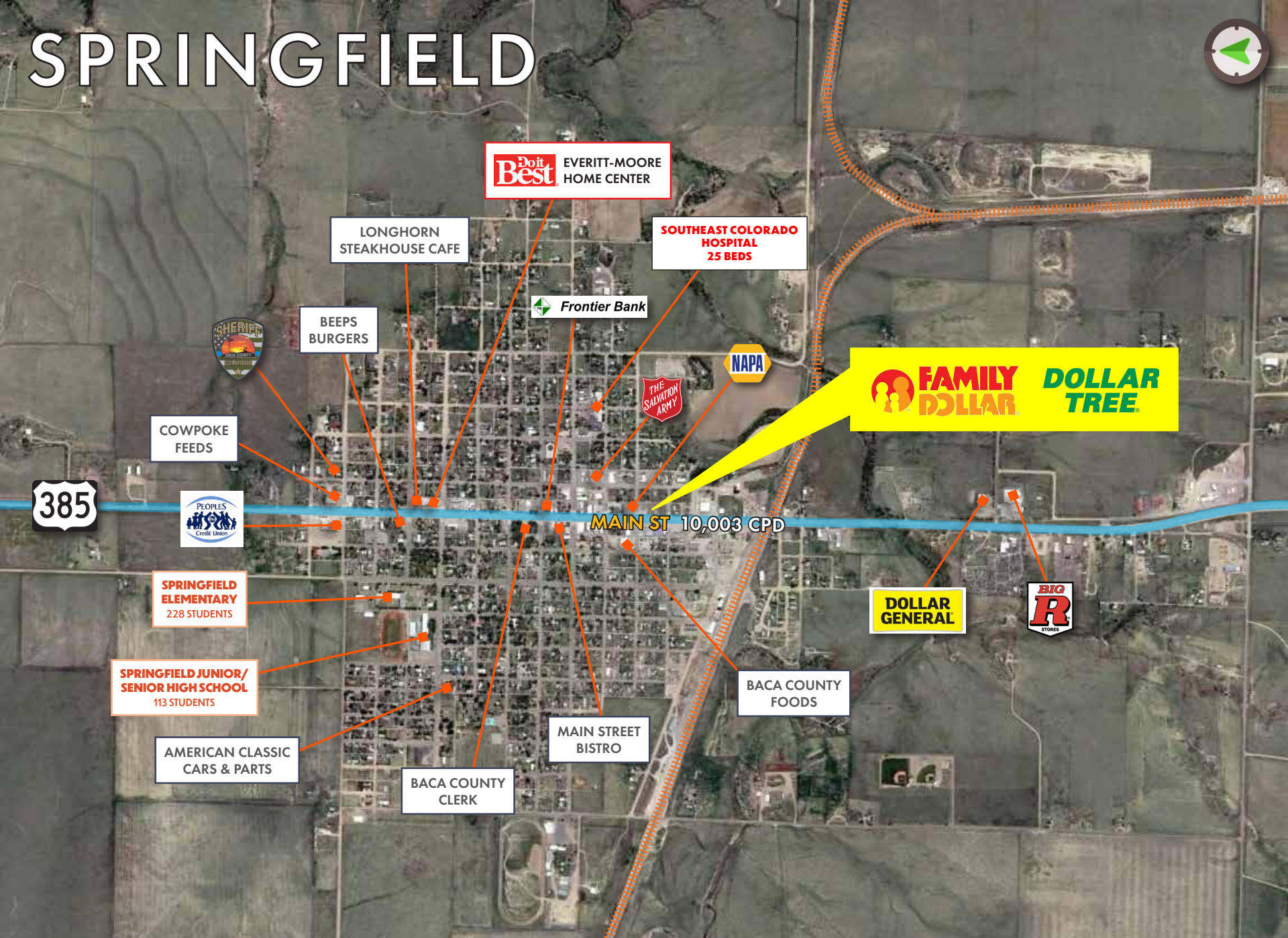
LOT SIZE ±0.72 Acre

GLA ±10,500 SF

FAMILY DOLLAR & DOLLAR TREE | SPRINGFIELD, COLORADO



# SPRINGFIELD

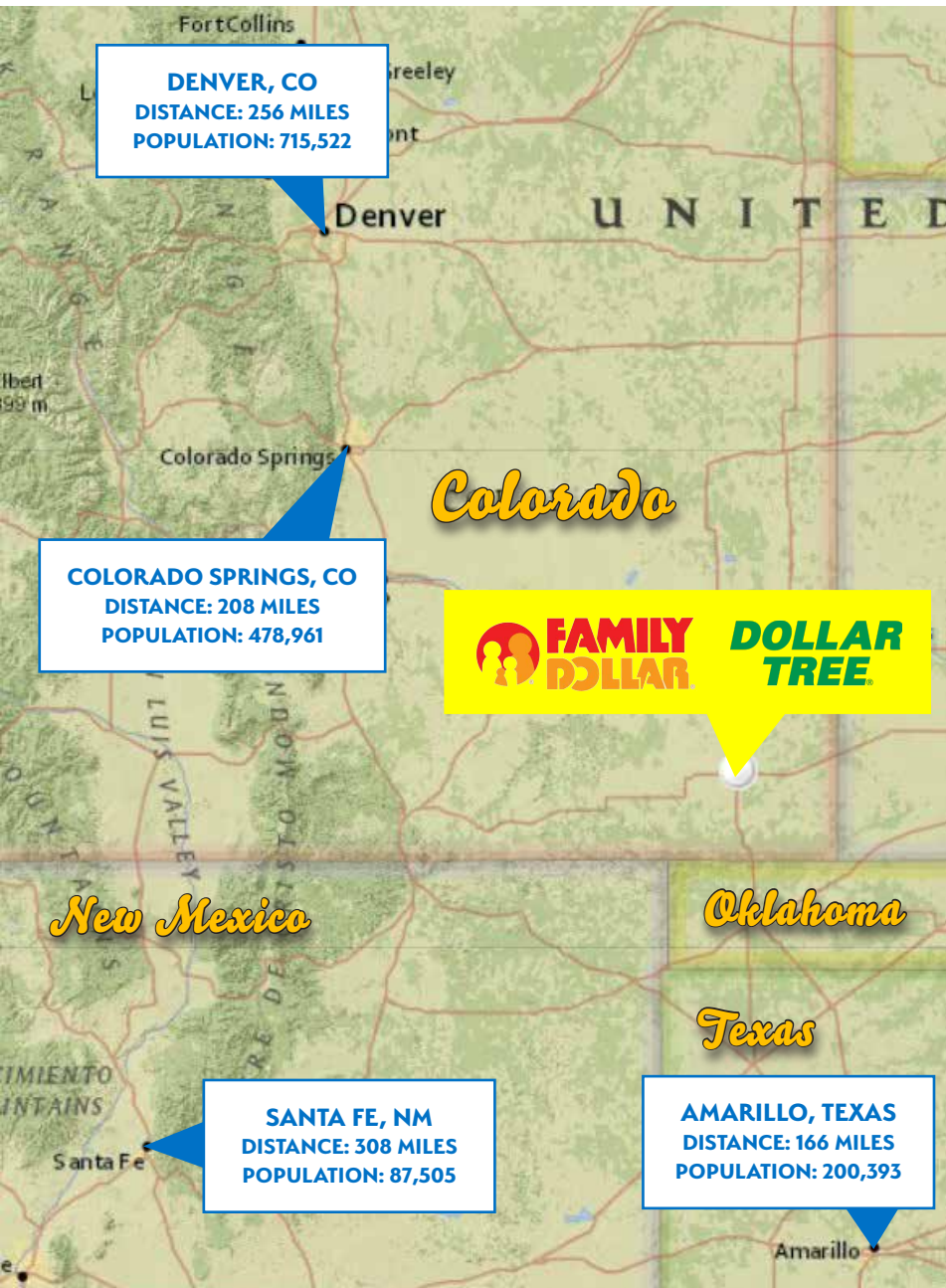


FAMILY DOLLAR & DOLLAR TREE | SPRINGFIELD, COLORADO



# LOCATION OVERVIEW

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**Springfield** is located in the southeast corner of Colorado, it is a farming & ranching community. Springfield is a Statutory Town and the county seat of Baca County - this county shares state borders with Kansas (approx. 32 miles west of the state line), New Mexico (approx. 33 miles northeast of the state line) & Oklahoma (approx. 30 miles north of the Oklahoma).

Frank & Jim Tipton secured the title to 80 acres which was the original townsite. They used a "soldiers script" & named the town after Springfield, Missouri since this is where the Tipton brothers had come from.

U.S. Routes 287 & 385 pass through the center of the town, leading north 47 miles to Lamar, Colorado, and south 49 miles to Boise City, Oklahoma. U.S. Route 160 passes just to the south of the town, leading west 120 miles to Trinidad, Colorado, and east 50 miles to Johnson City, Kansas.

## DISTANCES TO MAJOR CITIES (DRIVING TIME - 12-HOUR OR LESS):

- Amarillo, TX - 167 miles (less than 3 hours)
- Wichita, KS - 301 miles (5 hours)
- Albuquerque, NM - 364 miles (less than 6 hours)
- Oklahoma City, OK - 374 miles (6 hours)
- Salt Lake City, UT - 732 miles (less than 12 hours)
- Phoenix, AZ - 781 miles (less than 12 hours)

Companies in Springfield include **Robins Redi Mix** (ready mix concrete supplier); **Hegwood Drilling** (well drilling contractor); **Elkhart Co-op** (grain elevator); **Skyland Grain** (grain elevator); **Jett Construction** (general contractor); **Rothman Trenching & Supplies** (excavating contractor); **Rocky Mountain Hemp** (agricultural organization); **Bankshot Trucking**; **Bair's Appliance Repair**.

2021 DEMOGRAPHICS			
	1-MI	3-MI	5-MI
Total Population	1,505	1,582	1,605
Labor Population Age 16+	1,214	1,276	1,295
Population Median Age	43.3	43.3	43.3
Average Household Income	\$64,208	\$64,253	\$64,226

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## FOR MORE INFORMATION:

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