

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
KERSEY, COLORADO



**SCHUCHERT**  
RETAIL GROUP





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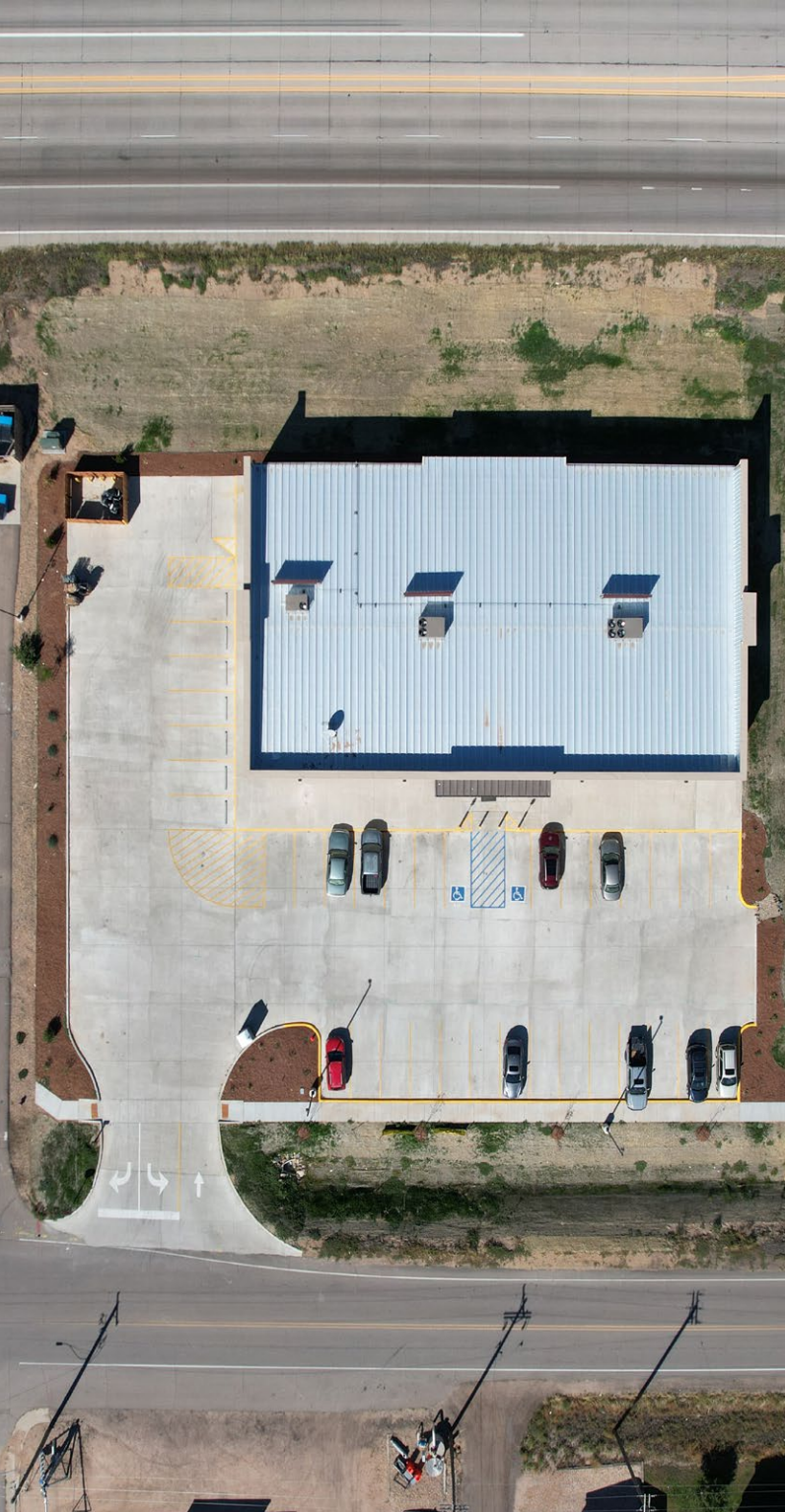
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**PINNACLE REAL ESTATE ADVISORS**

CO LICENSE #FA100035894







## INVESTMENT SUMMARY



LIST PRICE  
**\$2,219,995**



CAP RATE  
**5.25%**



BUILDING SIZE  
**10,640 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



LEASE TERM REMAINING  
**15 YEARS**



RENEWAL OPTIONS  
**3 - 5 YEAR**



PARKING  
**36 SPACES**



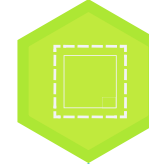
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LOCATION  
**209 HILL STREET  
KERSEY, CO 80644**



ANNUAL RENT  
**\$116,549.76**



LAND AREA  
**1.17 ACRES**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE EXPIRATION  
**09/30/2037**



RENT INCREASES  
**10% AT OPTIONS**



YEAR BUILT  
**2022**



TRAFFIC COUNTS  
**8,103 VPD**

# INVESTMENT HIGHLIGHTS

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## DOLLAR GENERAL CORPORATE LEASE:

- 15 Year Initial Lease Term
- 2022 Build-to-Suit Dollar General | Store Opened in September 2022
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

## ABSOLUTE NNN LEASE | COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

## DG PLUS STORE:

- 10,640 SF Building
- Larger Prototype with Additional Sales Floor Space

## UPGRADED CONSTRUCTION:

- 4-Sided CMU & Stucco Building

## LOCATION:

- Fronts US Highway 34
- Adjacent to Cobblestone Inn & Suites

## TRADE AREA DEMOGRAPHICS:

- 1-Mile: 1,750 Residents; 1.81% Annual Growth; \$100,665 Average Household Income
- 3-Mile: 2,572 Residents; 2.07% Annual Growth; \$107,162 Average Household Income
- 5-Mile: 4,467 Residents; 2.39% Annual Growth; \$105,596 Average Household Income
- 7-Mile: 26,438 Residents; 1.64% Annual Growth; \$75,018 Average Household Income

## PROXIMITY FROM KERSEY, COLORADO:

- Greeley, CO | 11 Miles
- Loveland, CO | 28 Miles
- Fort Collins, CO | 39 Miles
- Denver, CO | 57 Miles
- Cheyenne, WY | 61 Miles

## GREELEY MSA - WELD COUNTY, COLORADO:

- Fastest Growing Metro-Area in Colorado
- 4th Fastest Growing Metro Area in the United States
- Population Increased 30.1% from 2010 Census to 2020 Census

## TENANT:

- Strong Corporate Guaranty (NYSE: "DG") – Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 19,294 Stores in 47 States as of May 5, 2023





















**DOLLAR GENERAL**

**FAMILY DOLLAR**

**SITE**



**Sinclair**

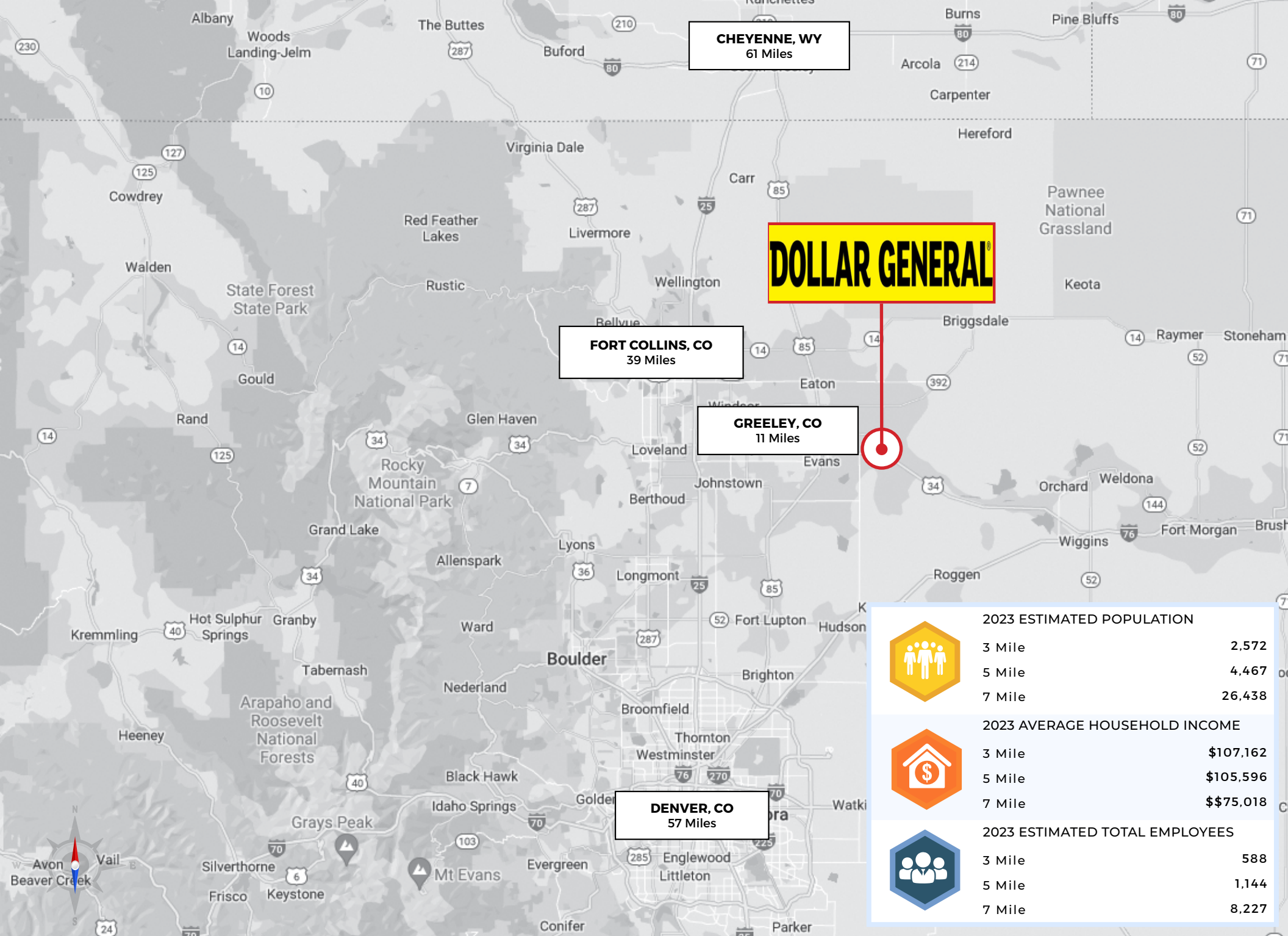
**1 First National Bank**

**PLATTE VALLEY  
BRONCOS**

**PLATTE VALLEY  
COLTS**







CHEYENNE, WY  
61 Miles

FORT COLLINS, CO  
39 Miles

GREELEY, CO  
11 Miles

DENVER, CO  
57 Miles



2023 ESTIMATED POPULATION

3 Mile	2,572
5 Mile	4,467
7 Mile	26,438



2023 AVERAGE HOUSEHOLD INCOME

3 Mile	\$107,162
5 Mile	\$105,596
7 Mile	\$75,018



2023 ESTIMATED TOTAL EMPLOYEES

3 Mile	588
5 Mile	1,144
7 Mile	8,227



# AREA OVERVIEW



## KERSEY, COLORADO

The Town of Kersey Colorado is home to around 1600 people. It is a close knit agricultural community and home of the Platte Valley School District; one of the most highly sought after school districts in Northern Colorado.

Kersey is conveniently located on U.S. Highway 34, just 3 miles east of Greeley in rapidly growing Weld County. Situated just east of the foothills of the gorgeous Rocky Mountains and south of the Pawnee Buttes. Kersey is only minutes from all the conveniences found in Greeley, Fort Collins, Loveland, Windsor, and is approximately 1 hour from Denver International Airport and the Denver metropolitan area.



# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Population	1,750	2,572	4,467	26,438
2028 Projected Population	1,909	2,838	5,001	28,616
2020 Census Population	1,667	2,403	4,221	25,099
Annual Growth Rate: 2023 to 2028	1.81%	2.07%	2.39%	1.64%



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Households	644	944	1,631	8,882
2028 Households	749	1,111	1,949	10,320
2020 Census Households	601	867	1,523	8,303
Annual Growth Rate: 2023 to 2028	3.23%	3.53%	3.89%	3.23%
Average Household Size	2.71	2.72	2.73	2.85



## INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$100,665	\$107,162	\$105,596	\$75,018
2023 Median Household Income	\$81,208	\$88,026	\$87,273	\$60,243
2023 Per Capita Income	\$37,066	\$39,335	\$38,557	\$25,526



## HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units	644	944	1,631	8,882
2023 Owner-Occupied Units	510	764	1,260	4,539
2023 Renter Occupied Housing Units	135	180	371	4,343



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	51	80	155	896
2023 Employees	450	588	1,144	8,227



# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$47.98 Billion



**FORTUNE 500**  
#108



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
19,294



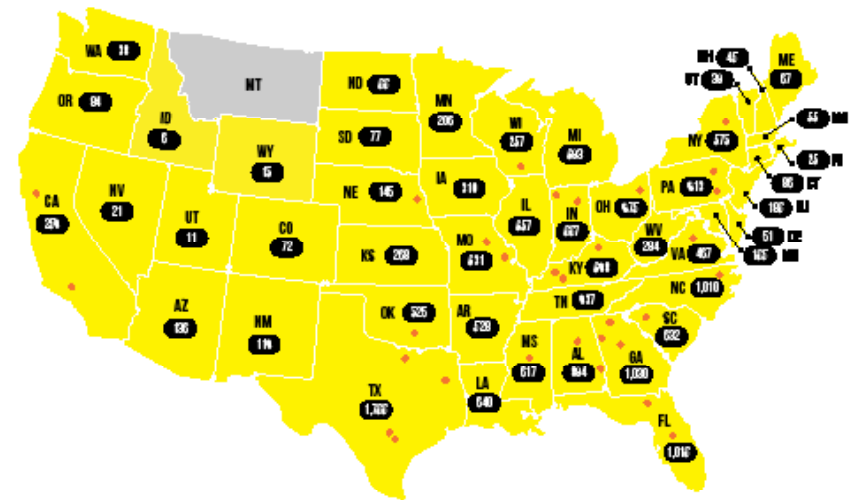
**NO. EMPLOYEES**  
175,000+

## ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of May 5, 2023, the company's 19,294 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

**19,294 STORES** | **IN 47 STATES** |  
AS OF 05/05/2023

● STORES  
● DISTRIBUTION CENTER





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 209 Hill Street, Kersey, CO 80644 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluation a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.



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