



Dollar General

NEW CONSTRUCTION IN ROCKY MOUNTAIN STATE WITH RARE
RENTAL INCREASES IN PRIMARY TERM

EADS, CO



CP PARTNERS
COMMERCIAL REAL ESTATE

In association with ParaSell, Inc. | A Licensed Colorado Broker #1887623

Representative Photo



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Dollar General

E 15TH STREET/US 287 AND ADAMS STREET, EADS, CO [↗](#)

\$2,368,000

PRICE

6.50%

CAP RATE

NOI	\$153,941
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
RENTAL INCREASES	Rare 5% every five years throughout primary term and options
BUILDING SIZE	10,640 SF
LOT SIZE	1.17 AC
YEAR BUILT	2024 (Under Construction)

Representative Photo



Absolute NNN New construction corporate Dollar General with rare rental increases during the primary term and option periods

A brand new Dollar General on a 15-year absolute NNN lease **backed by a corporate guaranty** (NYSE: DG) with four, 5-year options to extend. The subject property is strategically located on US 287.



The Offering

- New 2024 Construction with extremely rare rental increases during the primary term
- Brand-new 15-year lease with five, 5-year options to extend. 5% rental increases every 5-years during the primary term and option periods.
- The lease is backed by a corporate guaranty from Dollar General, #108 on the Fortune 500 list of companies
- Absolute NNN lease structure features zero Landlord expense or maintenance obligations, providing an investor with a “hands-off” investment
- Turnover date - March 11, 2024

Undisputed Leader in the Explosive Dollar Store Niche

- Dollar General generated \$38.7 billion in 2023 fiscal year sales, a 2.2% increase from the previous year
- Dollar General currently operates over 19,000 stores nationwide, making it the country's largest small-box discount retailer
- The company has an S&P rating of BBB, which has been raised five times since 2009, and is a better credit rating than its main competitor

New Solar and Wind Development Projects to Bring Renewable Energy Workers and New Housing to Eads

New Solar and Wind Projects

- **BluEarth Renewables** are the developers of **Rush Gulch Solar Project**, a 250 MW solar project, and **Expedition Trail Wind Project**, a 400 MW wind project, both proposed on privately owned land near the town of Eads. Both projects are currently in the development stage and will provide clean, renewable energy for approximately 74,000-153,000 homes annually
- **Tri-State Generation and Transmission Association** has submitted a preliminary application to run their transmission lines across Kiowa County. They have issued a RFP for renewable energy companies to connect with their line
- **Xcel Energy** has also submitted an application to the county for a permit to locate and construct **Colorado's Power Pathway** facilities in the county. Colorado's Power Pathway is designed to improve the state of the state's electric grid and enable future renewable energy development.

[Read More](#)

New Housing Developments

- Eads is seeing new housing developments to house the new renewable energy workers employed on the aforementioned solar and wind projects
- Overall, there were over 70 houses and duplex units built across the greater Eads area in support of the Workforce Housing Project, 10 in Eads this year

[Read More](#)

Price		\$2,368,000
Capitalization Rate		6.50%
Building Size (SF)		10,640
Lot Size (SF)		52,272
Stabilized Income	\$/SF	
Scheduled Rent	\$14.47	\$153,941
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$153,941

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property’s initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	DG Retail, LLC
Lease Guaranteed By	Dollar General Corporation
Lease Type	NNN
Rental Increases	5% every 5-years
Lease Expiration	May 1, 2039
Options	Five, 5-Year Options
Year Built	2024
Expenses	
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/FT	Year Rent/FT
	10,640	4/1/2024	3/31/2029	\$153,941	\$12,828	\$153,941	\$1.21	\$14.47
		4/1/2029	3/31/2034		\$13,470	\$161,638	\$1.27	\$15.19
		4/1/2034	3/31/2039		\$14,143	\$169,720	\$1.33	\$15.95
		Option 1	4/1/2039		\$14,851	\$178,206	\$1.40	\$16.75
		Option 2	4/1/2044		\$15,593	\$187,116	\$1.47	\$17.59
		Option 3	4/1/2049		\$16,373	\$196,472	\$1.54	\$18.47
		Option 4	4/1/2054		\$17,191	\$206,296	\$1.62	\$19.39
		Option 5	4/1/2059		\$18,051	\$216,611	\$1.70	\$20.36
TOTALS:	10,640			\$153,941	\$12,828	\$153,941	\$1.21	\$14.47

LEGEND



Property
Boundary

10,640

Rentable SF

1.17

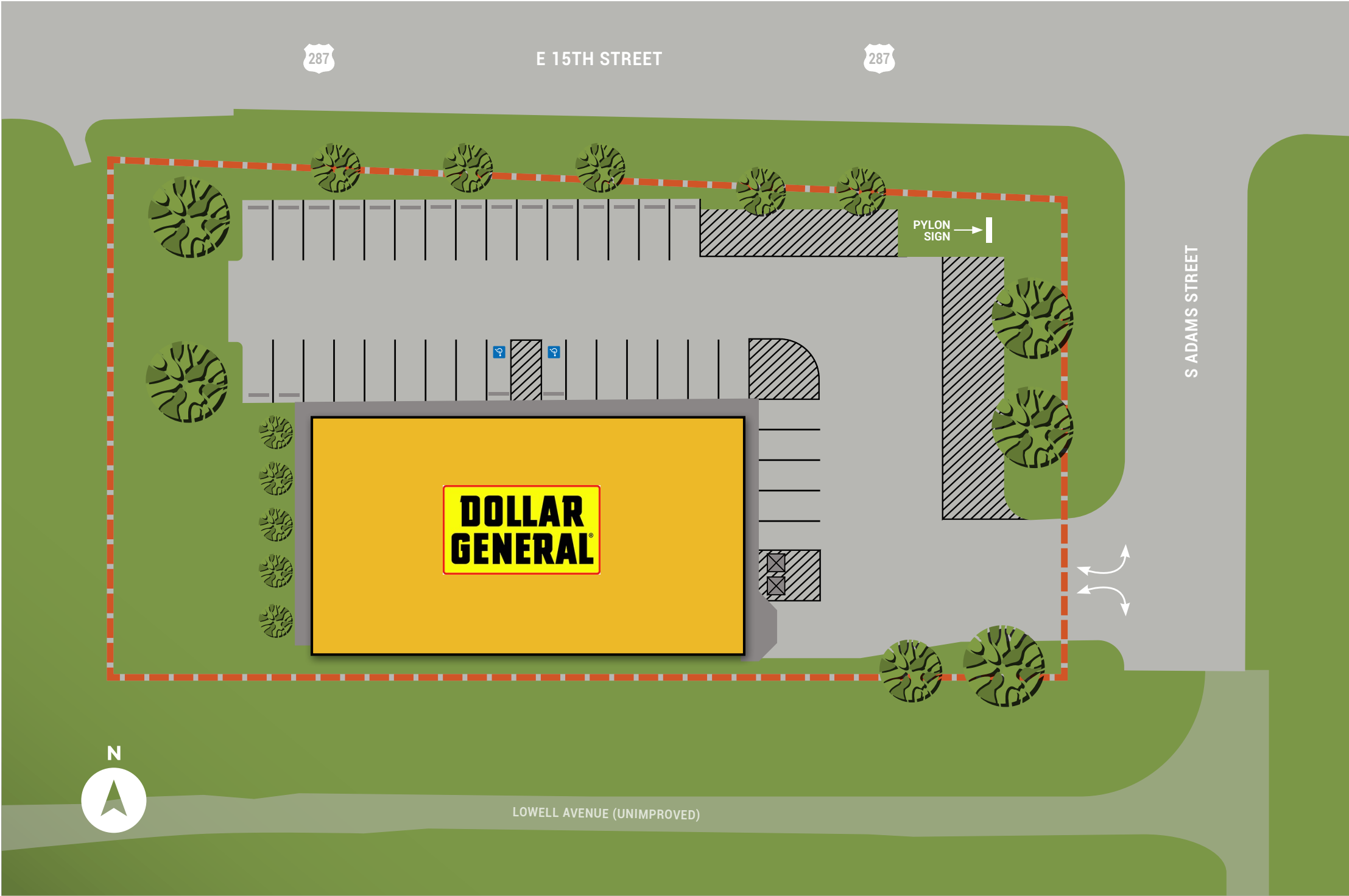
Acres

36

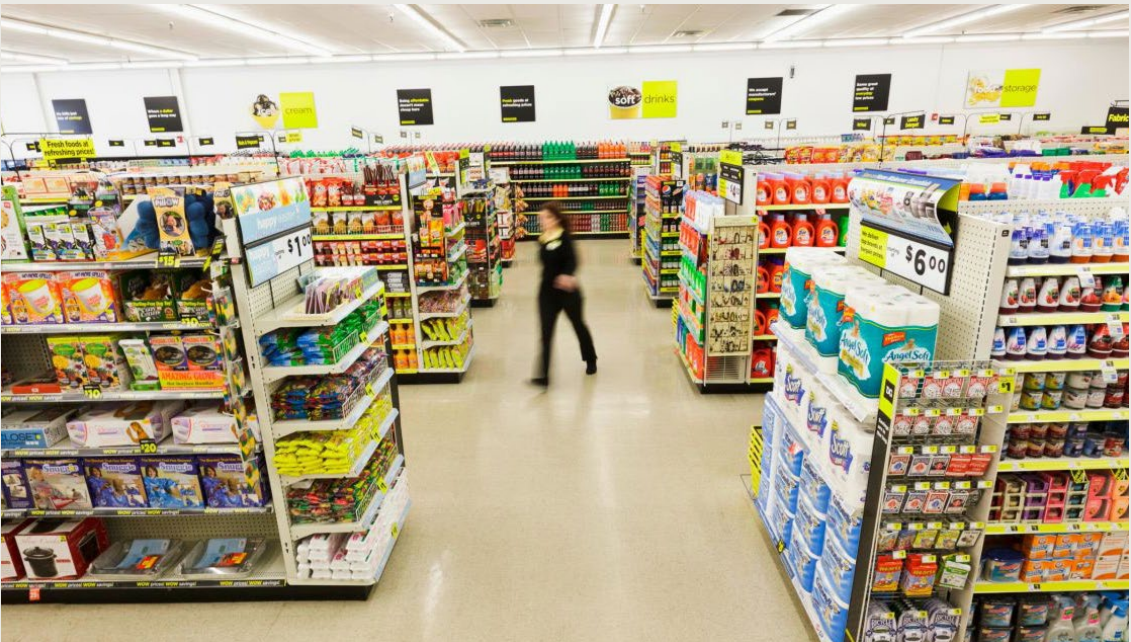
Parking Spaces



Egress



The country's largest small-box discount retailer



#108

FORTUNE 500
INDEX (2023)

\$38.7 Billion

TOTAL SALES
IN 2023

19,986

LOCATIONS IN
47 STATES

DOLLAR GENERAL

About Dollar General

- Dollar General (NYSE: DG) is a chain of more than 19,900 discount stores in 47 states, primarily in the South, East, Midwest, and Southwest
- The company's sales hit \$38.7 billion in fiscal year 2023
- Stores stock high-quality private brands as well as America's most trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

Investment Grade Credit

- The company's credit rating is BBB, which has been raised five times since 2009 - Dollar General has a better credit rating than both of its larger competitors

[Tenant Website](#) 



COLORADO SPRINGS

COLORADO SPRINGS TO EADS
134 MILES





Eads, CO

A FAST GROWING COLORADO SUBURB



483,956

ESTIMATED COLORADO SPRINGS POPULATION

\$385.83 B

COLORADO GDP

The Town of Eads

- Eads is situated in the southeastern part of Colorado, approximately 134 miles from Colorado Springs, close to the Kansas border
- Founded in the late 19th century, Eads was named after James Buchanan Eads, the engineer responsible for designing the Eads Bridge over the Mississippi River
- Eads is a small, rural community with a population of around 700 residents
- Eads is accessible by road via U.S. Route 287, which runs through the town

Colorado Springs

- Located about 134 miles west of Eads, Colorado Springs is situated in the central part of Colorado at the eastern foot of the Rocky Mountains
- The city is home to several military installations, including the United States Air Force Academy, Fort Carson, Peterson Air Force Base, and Schriever Air Force Base

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