



FILE PHOTO

# Dollar General

**\$2,020,500 | 5.80% CAP**

366 Santa Fe Avenue, Alamosa, CO 81101

- ✓ **Brand New 15 Year Corporate Absolute NNN Lease** with 10% Rent Increases in Options Periods
- ✓ **Less than 2 Miles from Adams State University** - Enrollment of +3,000 students
- ✓ **Close Proximity to National Parks** - Area see approximately 1.5 million tourists each year
- ✓ **Strategic Location with Superb Traffic Counts** - Located on US Highway 160 (14,500+ VPD)
- ✓ **Dollar General has an S&P BBB rating and Ranked #91 on the Fortune 500 List** - Jumped 21-places into the Top 100 in 2021

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items**, **seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola**, **Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



## INVESTMENT OVERVIEW

DOLLAR GENERAL ALAMOSA, CO

FILE PHOTO



## CONTACT FOR DETAILS

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ebenton@securenetlease.com

CO BOR: Jeff Post

License #: FA400018515

\$2,020,500

5.80% CAP

NOI

\$117,180

Building Area

±9,100 SF

Land Area

±0.89 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Brand New 15 Year Corporate Absolute NNN Lease** with 10% Rent Increases in (3) Options Periods. Store is located on a highway location on a .89 acre parcel.
- ✓ **Less than 2 Miles from Adams State University** - School has a enrollment of +3,000 students, and has invested over \$100 million in campus renovations over the last 10 years.
- ✓ **Close Proximity to National Parks** - Great Sand Dunes National Park, Alamosa National Wildlife Refuge, and San Luis State Park drives approximately 1.5 million tourists each year, a 25% increase in tourism since 2017.
- ✓ **Strategic Location with Superb Traffic Counts** - Subject Property is located on major thoroughfare, US Highway 160 (14,500+ VPD) providing strong visibility.
- ✓ **Commitment to Long Term Tenancy** - Dollar General completed more than 1,750 store remodels in 2021 and plans to include self-check capabilities to more than 11,000 stores in 2022.
- ✓ **E-commerce Resistant Retailer Experiencing Explosive Growth** - Dollar General plans to open 1,100 stores in 2022 after adding approximately 1,000 stores in 2021.
- ✓ **Dollar General has an S&P BBB rating and is ranked #91 on the Fortune 500 List** - Dollar General's 21-place jump into the Top 100 reflects the company's exceptional growth, which includes the Company's \$34.2 billion in sales in fiscal year 2021.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

# TENANT OVERVIEW

DOLLAR GENERAL ALAMOSA, CO

## Dollar General

Dollar General Corporation has been delivering value to shoppers for over 80 years. Dollar General helps shoppers Save time.

### REVENUE

**\$27.8 B**

### CREDIT RATING

**BBB**

### STOCK TICKER

**DG**

### LOCATIONS

**18,200+**

**DOLLAR GENERAL**

[dollargeneral.com](http://dollargeneral.com)

Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operates **more than 18,100 stores in 46 states** as of January 2022. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at **lower prices**.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.



## IN THE NEWS

DOLLAR GENERAL ALAMOSA, CO

## Dollar General Takes 'First Major Step' Toward Expanding Healthcare Products in Stores

RICHARD LAWSON, JULY 8, 2021 (COSTAR)

**Dollar General may have taken the its first step toward adding pharmacy services to its stores, a move that could require the chain to reshuffle some real estate.**

The Goodlettsville, Tennessee-based retailer said it will increase healthcare offerings in its **17,426 stores in 46 states**. The move includes cough and cold, dental, nutritional, medical, health aids and feminine hygiene products. Dollar General said it has hired as **chief medical officer** Dr. Albert Wu, who worked for five years at consulting firm McKinsey & Co. and led a team that created a total cost-of-care model for **250,000 rural healthcare** patients.

**Dollar General is just the latest national chain to expand into healthcare, a move that has the potential to boost foot traffic at its stores.**

Most of Dollar General's stores are in rural areas, and the retailer often notes that **75%** of the U.S. population lives within **about 5 miles** of a Dollar General store.

While Dollar General is **increasing its healthcare** products, drugstore chains Walgreens and CVS are moving into healthcare services. Walgreens is opening **primary-care clinics** with Chicago-based VillageMD in a quest to become a neighborhood health destination. For its part, CVS has been adding HealthHubs and MinuteClinics in stores.

Todd Vasos, Dollar General's CEO, said in the company's statement that "our customers have told us that they would like to see **increased access** to affordable healthcare products and services in their communities" and that the retailer's goal is to "build and enhance affordable **healthcare offerings** for our customers, especially in the rural communities we serve."

EXPLORE ARTICLE



## Dollar General Announces Opening of Newest Store-within-a-Store Concept

JULY 28, 2021 (BUSINESS WIRE)

**"Through this combined format, we aim to deliver the value and products customers trust from a DG Market with the continually-refreshed merchandise including beauty and seasonal products, home décor and arts and crafts through pOpshelf.**

We have been pleased with customers' positive initial reactions, and we look forward to welcoming additional customers to **experience our newest format.**" The Company plans **to host** a community grand opening celebration for each location on Saturday, **July 31** beginning at 7 a.m.

**"We are thrilled to enhance our customers' shopping experiences through our new DG Market + pOpshelf store-within-a-store concept, which further demonstrates our innovative spirit and track record of format development," said Todd Vasos, Dollar General's CEO.**

The first **100 adult shoppers** at each store will receive a **\$10 gift** card and all customers may enjoy free coffee and breakfast snacks, hotdogs and **popcorn beginning** at 11 a.m. and sam ples from Monster, Coca-Cola® and Reese's® while supplies last. Attending customers will also be eligible to receive a complimentary DG Market + pOpshelf tote bag with product samples and gift boxes, as well as enter to win sweepstakes for **\$500** in free shopping.

Customers can expect a fun, joyful and guilt-free shopping experience as they browse a selection of on-trend seasonal and home décor, health and beauty must-haves, home cleaning supplies, household and **specialty items**, arts and crafts, party planning and entertaining needs, toys and much more!

EXPLORE ARTICLE



# LEASE OVERVIEW

**DOLLAR GENERAL ALAMOSA, CO**

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Extend
Rent Commencement	August 19, 2022
Lease Expiration	August 31, 2037
Lease Type	Corporate NNN Lease
Rent Increases	10% Every 5 Years, In Option Periods
Annual Rent YRS 1-15	\$117,180.24
Option 1	\$128,898.24
Option 2	\$141,788.04
Option 3	\$155,966.88

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Walmart Supercenter

TSC TRACTOR SUPPLY CO

ALAMOSA HIGH SCHOOL (607 STUDENTS)

HARBOR FREIGHT TOOLS  
Aaron's  
ANY TIME FITNESS  
BURGER KING  
ACE Hardware

maurices  
Wendy's

O'Reilly AUTO PARTS

SHERWIN WILLIAMS

ORTEGA MIDDLE SCHOOL (527 STUDENTS)

SUBWAY

ADAMS STATE UNIVERSITY

SAFEWAY

BLANCA VISTA PARK

RIO GRANDE

NOGUES GLASS

RODEWAY INN

State Farm  
Allstate

DOLLAR TREE

NAPA

160

AutoZone

City Market

Little Caesars

SAN LUIS VALLEY HEALTH (49 BEDS)

Walgreens

UNITED STATES POSTAL SERVICE

Days Inn BY WYNDHAM

SANTA FE AVENUE ±14,500 VPD

CHEVROLET  
GMC  
Ford  
BUICK

McDonald's  
TACO BELL

285

ihop  
KFC

PHILLIPS 66

Arby's

TRINIDAD STATE COLLEGE | VALLEY CAMPUS

Walgreens

CARQUEST

CONOCO

FASTENAL

DOLLAR GENERAL  
SUBJECT PROPERTY  
366 SANTA FE AVE.

ALAMOSA ELEMENTARY SCHOOL 3-5 (1,145 STUDENTS)

SONIC  
Starbucks

Papa Murphy's  
Domino's

Pizza Hut

H&R BLOCK

CONOCO

SCV SPORTS & WELLNESS

FAMILY DOLLAR

BOYD PARK

285

ROCKY MOUNTAIN MEMORABILIA

MyC

Jansari

ARMY NATIONAL GUARD

ups

US HIGHWAY 285 ±9,873 VPD

Coca-Cola SWIRE COCA-COLA, USA

Dean Swift Seed Company  
Tree & Wildflower Seeds

genOa healthcare

FedEx

SAN LUIS VALLEY REGIONAL AIRPORT

# SITE OVERVIEW

**DOLLAR GENERAL** ALAMOSA, CO

	Year Built		2022
	Building Area		±9,100 SF
	Land Area		±0.89 AC



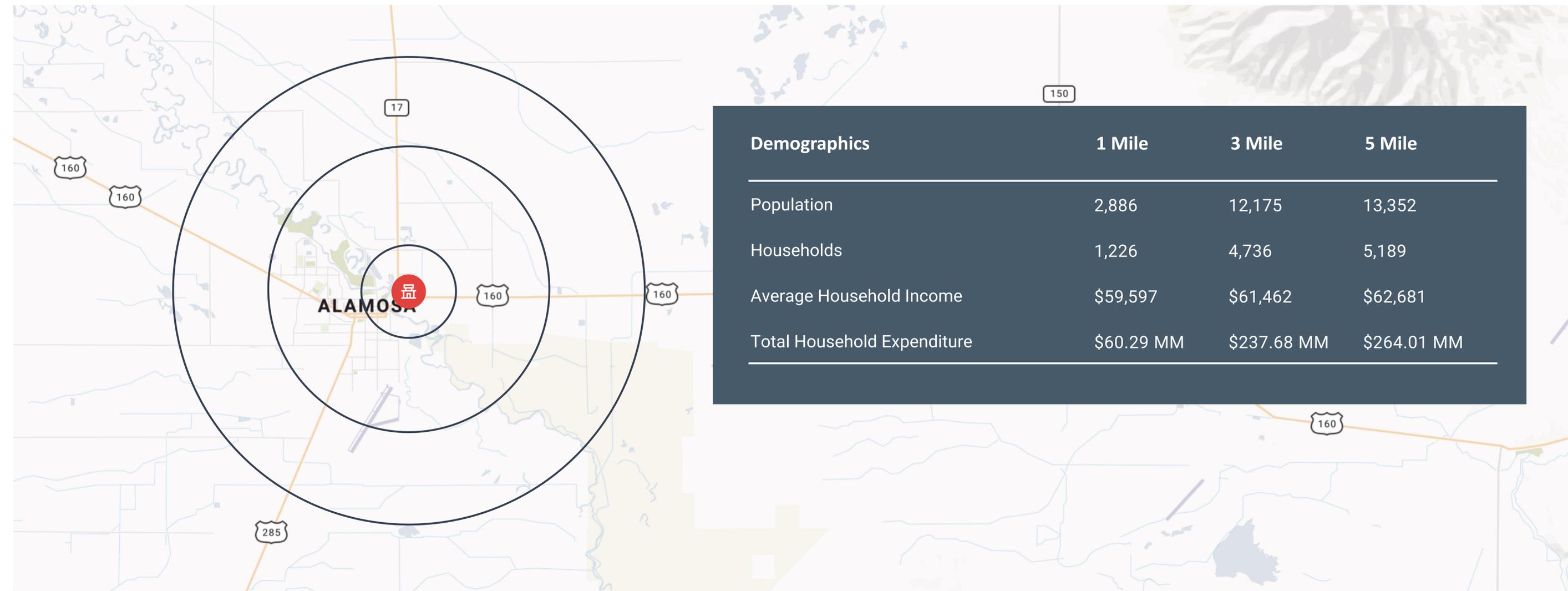
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Aaron's
- Dollar Tree
- Taco Bell
- AutoZone Auto Parts
- Tractor Supply Co.
- O'Reilly Auto Parts
- Anytime Fitness
- IHOP
- Walgreens



# LOCATION OVERVIEW

DOLLAR GENERAL ALAMOSA, CO



# LOCATION OVERVIEW

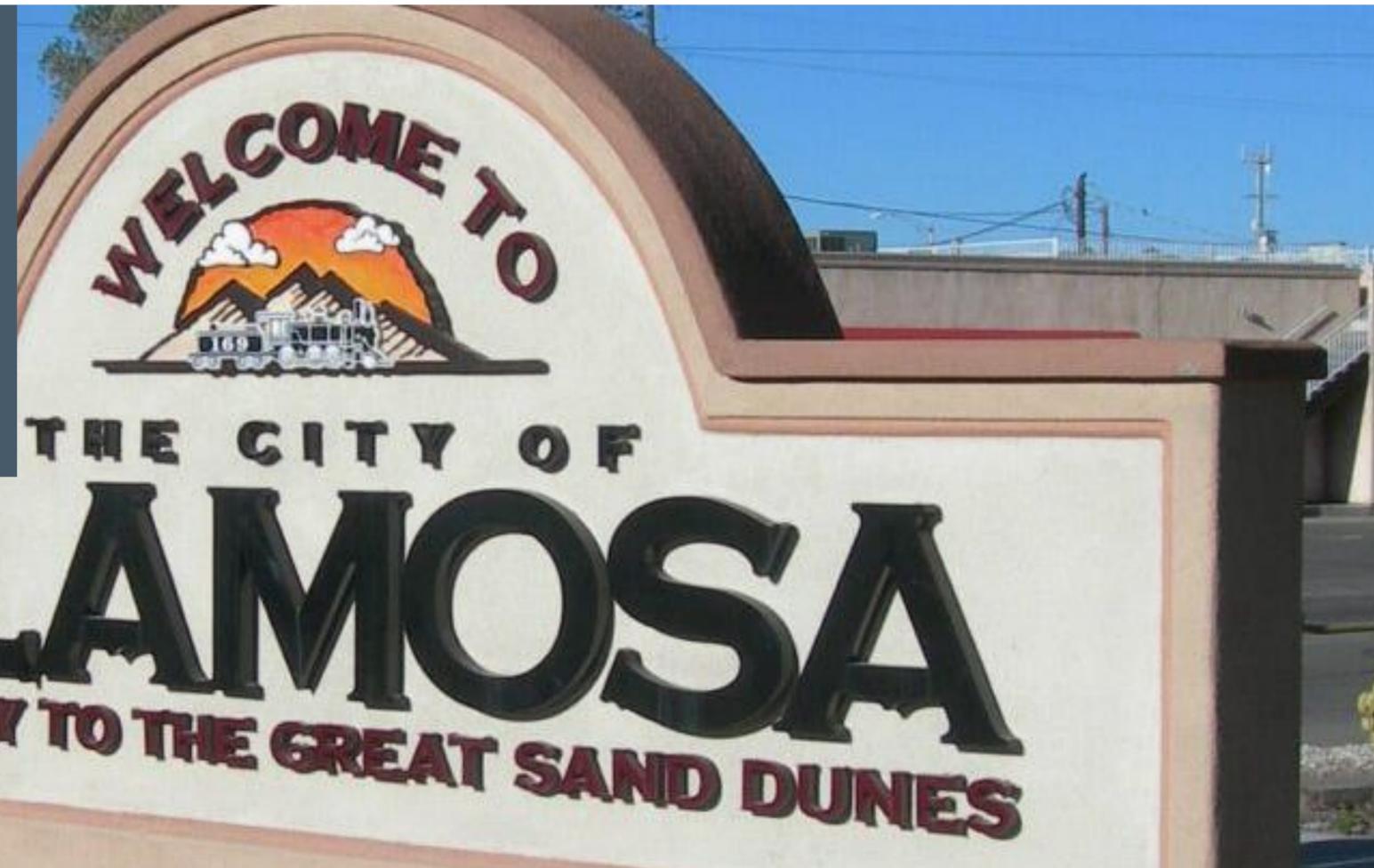
DOLLAR GENERAL ALAMOSA, CO

# Alamosa

Colorado

 **9,441**  
Population

 **\$35,085**  
Median Household Income



Regional Retail and  
Commercial Hub of the San  
Luis Valley

**HUB**

Over \$100 million dollars in  
campus renovations  
completed at Adams State  
University in the last 10 years

**\$100 MILLION**

## Alamosa is the county seat and the most populous municipality of Alamosa County, Colorado.

The city is the commercial center of the San Luis Valley in south-central Colorado.

**Situated less than 4 hours from Downtown Denver and approximately 140 miles to Santa Fe, Alamosa is home to Adams State University, one of the region's largest employers.**

There are multiple supermarkets, fast food restaurants, and pharmacies. Alamosa is also home to two medical clinics, a regional hospital (San Luis Regional Medical Center), and an airport (San Luis Valley Regional Airport).

Two Colleges claim Alamosa as their home; Adams State University: a four-year, state-supported university founded in 1921, and Trinidad State Junior College: a two-year college that offers many degrees. Adams State recently completed a \$65,000,000 renovation to the campus and celebrated a growing enrolled in 2021 with over 3,000 students. Alamosa is also home to Cattails Golf Course, an 18-hole championship course with a clubhouse that opened in 2008. As of 2021, the city population was approximately 9,441 people. Alamosa was originally known for the Rio Grande Railroad and was an important rail center. The railroad had an extensive construction, repair and shipping facility in Alamosa for many years and headquartered its remaining narrow gauge service here with trackage reaching many points throughout southwest Colorado and northern New Mexico. The railroad now offers a ride aboard the Rio Grande Scenic Railroad. Alamosa is a great place to do business, as a rural enterprise zone there are many tax credits that will assist businesses in their growth. Alamosa has become the natural hub for retail and services to the San Luis Valley. Alamosa is now a notable tourist town, home to Alamosa National Wildlife Refuge, San Luis State Park, and the Great Sand Dunes National Park, Alamosa has seen a 25% increase in tourism since 2017.

## IN THE NEWS

DOLLAR GENERAL ALAMOSA, CO

### Economic development a win for Alamosa

PRISCILLA WAGGONER, AUGUST 31, 2021 (ALAMOSA NEWS)

Bryan Poerner has always had a special affinity for Alamosa and its high altitude, convinced that the time he spent training here years ago was responsible for his notable accomplishments as a runner.

Now, Poerner is the **country manager** for Diadora, a manufacturer of high-end sportswear and footwear based in Italy, and is **responsible** for all marketing, sales and operations in North America. He is also responsible for opening the **first Diadora** store on the continent.

There is now almost 0% vacancy (down Main Street) —a tribute to the power of economic development not just in bringing in new businesses but working to assist existing businesses to stay in business and prosper.

And because he is **appreciative of the benefits** runners can find in the San Luis Valley, Bryan Poerner decided the first Diadora store in North America should open in...you got it... Alamosa.

Anyone making that decision could expect to enter a laborious process of meeting numerous people, filling out numerous forms, applying for permits, reviewing codes and trying to figure out what is available, where and by whom. All time consuming, potential sources of frustration.

**Up until 2019**, Economic Development was a standalone entity, funded by strong partnerships with businesses in the city, including the city of Alamosa itself, and run by a single individual with governance by a board.

However, two years ago, it became apparent that the **position required** the director to spend so much time fundraising just to cover salary and other costs associated with daily operations that not enough time was left to **actually work on economic development** projects.

EXPLORE ARTICLE



### Armando Valdez named as Colorado State Director of USDA Rural Development

PRISCILLA WAGGONER, NOVEMBER 22, 2021 (ALAMOSA NEWS)

“I’m honored to be appointed to this critical role within the Biden Administration,” Valdez said in a statement to the Valley Courier following the announcement. “As President Lincoln indicated many generations ago, the US Department of Agriculture is ‘The People’s Department.’

It is a privilege to serve the American people. The programs facilitated by Rural Development and the USDA are the **investments of the American people** in our rural communities. Our rural communities are the foundation of our society by producing food, fiber and energy. I will work hard as a **leader and advocate** to promote enhancements and progress for all of Rural Colorado.”

Armando Valdez, a professor of business at Adams State University located in Alamosa, to be appointed by President Biden as Colorado State Director of USDA Rural Development.

This is not the **first time Valdez** has served by presidential appointment in an executive role on the front lines of rural issues. In November 2009, he was appointed by President Obama to the USDA-Farm Service Agency Executive Committee for Colorado. **In 2012**, Valdez was subsequently appointed as executive chair of the committee, a position he served in **until 2018** when his term ended. While in that position, he helped administer the Farm Bill, execute farm policy, and manage other federal programs to support farmers and ranchers.

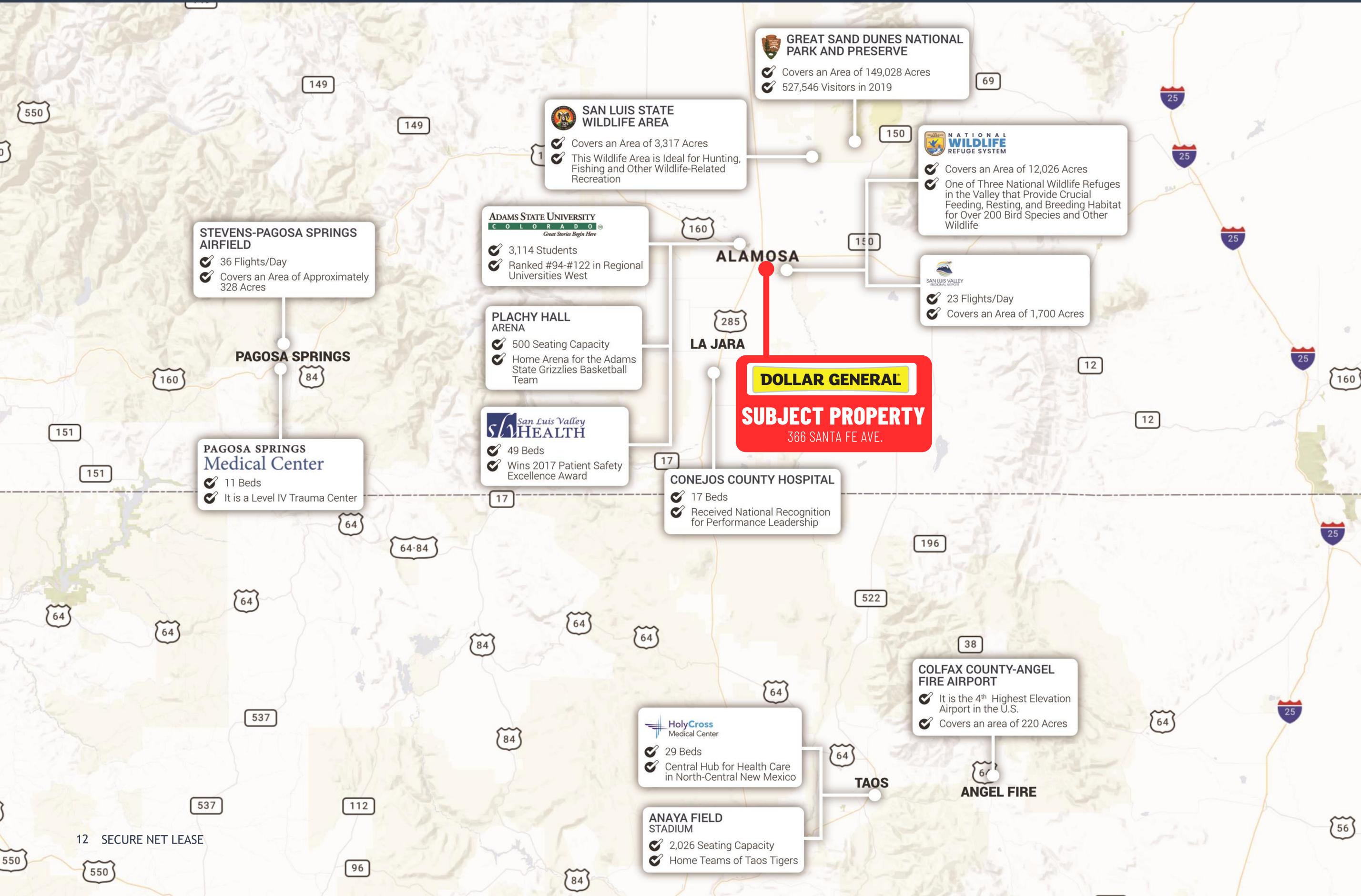
Valdez was born and raised in the San Luis Valley on a cattle, sheep, small grains, and hay operation. In **2007**, he created Valdez Land & Livestock to continue his family’s farm operation. He operates it today along with his sister and their families. Valdez is also a **business professor** at Adams State University and serves on the Board of the Rio Grande Water Conservation District.

EXPLORE ARTICLE



# METRO NAME

DOLLAR GENERAL ALAMOSA, CO



**GREAT SAND DUNES NATIONAL PARK AND PRESERVE**

- Covers an Area of 149,028 Acres
- 527,546 Visitors in 2019

**SAN LUIS STATE WILDLIFE AREA**

- Covers an Area of 3,317 Acres
- This Wildlife Area is Ideal for Hunting, Fishing and Other Wildlife-Related Recreation

**NATIONAL WILDLIFE REFUGE SYSTEM**

- Covers an Area of 12,026 Acres
- One of Three National Wildlife Refuges in the Valley that Provide Crucial Feeding, Resting, and Breeding Habitat for Over 200 Bird Species and Other Wildlife

**STEVENS-PAGOSA SPRINGS AIRFIELD**

- 36 Flights/Day
- Covers an Area of Approximately 328 Acres

**ADAMS STATE UNIVERSITY COLORADO**  
*Great Stories Begin Here*

- 3,114 Students
- Ranked #94-#122 in Regional Universities West

**SAN LUIS VALLEY REGIONAL AIRPORT**

- 23 Flights/Day
- Covers an Area of 1,700 Acres

**DOLLAR GENERAL SUBJECT PROPERTY**  
366 SANTA FE AVE.

**PLACHY HALL ARENA**

- 500 Seating Capacity
- Home Arena for the Adams State Grizzlies Basketball Team

**PAGOSA SPRINGS Medical Center**

- 11 Beds
- It is a Level IV Trauma Center

**San Luis Valley HEALTH**

- 49 Beds
- Wins 2017 Patient Safety Excellence Award

**CONEJOS COUNTY HOSPITAL**

- 17 Beds
- Received National Recognition for Performance Leadership

**COLFAX COUNTY-ANGEL FIRE AIRPORT**

- It is the 4<sup>th</sup> Highest Elevation Airport in the U.S.
- Covers an area of 220 Acres

**HolyCross Medical Center**

- 29 Beds
- Central Hub for Health Care in North-Central New Mexico

**ANAYA FIELD STADIUM**

- 2,026 Seating Capacity
- Home Teams of Taos Tigers

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

## Dallas

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Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

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