



**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**.



**DOLLAR GENERAL**<sup>®</sup>



# INVESTMENT OVERVIEW

DOLLAR GENERAL DOVE CREEK, CO

File Photo



## CONTACT FOR DETAILS

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Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

**CO Broker of Record: Jeff Post**  
License #: FA00018515

# \$2,018,500

## 5.80% CAP

NOI

\$117,061

- ✓ **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 large 1.25 acre parcel.

Building Area

±10,640 SF

- ✓ **Strategic Location with Superb Traffic Counts** - Subject Property is located on State Highway 491 (4,500+ VPD) providing strong visibility.

Land Area

±1.25 AC

- ✓ **Less than 1 mile to Dolores County High School** - Will be the closest retailer to school which features an enrollment of 160 students as of 2021

Year Built

2022

- ✓ **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

Lease Type

Absolute NNN

- ✓ **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.

Occupancy

100%

- ✓ **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.

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**SECURE**  
NET LEASE

# TENANT OVERVIEW

DOLLAR GENERAL DOVE CREEK, 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 DOVE CREEK, CO

# Dollar General Pushes Ahead w/ Brick-and-Mortar Expansion

RUSSELL REDMAN , MAY 27, 2022 (SUPERMARKET NEWS)

**Deep discount retailer Dollar General continued to drive growth in its store base in announcing increased sales for the fiscal 2022 first quarter.**

Goodlettsville, Tenn.-based Dollar General said yesterday that net sales for the first quarter ended April 29 rose **4.2% to \$8.8 billion** from **\$8.4 billion** a year earlier, driven mainly by sales contributions from new stores and partially offset by a dip in **same-store sales** and store closings.

**“We expect approximately 800 of our new stores in 2022 to be in our larger 8,500-square-foot store format as we respond to our customers' desire for even wider product selection,” Chief Operating Officer Jeff Owen said in the call.**

Comparable-store sales decreased 0.1% compared to the first quarter of 2021, driven by a decline in customer traffic, partially offset by an **increase** in average transaction amount. Same-store sales in the first quarter of **2022** declined in each of the seasonal, apparel, and home products categories, offset by an increase in the consumables category.

During first quarter of 2022, Dollar General **opened 239 new stores**, remodeled **532 locations** and relocated 32 stores. The company closed out the quarter with 18,356 stores in **47 states**.

“With more than **18,000 stores located** within five miles of **about 75%** of the U.S. population, we believe we are well-positioned to continue supporting our customers through our unique combination of value and convenience, especially in a more challenging economic environment,” Dollar General CEO Todd Vasos told analysts in a conference call on Thursday. “Looking ahead, we remain **focused on advancing** our operating priorities and strategic initiatives as we continue to strengthen our competitive position, while further differentiating Dollar General from the rest of the retail landscape.”

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 DOVE CREEK, CO**

|                      |  |
|----------------------|--|
| Initial Lease Term   | 15-Years, Plus (3), 5-Year Options to Extend |
| Rent Commencement    | July 2022 (Est.)                             |
| Lease Expiration     | July 2037 (Est.)                             |
| Lease Type           | Corporate NNN Lease                          |
| Rent Increases       | 10% Every 5 Years, In Option Periods         |
| Annual Rent YRS 1-15 | \$117,060.84                                 |
| Option 1             | \$128,766.96                                 |
| Option 2             | \$141,643.56                                 |
| Option 3             | \$155,808.00                                 |

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.



DOVE CREEK  
NUMBER 1 RESERVOIR

SEVENTH STREET  
ELEMENTARY SCHOOL  
(116 STUDENTS)

DOLORES COUNTY  
HIGH SCHOOL  
(126 STUDENTS)

DOLORES COUNTY  
SCHOOL DISTRICT  
(232 STUDENTS)

FAMILY DOLLAR



**DOLLAR GENERAL**  
**SUBJECT PROPERTY**  
60634 HWY. 491

ADOBE  
MILLING

491

ROAD 8.2  
±14,467 VPD

HIGHWAY 491  
±4,500 VPD

# SITE OVERVIEW

**DOLLAR GENERAL** DOVE CREEK, CO

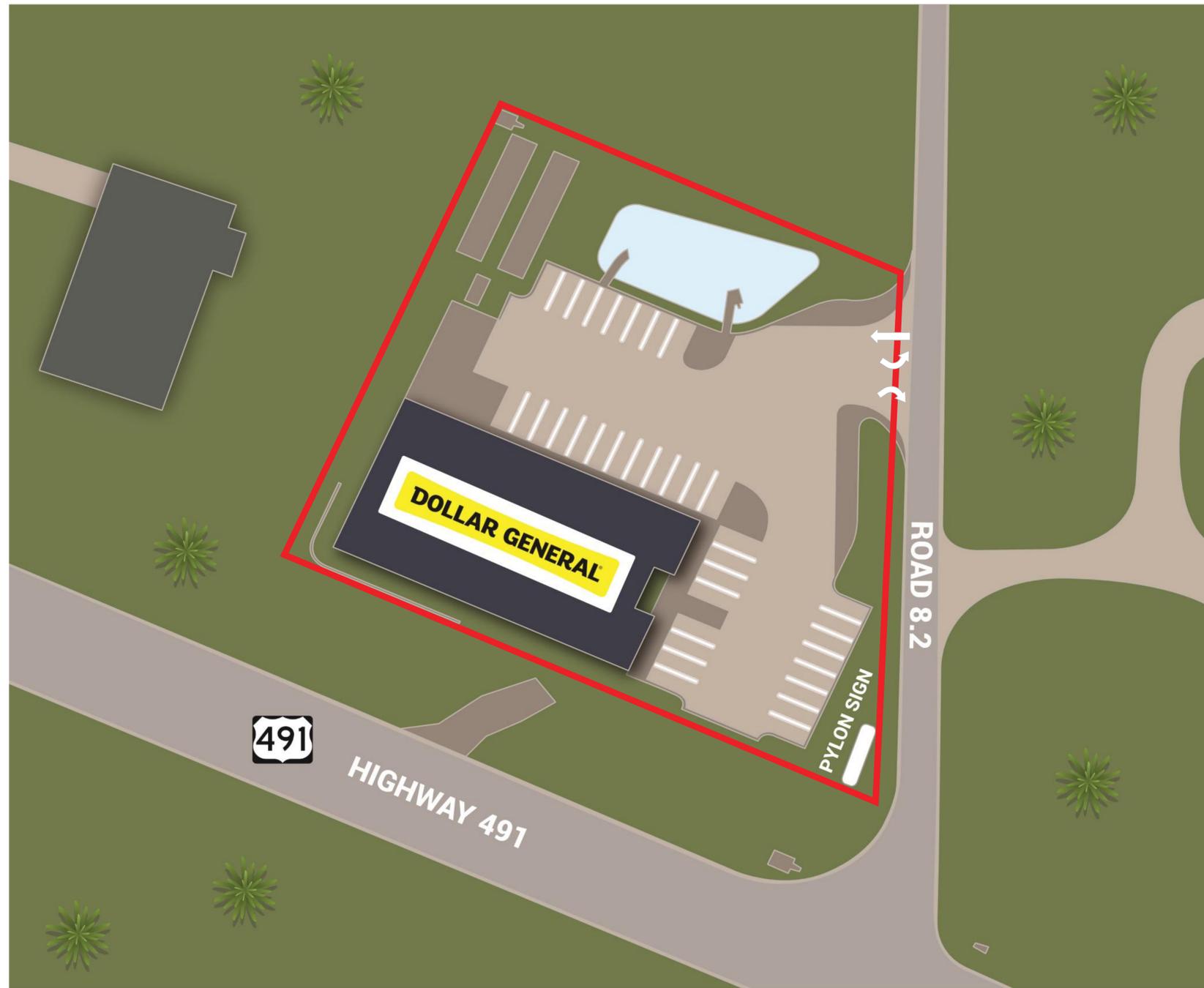
 Year Built | 2022

 Building Area | ±10,640 SF

 Land Area | ±1.25 AC

## NEIGHBORING RETAILERS

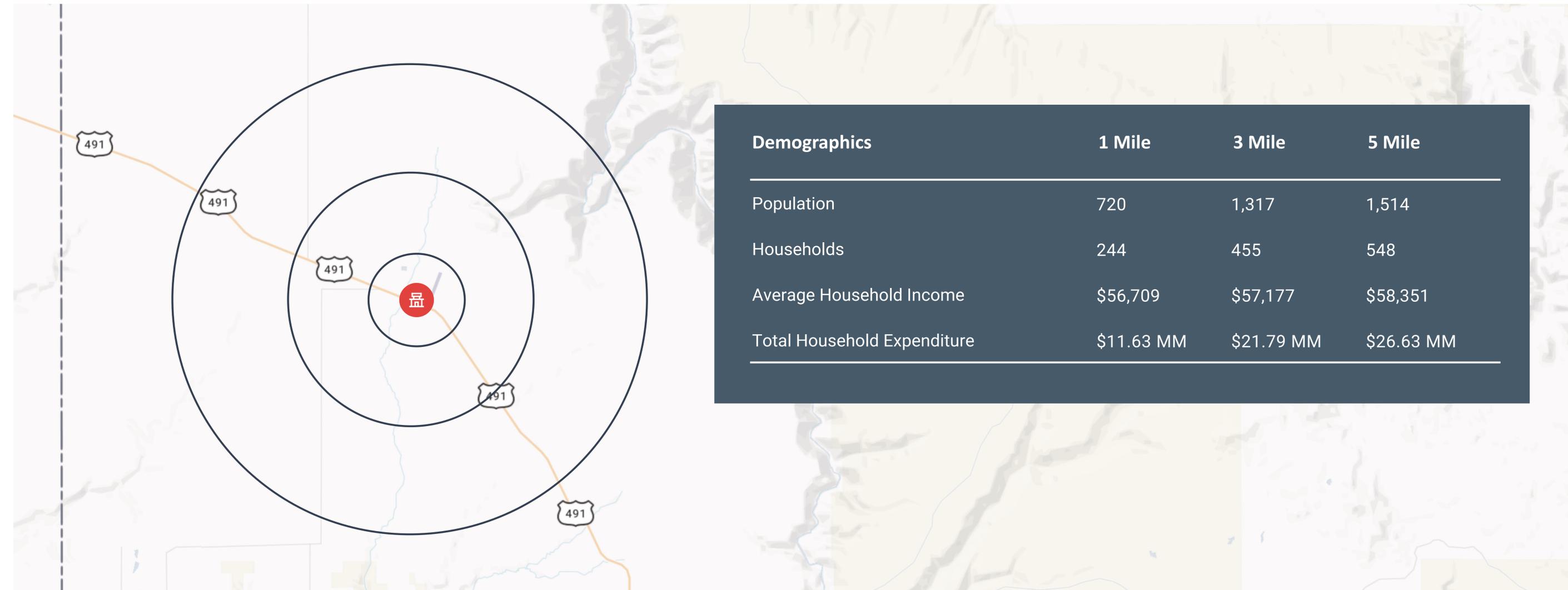
- Adobe Milling
- Shell
- Conoco
- U-Haul
- United State Postal Service
- Napa Auto Parts
- Sinclair
- Family Dollar





# LOCATION OVERVIEW

DOLLAR GENERAL DOVE CREEK, CO



## LOCATION OVERVIEW

DOLLAR GENERAL DOVE CREEK, CO

# Dove Creek

Colorado

 750  
Population

 \$49,903  
Median Household Income



Dolores River flows to the west of town offering fishing and exception whitewater rafting

Nicknamed the "Pinto Bean Capital of the World."

**With splendid mountain views in all four compass directions, this sleepy town derives its name from the wild doves inhabiting local waterways.**

These days, abundant yields from local farms make Dove Creek better known as the one of the pinto bean capitals of the world.

**40 minutes to Mesa Verde National Park, 90 minutes to Durango and 70 minutes to Telluride.**

The area surrounding Dove Creek is a major archaeological center.

Here the Anasazi cultivated corn, squash and beans. These early residents also constructed the remarkable cliff dwellings at nearby Hovenweep, Chaco Canyon and Mesa Verde National Park. In town, the adobe mill packages local pinto beans and runs a gift shop selling a variety of Southwestern gifts. Other attractions, all within a short drive from Dove Creek, include the Canyons of the Ancients Visitor Center & Museum in Dolores and the prehistoric villages at Hovenweep National Monument. As for recreation, the Dolores River Valley and its dramatic canyons offer untouched trails and waterways for hiking, hunting, rafting and fishing. Secluded guest ranches offer guided horseback trips along picturesque canyon trails. Dove Creek is where the light of the Western stars truly shine.

## IN THE NEWS

DOLLAR GENERAL DOVE CREEK, CO

# Could spot on Dolores River be Colorado's next hot springs destination?

ALDO SVALDI, APRIL 6, 2022 (THE DENVER POST)

An Arizona development company listed 1,156 acres of undeveloped commercial land in and around the town of Rico on the Western Slope for sale on Wednesday.

Among the selling points listed are the potential to build Colorado's next hot springs resort, room for future greenhouses to feed **farm-to-table restaurants** in the region, and **300 new homes** and condos to supply a real estate market hungry for mountain properties.

Development company puts 1,200 acres on market, pitching Rico as place for resort, greenhouses and 300 new mountain homes.

"The sellers have worked on this project for a **number of years** to get the right density and uses. The timing was not great for this property in the past. Now the time is perfect for it," said Mark King of Solutions RE, who along with Eric Saunders of Telluride Properties, is the broker for Silver Springs at Rico.

Disposition Properties, which is owned by two Arizona developers, is listing the property for **\$10 million**. Approaching their **90s**, King said the current owners behind Disposition, who have spent more than two decades on the project, are **wrapping up their estate plans** and are ready to hand things off to a buyer who can move it forward.

Potential uses for the land, King said, include developing a landmark hot springs resort hotel on the Dolores River in downtown Rico, constructing up to **304 homes** — either for-sale or for-rent — and **tapping a geothermal reservoir** known as the Rico Dome to heat greenhouses or other businesses. A buyer could also do a land exchange with the U.S. Forest Service, trading acreage near Rico for more **valuable terrain** the federal government owns near ski communities like Vail or Telluride.

EXPLORE ARTICLE



# Invenergy to develop Colorado solar project for Guzman Energy

DAVID WAGMAN, SEPTEMBER 1, 2021 (PV MAGAZINE)

Developed by Chicago-based Invenergy, the project will generate enough electricity to power 25,000 homes and is expected to be operational at the end of 2025. The solar array is expected to support up to three full-time operations jobs.

The Colorado county has been working for **several years** to attract solar developers. Denver-based Tri-State Generation & Transmission previously announced **plans to buy output** from two solar projects in Montezuma and Dolores counties, to be built and operated by **Juwi Inc. under PPAs**.

Invenergy and Guzman Energy announced a 127 MW power purchase agreement (PPA) for the Boutique Solar project currently in development in Montezuma County, Colorado, in the state's far southwestern corner.

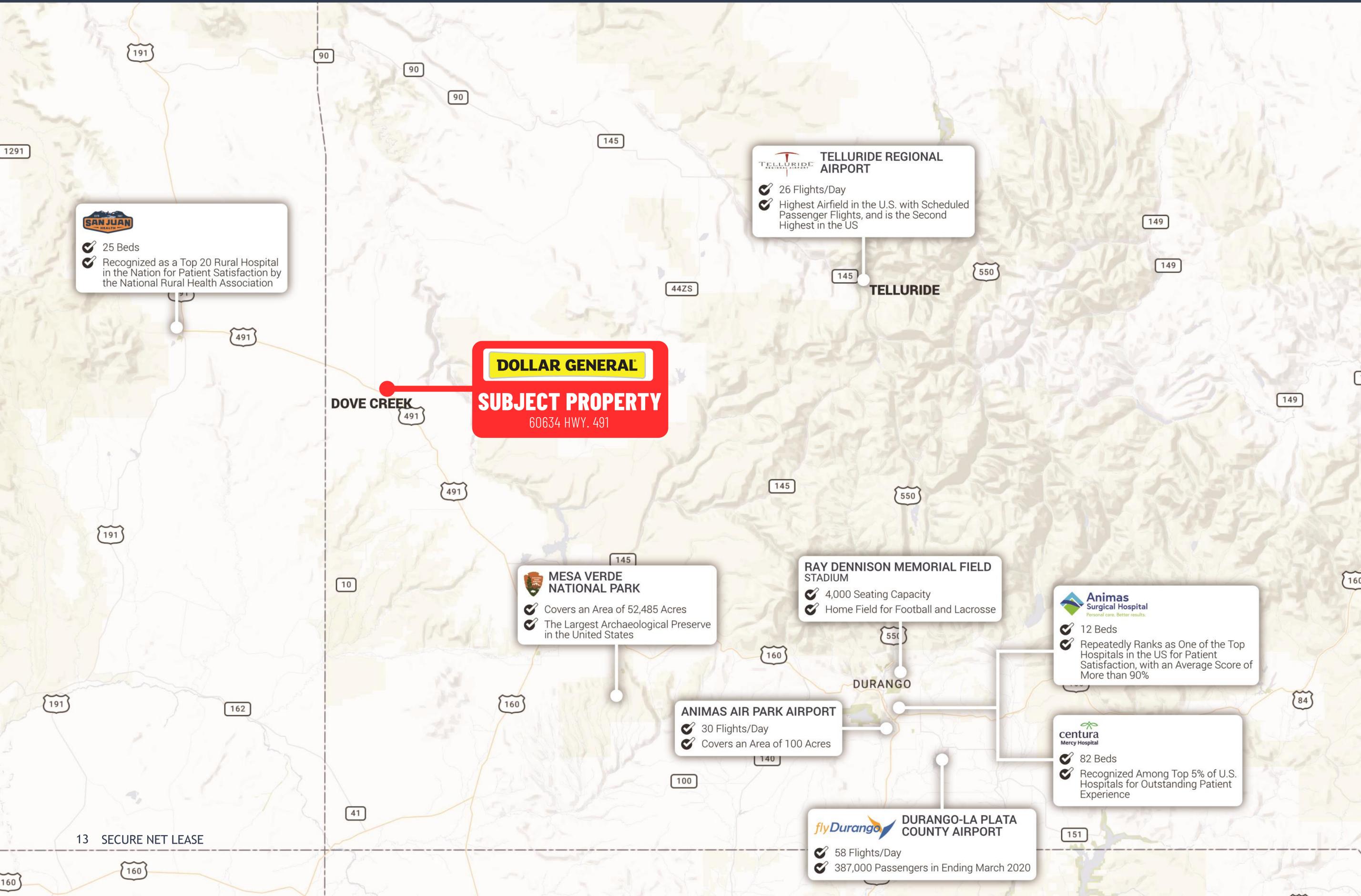
The two projects include the **140 MW Coyote Gulch** project in Montezuma County and the **110 MW Dolores** Canyon project in neighboring Dolores County. Both are set to achieve commercial operation in the fourth quarter of **2023**, and construction has not yet started. The 250 MW are expected to be able to provide power for about **75,000 typical homes** annually.

EXPLORE ARTICLE



# METRO NAME

DOLLAR GENERAL DOVE CREEK, CO



**SAN JUAN HEALTH**

- ✓ 25 Beds
- ✓ Recognized as a Top 20 Rural Hospital in the Nation for Patient Satisfaction by the National Rural Health Association

**TELLURIDE REGIONAL AIRPORT**

- ✓ 26 Flights/Day
- ✓ Highest Airfield in the U.S. with Scheduled Passenger Flights, and is the Second Highest in the US

**DOLLAR GENERAL**

**SUBJECT PROPERTY**

60634 HWY. 491

**MESA VERDE NATIONAL PARK**

- ✓ Covers an Area of 52,485 Acres
- ✓ The Largest Archaeological Preserve in the United States

**RAY DENNISON MEMORIAL FIELD STADIUM**

- ✓ 4,000 Seating Capacity
- ✓ Home Field for Football and Lacrosse

**Animas Surgical Hospital**

- ✓ 12 Beds
- ✓ Repeatedly Ranks as One of the Top Hospitals in the US for Patient Satisfaction, with an Average Score of More than 90%

**ANIMAS AIR PARK AIRPORT**

- ✓ 30 Flights/Day
- ✓ Covers an Area of 100 Acres

**centura Mercy Hospital**

- ✓ 82 Beds
- ✓ Recognized Among Top 5% of U.S. Hospitals for Outstanding Patient Experience

**flyDurango DURANGO-LA PLATA COUNTY AIRPORT**

- ✓ 58 Flights/Day
- ✓ 387,000 Passengers in Ending March 2020

13 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

## Dallas

**Office**

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

123 Nevada Street  
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