

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Dollar General Investment Building For Sale

200 Camino De Santa Fe, Lamar, CO 81052



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\$990,000

Cap Rate:	6.61%
NOI:	\$65,471 with a reserve expense
Total SF:	10,276± SF
Land:	1.46± AC / 63,593± SF
Parking:	2.9/1,000
YOC:	2008
Taxes:	\$0.61/SF (2021)

Located just off Hwy. 50 on the eastern side of Lamar, Colorado, this 10,276 sq. ft. Dollar General store comes to the market as an investment offering. Dollar General has a newly signed lease with a term from 08/01/2023 and expires on 07/31/2028. The commencement rate (rate to be used on marketing materials) is \$4,719.12/mo. NNN. There are two (2) options to renew at 5-year terms, each with a 6% escalation. There is also a small rental office next to Dollar General that procures an additional \$600/mo. in rent. It is a flat rental rate.

**BROKERAGE
DISCLOSURE**

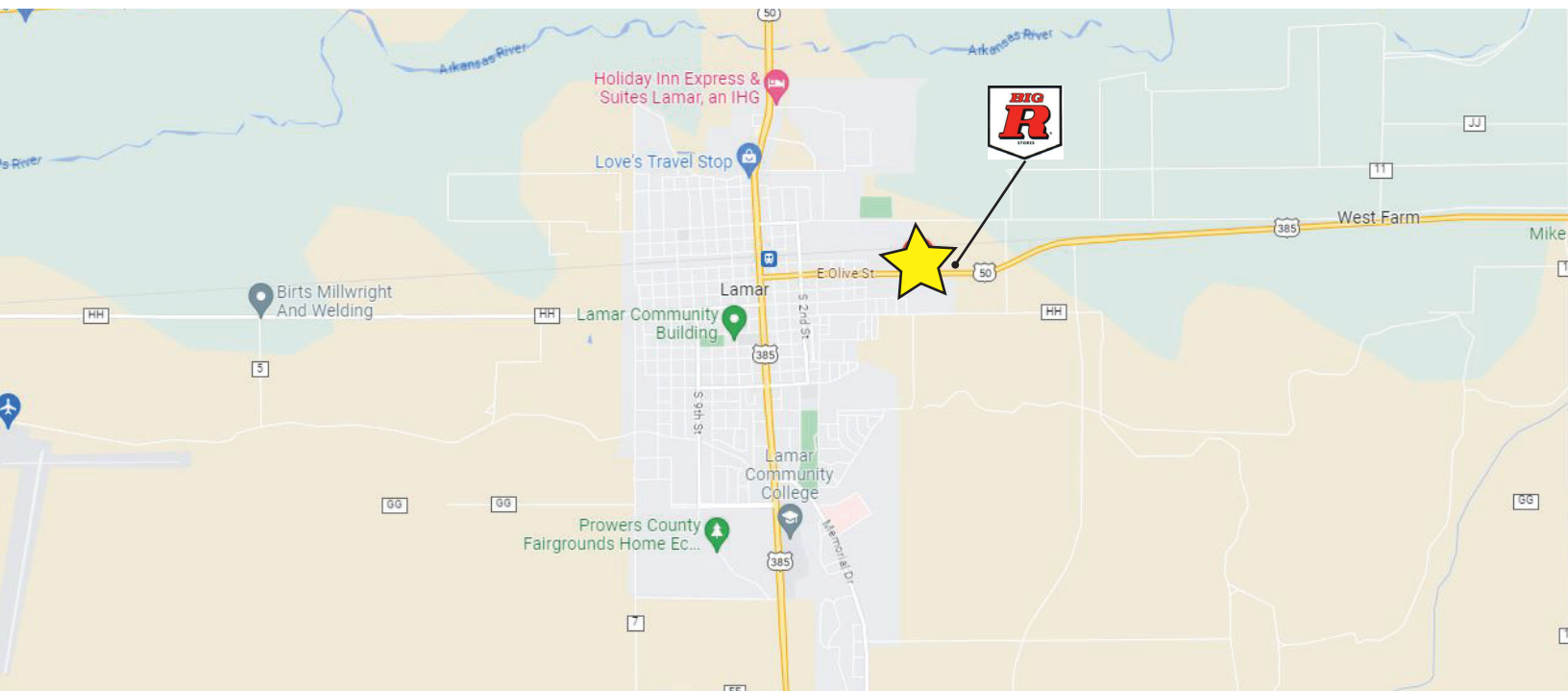
New roof recently installed.

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The City of Lamar (County Seat of Prowers County) serves as the industrial and retail center for the southeastern region of Colorado. Located in the midst of the fertile Arkansas River Valley, our surrounding agricultural landscape features wide-open spaces with panoramic views of irrigated corn and alfalfa fields, as well as dryland wheat fields. This semi-arid climate is very favorable to livestock production and offers an average of 340 days of sunshine annually. (Source: Lamar Chamber of Commerce) In 2020, Prowers County, CO had a population of 12k people with a median age of 38.5 and a median household income of \$42,648. (Source: datausa.io)

