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.

Fuller Real Estate (303) 534-4822

David Gagliano (720) 287-5413 direct (303) 818-3618 mobile DGagliano@FullerRE.com Ryan Floyd (720) 287-5405 direct (720) 335-1469 mobile RFloyd@FullerRE.com **Steve Peters**

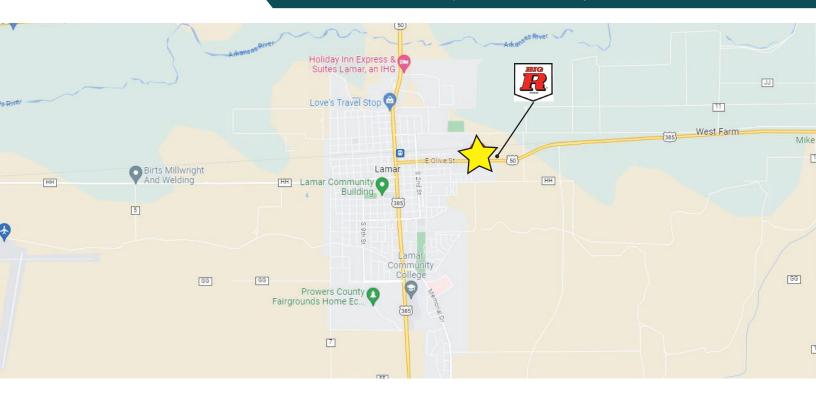
(720) 974-2793 direct (720) 445.0586 mobile SPeters@FullerRE.com

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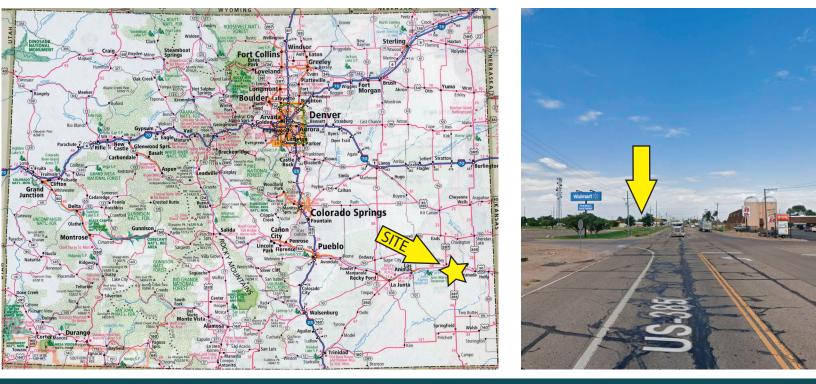




5300 DTC Pkwy, #100 | Greenwood Village | CO |80111 | FAX: 303-534-9021



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)



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.