



NET LEASE INVESTMENT OFFERING



Family Dollar

Extreme Barriers to Entry | Low Rent | Successful Store | Regional Trade Area

Gypsum, CO (Vail Valley & Eagle County)



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Investment Highlights

- » Located in the **Vail Valley & Eagle County**, and within **thirty minutes of world class ski resorts Vail and Beaver Creek**
- » **Proven successful location** as Family Dollar just **exercised their 2nd renewal option** with no concession
- » **Top performer on Placer.ai** that's ranked in the **77th percentile nationwide** with **visits up 37% year-over-year**
- » Priced **significantly below replacement cost**
- » **Extremely low and below market rent of \$14.52/SF compared to high \$30s/SF market rent per Costar**
- » Positioned at a **hard corner along Highway 6** (9,700 VPD) and in **immediate proximity to Interstate 70** (24,000 VPD)
- » **Extremely affluent area** with average annual household income of \$152,000 within three miles
- » **Strategically located adjacent to Eagle County Regional Airport**, which had 300,000 passengers in 2025 with 16 direct destinations
- » Immediate proximity to key community amenities including the **mountain's only Costco, Eagle Valley High School** (~1,000 students), **Amazon's newly constructed 51,000 SF delivery station**, and the **Mountain Recreation Gypsum Rec Center**, among others
- » Costly and **extreme barriers to entry**
- » **10% increases** in each option period



Investment Overview



PRICE
\$1,659,500



CAP RATE
7.00%



NOI
\$116,160



ADDRESS
770 Red Table Drive
Gypsum, CO 81637

RENT COMMENCEMENT:	June 2011	BUILDING SIZE:	8,000 SF
LEASE EXPIRATION:	June 30, 2031	LAND SIZE:	1-Acre
RENTAL ESCALATIONS:	10% in Each Option	YEAR BUILT:	2010
RENEWAL OPTIONS:	Three 5-Year		
TENANT:	Family Dollar Stores of Colorado, Inc.		
LEASE TYPE:	NN		
LANDLORD RESPONSIBILITIES:	Roof, Structure, & Parking Lot (but not restriping)		



Location Aerial



Photographs



Site Plan



Map



Demographics



TOTAL POPULATION

1-MILE	3,281
3-MILE	8,150
5-MILE	9,110



TOTAL HOUSEHOLDS

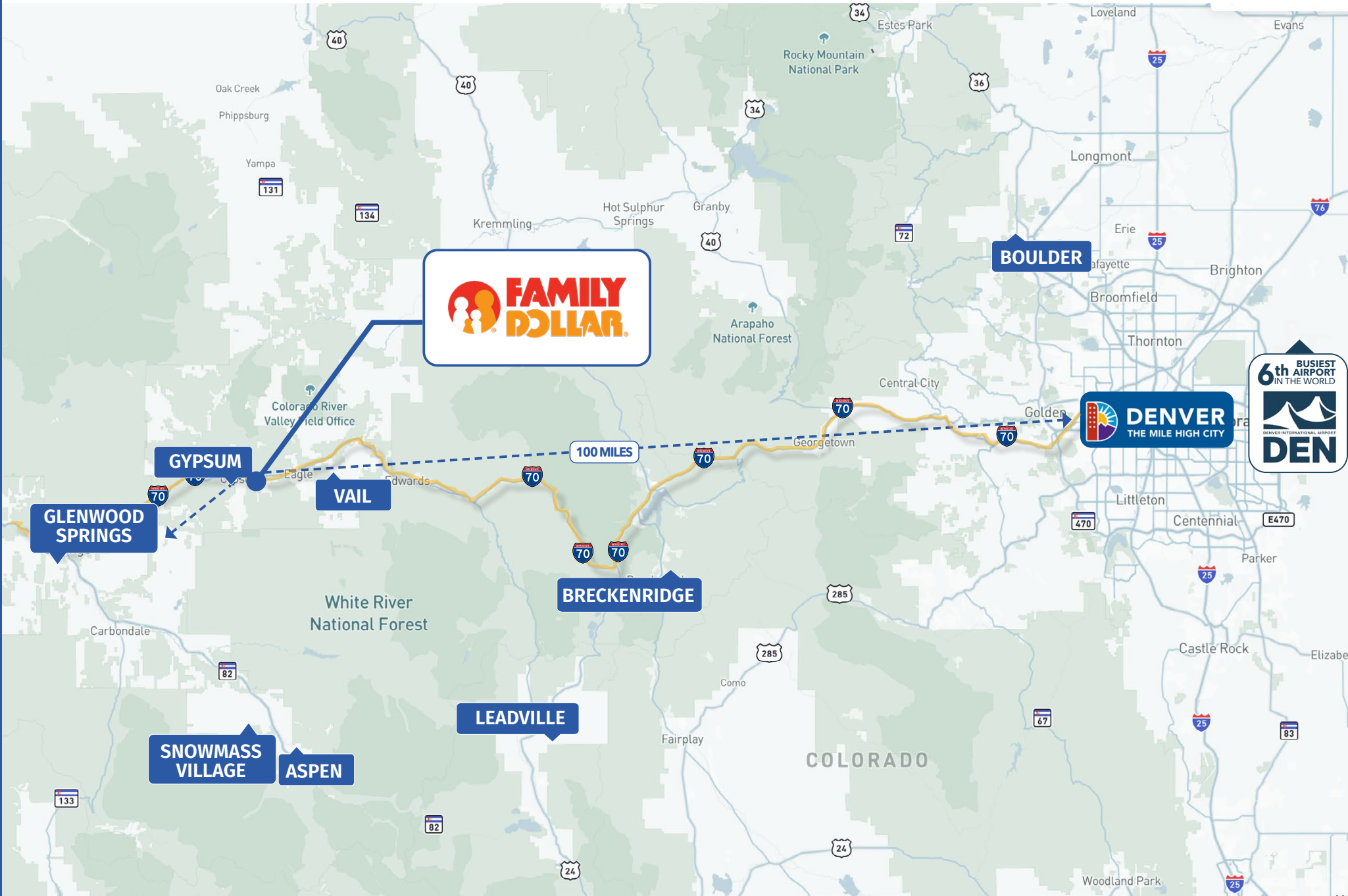
1-MILE	1,042
3-MILE	2,620
5-MILE	2,961



AVERAGE HOUSEHOLD INCOME

1-MILE	\$100,339
3-MILE	\$152,017
5-MILE	\$149,436

Map



Tenant Overview



FAMILY DOLLAR

Family Dollar is a leading national discount retailer offering a broad assortment of value-oriented merchandise focused on everyday essentials. The company's product mix includes consumables such as food, beverages, and household goods, in addition to health and beauty aids, apparel, home products, and seasonal merchandise.

Unlike traditional single-price-point dollar stores, Family Dollar offers merchandise across multiple price tiers, emphasizing value and accessibility. Its stores feature a combination of national brands and private-label products, allowing customers to balance quality and price while meeting their daily needs.

Today, Family Dollar operates thousands of stores across the United States, typically located in densely populated urban corridors and underserved communities. The smaller store format and convenient locations enable quick, frequent shopping trips and consistent customer traffic.

Family Dollar was founded in 1959 by Leon Levine in Charlotte, North Carolina, and has grown into a nationwide retailer with a significant presence across both urban and rural markets. Family Dollar was acquired in 2025 for \$1 billion by Brigade Capital Management and Macellum Capital management.

Website: www.familydollar.com
Number of Locations: 7,000+
Headquarters: Chesapeake, VA
Ownership: Private





Location Overview

GYPSUM, COLORADO

Gypsum is a growing community located in Eagle County, with a population of approximately 8,000 people. Situated along Interstate 70 in the scenic Eagle River Valley, Gypsum offers convenient access to the region's major employment centers while maintaining a more affordable, small-town atmosphere. The town has experienced steady growth in recent years, driven by its strategic location and strong regional economy.

Located approximately 100 miles west of Denver, Gypsum serves as a key residential hub within the Vail Valley and is just minutes from Eagle and Edwards, as well as approximately 30 miles west of Vail Ski Resort and 25 miles from Beaver Creek Resort. This proximity provides residents and visitors with convenient access to world-class skiing, snowboarding, and year-round outdoor recreation, including hiking, biking, fishing, and golfing.

Gypsum is also home to the Eagle County Regional Airport, which provides direct commercial flights to 16 major metropolitan areas and serves as a primary gateway to the Vail and Beaver Creek markets. The airport had approximately 330,00 passenger enplanements in 2025 representing a 60% increase since 2021. The town's economy is supported by key employers such as Eagle County Government, Vail Resorts, Holcim US, and a wide range of local and regional businesses, contributing to a stable and diversified economic base.

With its combination of accessibility, economic growth, and proximity to premier mountain destinations, Gypsum offers an attractive balance of affordability and lifestyle. Its small-town character, coupled with strong regional connectivity and recreational amenities, continues to draw both full-time residents and visitors seeking an alternative to higher-cost resort communities nearby.



Location Overview

EAGLE COUNTY, COLORADO

Eagle County is a premier mountain destination in the central Colorado Rockies, with a population of approximately 55,000 residents. Anchored along the Interstate 70 corridor, the county encompasses a series of interconnected communities including Vail, Avon, Edwards, Eagle, and Gypsum, forming one of the most desirable and economically vibrant regions in the state. The area has experienced consistent growth driven by its strong tourism base, high quality of life, and proximity to major metropolitan areas.

Located approximately 100 miles west of Denver, Eagle County is home to two of the most renowned ski destinations in North America: Vail Mountain and Beaver Creek Resort. Together, these resorts offer more than 7,000 acres of skiable terrain and attract millions of visitors annually. In addition to winter sports, the region supports a robust year-round tourism economy with hiking, biking, golf, fishing, and cultural events drawing visitors throughout the summer and shoulder seasons.

Tourism serves as the primary economic driver for Eagle County, with an estimated 2.5 to 3 million visitors annually to the Vail market alone and total county visitation exceeding 1 million visitors per year. Visitor spending is estimated to exceed \$1 billion annually, supporting a wide range of industries including hospitality, retail, real estate, and outdoor recreation. This consistent influx of visitors contributes to a strong local economy and sustained demand for housing across the region.

Eagle County is served by Eagle County Regional Airport, which provides direct commercial service to approximately 15–20 major metropolitan markets, with expanded seasonal service during peak winter months. The airport functions as a primary gateway to the Vail and Beaver Creek resorts and has experienced significant passenger growth in recent years, reflecting increasing demand for travel to the region.

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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