OFFERING MEMORANDUM

DOLLAR GENERAL

DOLLAR GENERAL
PALISADE, COLORADO

BANG REALTY

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

LIST PRICE
$1,726,101

PROPERTY ADDRESS
607 ELBERTA AVE
PALISADE, CO 81526

CAP RATE
7.60%

ANNUAL RENT
$131,183.64

BUILDING SIZE
9,240 SQ. FT.

LAND AREA
1.19 ACRES

OWNERSHIP
FEE SIMPLE

LEASE TYPE
ABSOLUTE NNN

LEASE TERM REMAINING
1 YEAR, 9 MONTHS

LEASE EXPIRATION
04/30/2028

RENEWAL OPTIONS
3 - 5 YEAR

RENT INCREASES
10% AT OPTIONS

PARKING
37 SPACES

YEAR BUILT
2013

PARCEL NUMBER
2937-093-41-002

TRAFFIC COUNTS
2,752 VPD

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT PSF	% INCREASE	CAP RATE
Current - 04/30/2028	$10,931.97	$131,183.64	$14.20		7.60%
1st Renewal Option 05/01/2029 - 04/30/2033	$12,025.17	$144,302.00	$15.62	10%	8.36%
2nd Renewal Option 05/01/2034 - 04/30/2038	$13,227.68	$158,732.20	$17.18	10%	9.20%
3rd Renewal Option 05/01/2039 - 04/30/2043	$14,550.45	$174,605.42	$18.90	10%	10.12%

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 1.75 Years of Guaranteed Lease Term (Lease Exp: 04/30/2028)
- 2013 Construction | Build-to-Suit Dollar General
- 9,240 SF Building on 1.19 Acre Parcel
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

HIGHLY UPGRADED CONSTRUCTION:

- Brick & Stucco Exterior
- Monument Signage

US 6 PALISADE INTERSECTION IMPROVEMENTS:

- US 6/Elberta Avenue Intersection (0.1 Miles from Subject Property) Currently Being Improved
- The Intersection Being Reconstructed Into a Concrete Modern Roundabout
- Project Benefits: Improve Safety and Operational Concerns with the Existing Configuration of US 6 and Elberta Ave, Improve Traffic Flow, Significantly Reduce Intersection Wait Times, Increase Safety, Reduce Crashes by Eliminating Left Turns Across Traffic
- Work is Expected to Be Completed Late 2026
- Construction Cost Estimated At $7.1 Million

PROXIMITY FROM PALISADE, COLORADO:

- Grand Junction, CO | 12 Miles
- Montrose, CO | 66 Miles
- Aspen, CO | 117 Miles
- Denver, CO | 232 Miles
- Boulder, CO | 244 Miles
- Fort Collins, CO | 293 MIles
- Salt Lake City, UT | 294 Miles
- Colorado Springs, CO | 299 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 2,817 Residents | $103,409 Average Household Income
- 3-Mile: 4,908 Residents | $111,801 Average Household Income
- 5-Mile: 9,218 Residents | $102,198 Average Household Income
- 7-Mile: 31,355 Residents | $89,140 Average Household Income
- 10-Mile: 72,404 Residents | $90,735 Average Household Income
- 15-Mile: 127,007 Residents | $96,769 Average Household Income

TENANT:

- Dollar General Corporation (NYSE: “DG”)
- Strong Investment Grade Credit Rating of “BBB” by Standard & Poor’s
- Ranked #112 on the Fortune 500 List (2025)
- 21,055 Stores in 48 States


DG

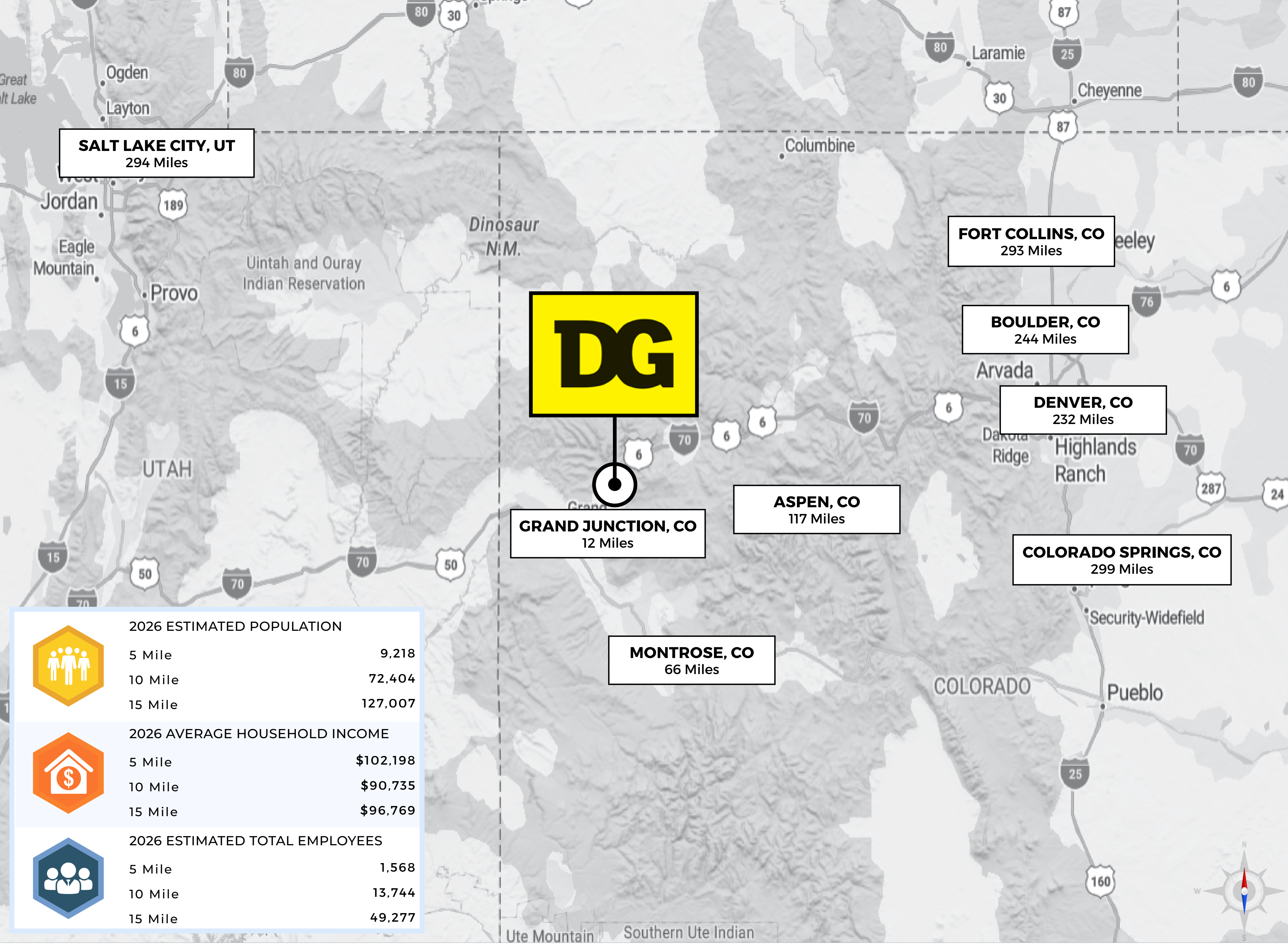

DG


DG


DG


PIZZA POURHOUSE
GOLDEN GATE
PALISADE PEACH SHACK
PALISADE MOBILE HOME PARK
Wine Valley Inn Palisade
Ordinary Fellow
PEACH STREET DISTILLERS
Varaison Vineyards and Winery
357 Bar & Grill
CANYON VIEW
PALISADE COMMUNITY POOL
FIDEL'S
Pêche. Restaurant
CLIFF DWELLER WINE CO.
PALISADE PHARMACY
SPOKE AND VINE
conoco
Grand Valley Bank
SITE
DOLLAR GENERAL
SPRIGS & SPROUTS
PALISADE HIGH SCHOOL
TALON WINES
Coop Country
RIO VISTA MOBILE HOME PARK


DOLLAR GENERAL
SITE



2026 ESTIMATED POPULATION	
5 Mile	9,218
10 Mile	72,404
15 Mile	127,007

2026 AVERAGE HOUSEHOLD INCOME	
5 Mile	$102,198
10 Mile	$90,735
15 Mile	$96,769

2026 ESTIMATED TOTAL EMPLOYEES	
5 Mile	1,568
10 Mile	13,744
15 Mile	49,277

AREA OVERVIEW

PALISADE, COLORADO

Known as the "Peach Capital of Colorado," Palisade is located north of the Colorado River near Grand Junction. With a climate that yields a 182-day growing season, Palisade is renowned for its agriculture and has more than two dozen orchards and fruit farms, as well as 30 wineries. The town offers year-round recreational opportunities including skiing, hiking, biking, and rafting, as well as a walkable downtown with numerous shops and restaurants.

AREA DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE	15 MILE
2026 Population	2,817	9,218	72,404	127,007
2031 Projected Population	2,818	9,130	73,969	131,567
2020 Census Population	2,759	9,157	71,066	122,081
Annual Growth Rate: 2026 to 2031	0.00%	-0.19%	0.43%	0.72%

HOUSEHOLDS	1 MILE	5 MILE	10 MILE	15 MILE
2026 Households	1,340	3,939	30,201	54,353
2031 Projected Households	1,343	3,908	30,849	56,395
2020 Census Households	1,274	3,848	28,286	49,901
Annual Growth Rate: 2026 to 2031	0.00%	-0.16%	0.43%	0.75%
Average Household Size	2.05	2.30	2.37	2.26

INCOME	1 MILE	5 MILE	10 MILE	15 MILE
2026 Average Household Income	$103,409	$102,198	$90,735	$96,769
2026 Median Household Income	$73,686	$75,052	$71,412	$75,761
2026 Per Capita Income	$49,339	$43,840	$37,939	$41,711

HOUSING	1 MILE	5 MILE	10 MILE	15 MILE
2026 Housing Units	1,340	3,939	30,201	54,353
2026 Owner-Occupied Units	914	2,893	21,628	36,354
2026 Renter Occupied Housing Units	426	1,046	8,573	17,999

PLACE OF WORK	1 MILE	5 MILE	10 MILE	15 MILE
2026 Businesses	83	247	1,826	5,646
2026 Employees	591	1,568	13,744	49,277

TENANT OVERVIEW

STOCK
NYSE: DG

CREDIT RATING
S&P: BBB

MARKET CAP
$24.48 Billion

FORTUNE 500
#112

YEAR FOUNDED
1939

HEADQUARTERS
Goodlettsville, TN

STORES
21,055

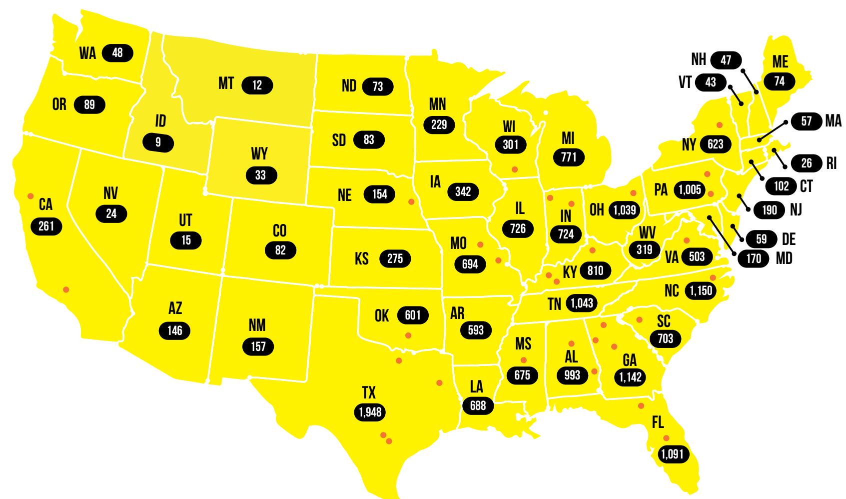
NO. EMPLOYEES
195.000

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of May 1, 2026, the company's 21,055 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

21,055 STORES | **IN 48 STATES** AS OF 05/01/2026 |

● STORES
● DISTRIBUTION CENTER



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