



**DOLLAR GENERAL®**

1840 E MAIN STREET  
MONTROSE, CO 81401



Marcus & Millichap  
NNN DEAL GROUP

OFFERING MEMORANDUM

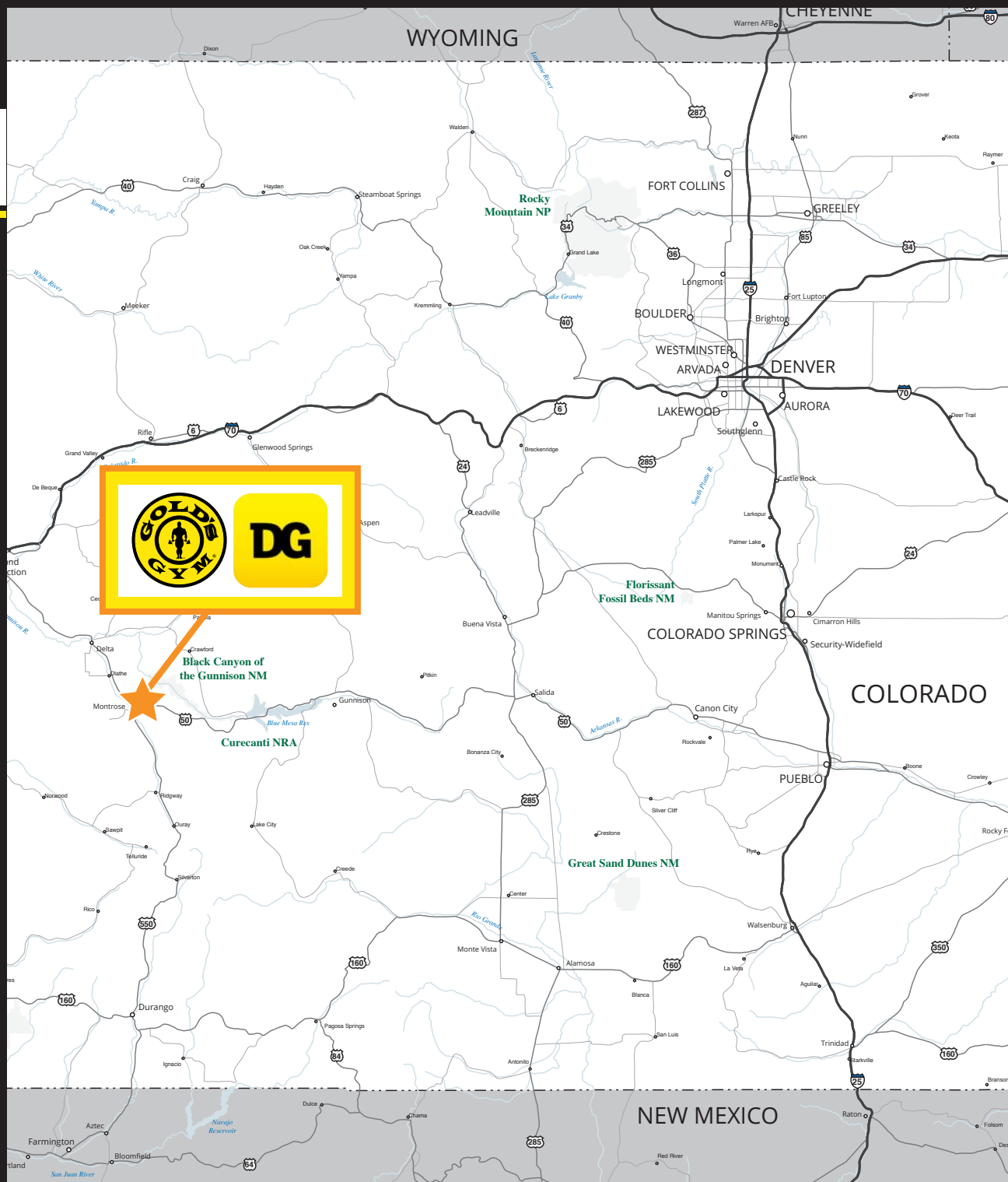
ACTUAL SITE

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**GOLD'S GYM**

**DOLLAR GENERAL**

MASSAGE SPA AEROBICS CARDIO CINEMA STEAM KIDS CLUB SPINNING TANNING





**DOLLAR GENERAL®**

## INVESTMENT SUMMARY

1840 E MAIN STREET, MONTROSE, CO 81401

**PRICE: \$5,233,550**

**CAP: 7.30%**

**NOI: \$382,049**

### OVERVIEW

PRICE (COMBINED)	\$5,233,550
GROSS LEASABLE AREA (GLA)	42,094 SF Combined*
LOT SIZE	3.15 Acres
NET OPERATING INCOME (NOI)	\$382,049
YEAR BUILT / RENOVATED	1974 / 1988 / 2013
REMAINING BASE TERM	Dollar General - 6 Years Gold's Gym - 10 Years
LEASE TYPES	NNN
OPTIONS	Dollar General - 3x5 Gold's Gym - 2x5
INCREASES	Dollar General - In Option Periods Gold's Gym - 10% Every 5 Years

\*Gold's Gym occupies 32,191 SF & Dollar General occupies 9,903 SF (100% occupied)

### ANNUALIZED OPERATING DATA

LEASE YEAR	GOLD'S GYM	DOLLAR GENERAL	DG ADD'L RENT (CAM REIMBURSEMENT)	COMBINED ANNUAL RENT	NOI
2024	\$312,749	\$69,300	\$20,790	\$402,839	\$382,049
2025	\$312,749	\$69,300	\$20,790	\$402,839	\$382,049
2026	\$312,749	\$69,300	\$20,790	\$402,839	\$382,049
2027	\$312,749	\$69,300	\$20,790	\$402,839	\$382,049
2028	\$312,749	\$69,300	\$20,790	\$402,839	\$382,049
2029	\$344,024	\$69,300	\$20,790	\$434,114	\$413,324
2030	\$344,024	\$69,300	\$20,790	\$434,114	\$413,324
2031	\$344,024	Opt 1 \$79,014	\$21,828	\$444,866	\$423,038
2032	\$344,024	Opt 1 \$79,014	\$21,828	\$444,866	\$423,038
2033	\$344,024	Opt 1 \$79,014	\$21,828	\$444,866	\$423,038
2034	Opt 1 \$378,492	Opt 1 \$79,014	\$21,828	\$479,334	\$457,506
2035	Opt 1 \$378,492	Opt 1 \$79,014	\$21,828	\$479,334	\$457,506
2036	Opt 1 \$378,492	Opt 2 \$86,904	\$22,920	\$488,316	\$465,396
2037	Opt 1 \$378,492	Opt 2 \$86,904	\$22,920	\$488,316	\$465,396
2038	Opt 1 \$378,492	Opt 2 \$86,904	\$22,920	\$488,316	\$465,396
2039	Opt 2 \$416,269	Opt 2 \$86,904	\$22,920	\$526,093	\$503,173
2040	Opt 2 \$416,269	Opt 2 \$86,904	\$22,920	\$526,093	\$503,173
2041	Opt 2 \$416,269	Opt 3 \$95,592	\$24,067	\$535,928	\$511,861
2042	Opt 2 \$416,269	Opt 3 \$95,592	\$24,067	\$535,928	\$511,861
2043	Opt 2 \$416,269	Opt 3 \$95,592	\$24,067	\$535,928	\$511,861
2044	FMV	Opt 3 \$95,592	\$24,067	\$119,659 + Gold's FMV	\$95,592 + Gold's FMV
2045	FMV	Opt 3 \$95,592	\$24,067	\$119,659 + Gold's FMV	\$95,592 + Gold's FMV

# LEASE SUMMARIES



## GOLD'S GYM

Lease Type	NNN
Lease Term	10 Year Sale Leaseback
Lease Start	COE
Lease Expiration	COE + 10 Years
Renewal Options	2x5
Increases	10% Every 5 Years
Roof and Structure	Tenant Responsible
Landlord Responsibilities	None
NOTE: Gold's Gym sublets a portion of their unit to Smart Start Daycare	

## DOLLAR GENERAL

## DOLLAR GENERAL

Lease Type	NNN
Current Lease Term	15 Years
Original Lease Start	10/30/2006
Expiration Date	3/31/2030
Remaining Base Term	6 Years
Renewal Options	3x5
Increases	In Option Periods
Landlord Responsibilities	See Lease Abstract

## DOLLAR GENERAL LEASE ABSTRACT

OPERATING COSTS*	LANDLORD RESPONSIBILITIES	TENANT RESPONSIBILITIES
Insurance	X Common Area	X Property
Real Estate Taxes		X Tenant Reimburses
Outdoor Common Area Maintenance	X	
Roof		X
Exterior / Parking Lighting	X Common Area	
Interior maintenance, repair, replacement		X
Heating, ventilation, air conditioning equipment repair or maintenance		X Ten to maintain HVAC maintenance contract
Parking lot maintenance (inc'd striping & repairs)		X Tenant Reimburses
Snow Abatement		X Tenant Reimburses

\*Additional rent is paid in monthly installments, and reconciled annually

# INVESTMENT HIGHLIGHTS



Strong National E-Commerce Resistant Tenancy,  
100% Occupied Center

NNN

NNN Leases



Dollar General Offers a Strong Investment Grade  
Corporate Guaranty and Gold's Gym is Backed by  
an Experienced Local Operator



Committed to the Location, Dollar General has  
been at this site since 2006 and has just executed  
a new 5 yr lease extension, and Gold's Gym  
wishes to sign a new 10 yr lease at COE



Strong membership of 2,600+/- (Nat'l average is  
1,500 members)



Pride of Ownership - The site was completely  
renovated in 2013 and received \$350k in  
renovations in 2022, including a new parking lot

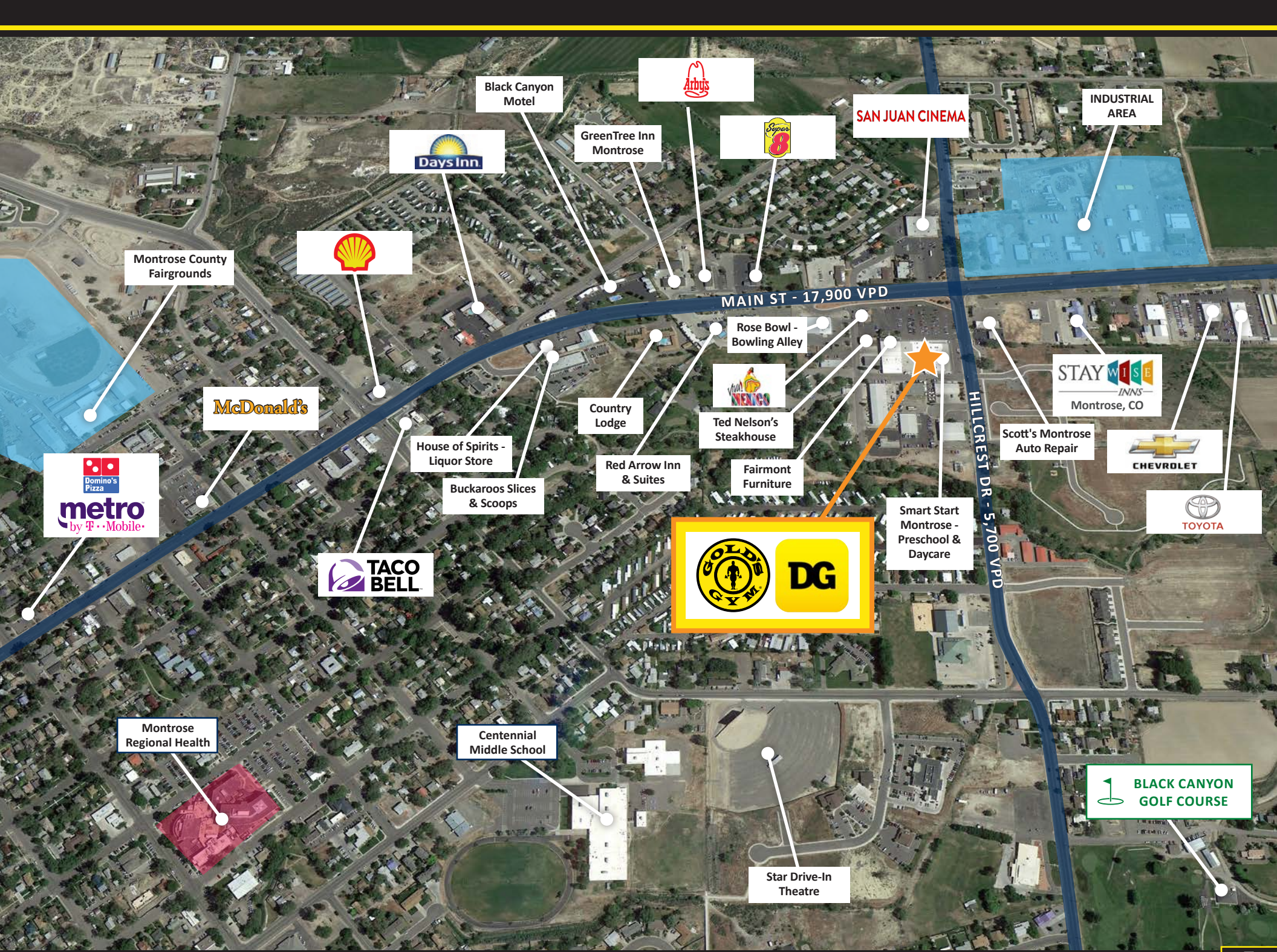


Located in the Heart of Montrose, with High  
Traffic Counts of over 17,000 vehicles passing  
by the site daily



ALL NEW INTERIOR UPGRADES IN 2024





Black Canyon Motel



GreenTree Inn Montrose



SAN JUAN CINEMA

INDUSTRIAL AREA



Montrose County Fairgrounds



MAIN ST - 17,900 VPD

Rose Bowl - Bowling Alley

McDonald's

Country Lodge



Ted Nelson's Steakhouse



Scott's Montrose Auto Repair



HILLCREST DR - 5,700 VPD

House of Spirits - Liquor Store

Red Arrow Inn & Suites

Fairmont Furniture

Smart Start Montrose - Preschool & Daycare



Buckaroos Slices & Scoops



Montrose Regional Health

Centennial Middle School

Star Drive-In Theatre





# TENANT SUMMARY

## GOLD'S GYM

### Where Confidence Grows, Where Greatness Lives, and Where Legacies are Built

Gold's Gym has been the world's trusted fitness authority since 1965. From its humble beginnings as a small gym in Venice, California, Gold's Gym has grown into a global icon with nearly 740 locations serving 3 million people across six continents each day.

Gold's Gym was one of the first companies in the health and fitness industry to franchise, starting in 1980. The company licenses its name to products such as fitness equipment and clothing. Notable users of Gold's Gym, giving rise to its fame, have included such celebrities as Arnold Schwarzenegger, Dwayne Johnson, Jessica Alba, Morgan Freeman, Hilary Swank, and Tiger Woods, among many others. The original Gold's Gym in Venice Beach is considered a sports landmark by ESPN and is named on its list of the 100 most important sports venues.

Gold's gym is partnered with over 3000 companies, offering wellness programs to millions of employees and private members. Covering 6 continents, the gym has recently developed a fitness and nutrition app, to better serve its members maintain a healthy lifestyle in and out of the Gym. Gold's Gym is also one of the two official health clubs of the AARP and the official health club of Blue Cross Blue Shield Association.

Extra amenities at this location include group classes, sauna, tanning, a smoothie bar, and nutrition counseling.

## ABOUT THE FRANCHISE

- **Guarantor:** MGG Operations LLC, Colorado Limited Liability Company
- **Not dischargeable** in the event of tenant's default or bankruptcy
- **Guaranty runs for life of lease**
- **5 unit operator** (locations in Wyoming, Colorado, Washington)
- **2005 – Operator has been in full operation at this location since 2005**
- **2009 – Operator was awarded a national franchise award “Best Gold's Gym in North America”**
- **2011 – Operator was awarded “Gold's Gym Franchisee of the Year”**
- **2014 – Operator was awarded “Gold's Gym Visionary of The Year”**



Headquarters

DALLAS, TEXAS



Founded

1965 IN VENICE, CA

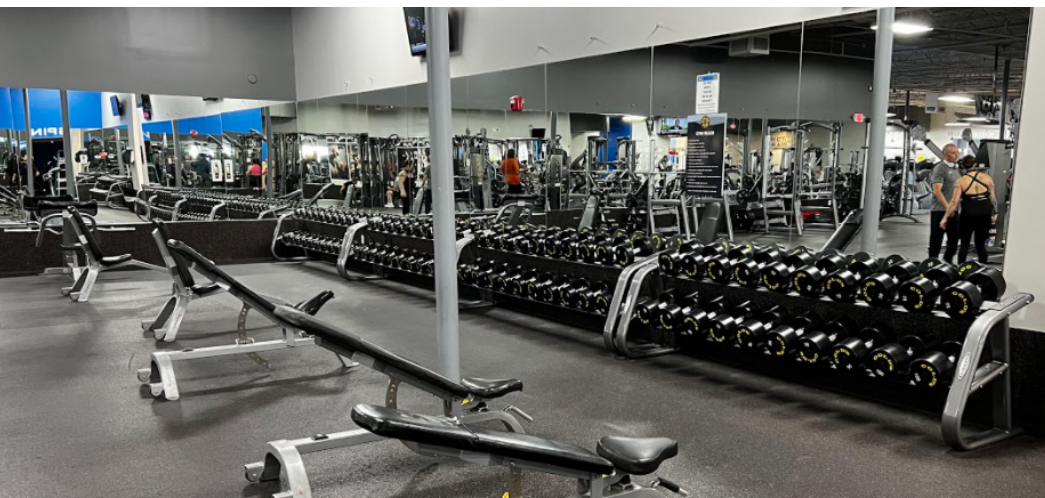
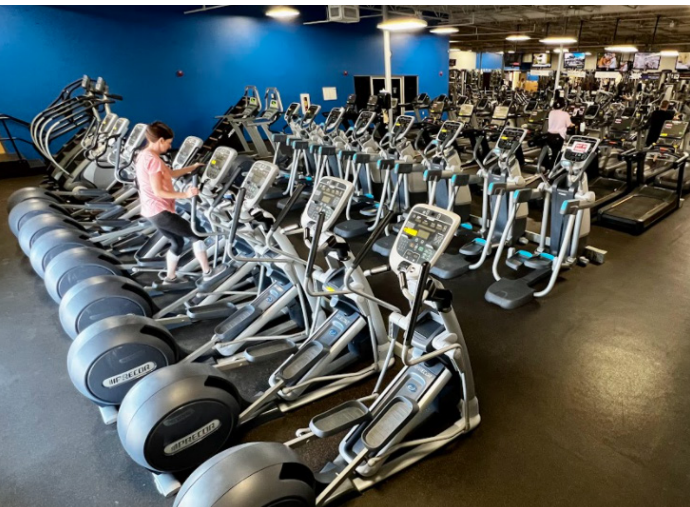


Locations

700+

Marcus & Millichap







# TENANT SUMMARY

## DOLLAR GENERAL

Dollar General (NYSE: DG) is a chain of more than 19,000+ discount stores in 47 states, with more than 158,000 employees, located primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food.

The target is low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Fortune 500 recognized Dollar General in 1999 and in 2022 reached #106.

In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General is currently introducing fresh produce into their product mix as well as partnering with FedEx for improved distribution in rural areas.



Headquarters

**GOODLETTSVILLE,  
TENNESSEE**



Year Founded

**1939**



Ranked 106

**FORTUNE 500**



Locations

**19,234**



Employees

**158,000+**



BBB

**S&P CREDIT  
RATING**



# SITE PLAN

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# LOCATION OVERVIEW

## MONTROSE, COLORADO

The beautiful Western Colorado community of Montrose sits at an elevation of 5,794 feet and is nestled within easy reach of a remarkably vast selection of vacation experiences, creating the slogan “Stay here. Play everywhere.” Montrose is located 296 miles from Denver and 220 miles from Colorado Springs. With the plummeting depths of the Black Canyon National Park just to the east, the towering and majestic San Juan Mountains to the south, the expansive Uncompahgre Plateau to the west, and lake-bejeweled Grand Mesa to the north, and an expansive water sport park right in the middle of town, Montrose is surrounded by an endless variety of prospects for exploration and adventure. Montrose has plenty to offer for its community and visitors and is continuing to see a growth in its population. Montrose located along Route 50 is just south of Grand Junction, and off the I-70, situated just north of the New Mexico border. The Montrose Center is home to two tenants: Dollar General and Gold’s Gym. Centrally located, these two tenants are some of the only few nationally known retailers in the County as the region tries to preserve its “old” town community feel.

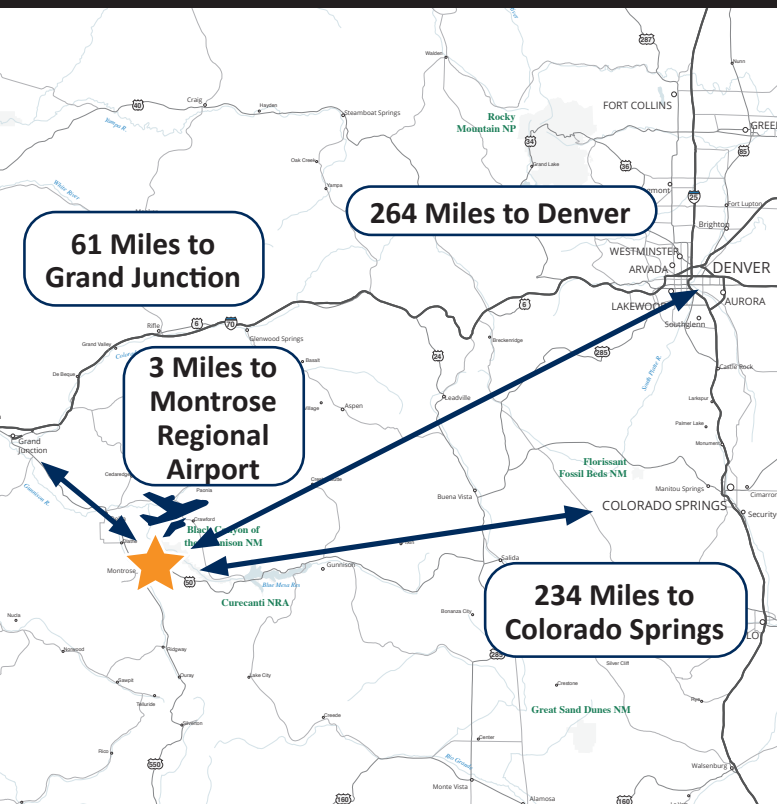


From its founding, the town became an important regional shipping center as the Denver & Rio Grande railroad went through the town. With the completion of the Gunnison Tunnel in 1909, which brought irrigation water to the valley, Montrose became an agricultural hub. Today, Montrose is an economic, labor, and transportation way point for the surrounding recreation industry.

Montrose has all the amenities you need with great views and easy access to the outdoors. From young professionals to people with families and even retirees, Montrose is gaining popularity and is being discovered by many as a great place to live. Montrose is an excellent town on the western slope located just a short drive from some of the most amazing natural wonders the Southwest has to offer. Montrose is also a great place to raise a family. For higher education, there is Colorado Mesa University, with an annual enrollment of nearly 11,000. Montrose Regional Airport (MTJ) is the fastest growing airport in Colorado, with the best hub service outside Denver International Airport (DIA). These hubs are diverse, with new major cities added each year.



# LOCATION HIGHLIGHTS / MONTROSE, CO



## MAJOR EMPLOYERS MONTROSE COUNTY, CO

Montrose County School District	1,169
Montrose Memorial Hospital	721
City Market	320
Volunteers of America	312
Walmart Supercenter	310
Montrose Forest Products	230
Community Options	203
Home Depot	170
Touch of Care	156
AeroCare	130



### Limited Competition:

- ONLY Dollar General in Montrose
- ONLY Nationally Branded Gym in Montrose



The average household income meets the Dollar Store target market



Montrose is about an hour south of Grand Junction, western Colorado's largest city and only 40-minutes north of one of the Country's most enjoyed Ski Resorts at Telluride.



Strong Growth Area – Local population increased by over 33% since 2000, with a healthy projected growth of 4.31% over the next 5 years

# DEMOGRAPHICS / MONTROSE, CO

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	6,247	24,160	30,685
2022 Estimate	6,055	23,227	29,417
Growth 2022 - 2027	3.18%	4.01%	4.31%
2000 Census	4,411	15,218	20,039
2010 Census	5,796	21,668	27,368
Growth 2000 - 2010	31.39%	42.39%	36.58%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projections	2,547	9,928	12,672
2022 Estimate	2,460	9,479	12,059
Growth 2022 - 2027	3.53%	4.74%	5.08%
2000 Census	1,871	6,281	8,059
2010 Census	2,324	8,750	11,060
Growth 2000 - 2010	24.19%	39.31%	37.24%

2022 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	2.17%	2.59%	2.85%
\$150,000 - \$199,999	3.71%	3.25%	3.41%
\$100,000 - \$149,999	7.08%	10.00%	11.22%
\$75,000 - \$99,999	13.36%	14.43%	14.78%
\$50,000 - \$74,999	20.45%	18.83%	18.80%
\$35,000 - \$49,999	15.55%	15.05%	14.89%
\$25,000 - \$34,999	11.71%	10.56%	10.20%
\$15,000 - \$24,999	10.91%	10.84%	10.45%
\$10,000 - \$14,999	7.00%	5.86%	5.48%
Under \$9,999	8.06%	8.60%	7.92%
2022 Est. Average Household Income	\$61,669	\$64,468	\$66,880
2022 Est. Median Household Income	\$46,132	\$49,008	\$51,148
2022 Est. Per Capita Income	\$25,421	\$26,673	\$27,705

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2022 Estimated Population by Age	6,055	23,227	29,417
Under 4	6.3%	5.7%	5.3%
5 to 14 Years	12.0%	12.6%	12.3%
15 to 17 Years	3.2%	3.5%	3.6%
18 to 19 Years	1.7%	1.8%	1.8%
20 to 24 Years	5.5%	5.3%	5.0%
25 to 29 Years	7.2%	5.9%	5.3%
30 to 34 Years	6.7%	5.9%	5.4%
35 to 39 Years	6.7%	6.7%	6.3%
40 to 49 Years	10.3%	11.0%	10.8%
50 to 59 Years	10.5%	11.1%	11.6%
60 to 64 Years	6.2%	6.6%	7.3%
65 to 69 Years	6.6%	7.0%	7.7%
70 to 74 Years	5.6%	5.7%	6.3%
Age 75+	11.5%	11.2%	11.2%
2022 Median Age	40.6	42.1	44.4

2022 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	4.317	16,513	21,200
Elementary (0-8)	4.07%	3.77%	3.36%
Some High School (9-11)	6.14%	6.08%	5.73%
High School Graduate (12)	31.23%	29.81%	29.81%
Some College (13-15)	25.13%	25.13%	24.75%
Associates Degree Only	7.29%	7.13%	7.35%
Bachelors Degree Only	16.42%	17.35%	18.14%
Graduate Degree	8.18%	9.07%	9.41%



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