



204 Central Tularosa, NM

For Sale: \$933,725

Building Size:
9,100 SF

Property Type:
Retail

Property Use Type:
Net Lease Investment
15 year lease with
3% increase at year 10;
Three 5-year options with
10% increases at 2% per year

Cap Rate:
9%

Occupancy:
100%

New Store completed in March 2010

Annual Rent - \$84,035
(15 yr. maturity)

RANCHLINE, Inc.
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Dollar General is over 8,200 stores strong in about 35 states with over 60+ years in the business. They offer basic household items such as cleaning supplies, health and beauty aids, apparel and food. Dollar General is the largest general merchandise discount chain in the US with over 8,000 stores in the United States.

Tularosa, New Mexico, in Otero County, is 66 miles NE of Las Cruces, New Mexico and 95 miles N of El Paso, Texas. There are 2,858 residents in the village (2000 census) . The village is located at 4500 feet at the base of the Sacramento Mountains. oday, Tularosa thrives with its small businesses and hometown people. Most residents know each other, and this familiarity creates a wonderful environment for rearing children. Many homes still have the look and feel of their past (with the addition of modern conveniences), and to keep this historic charm, newer buildings are constructed to mimic those built in the past.

Located at the junction of New Mexico highways 54 and 70, Tularosa is nestled at the bottom of the Sacramento Mountains and is the gateway to Ruidoso and the Mescalero Indian reservation, home of the Inn of the Mountain Gods. The Village lies northeast of White Sands Monument, north of Alamogordo, east of White Sands Missile Range, and west of the Lincoln National Forest.

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