



# DOLLAR TREE

A CORPORATE LEASED DOLLAR STORE

HINES, OR



CAPITAL PACIFIC



## DOLLAR TREE

580 HIGHWAY 20 NORTH, HINES, OR 97720   
(US HWY 20 & ROE DAVIS AVE)

**\$1,459,000**

**PRICE**

**7.00%**

**CAP**

LEASABLE SF

**9,868 SF**

LAND AREA

**0.83 AC**

LEASE TYPE

**Corporate NN**

LEASE TERM

**10 Years**

YEAR BUILT

**2019**

**New construction freestanding build-to-suit**

**10-year corporate lease with limited LL responsibilities**

**Investment grade tenant (S&P BBB-)**

**Located in an IRS Opportunity Zone ([Click here for more info](#))**

**Excellent visibility from US Route 20, the main thoroughfare in Hines**



# Investment Highlights

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**THE OFFERING** provides an investor with the opportunity to acquire a new construction Dollar Tree located in Hines, Oregon. Dollar Tree recently commenced a 10-year lease that features three 5-year options with rental increases in each of those option periods. The Hines location is strategically located in an IRS Opportunity Zone, which spurs investment and job creation in distressed communities by granting an investor preferential tax treatment and allowing an investor to defer recognition of capital gain (please contact broker for more information).

**THE SUBJECT PROPERTY** is located along US Route 20, which is the most heavily trafficked east-west thoroughfare through Hines. Other national retailers in the immediate trade area include Grocery Outlet, Rite Aid and McDonald's. Dollar Tree benefits from a lack of dollar store competition in the surrounding area, and is located within a market that caters to its target demographic. The subject property is located on a hard corner, features monument signage and will benefit from excellent visibility.



**DOLLAR TREE IS THE WORLD'S LEADING  
OPERATOR OF \$1 PRICE POINT VARIETY STORES**

## Contact the team

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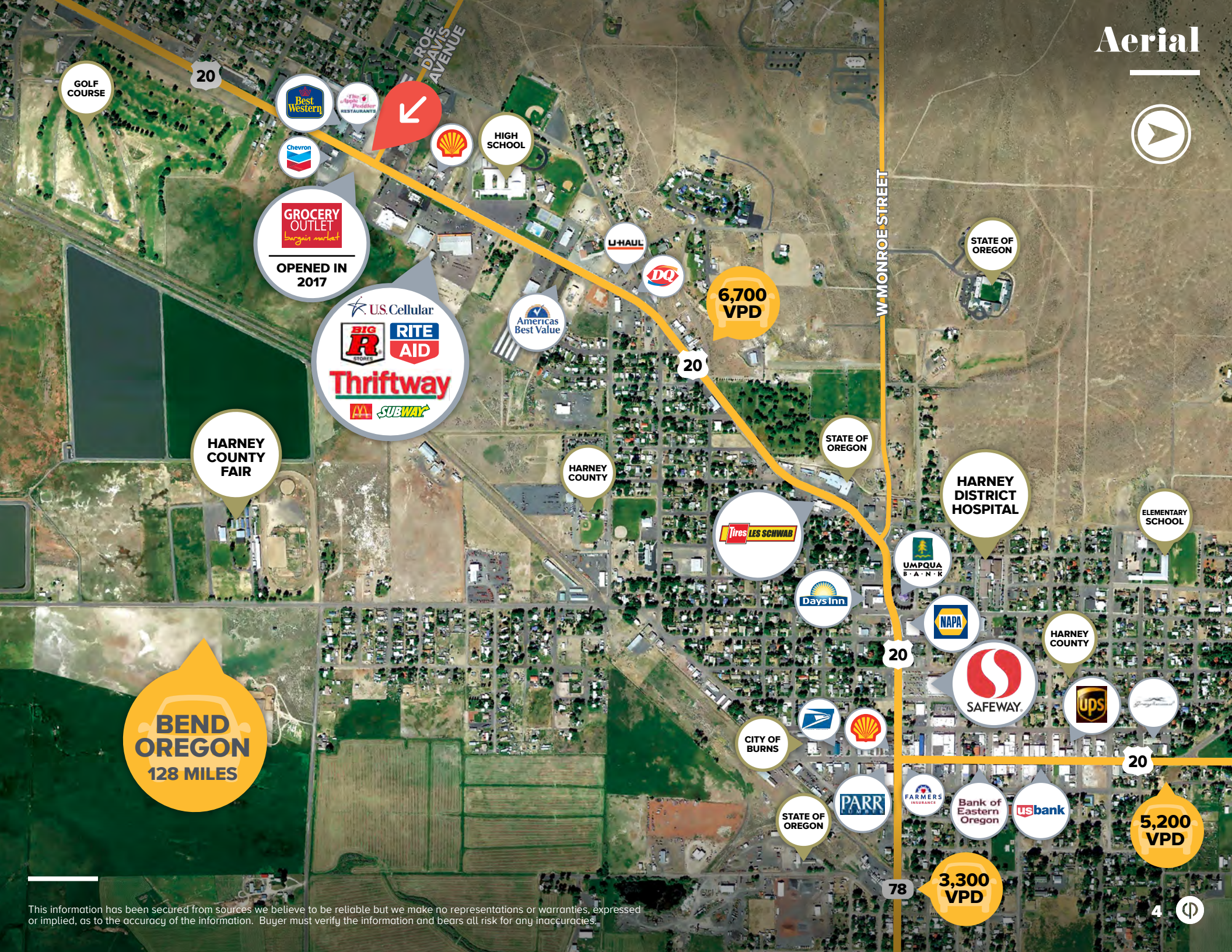
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# Submarket Overview

## RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Grocery Outlet

Rite Aid

McDonald's

Best Western Inn

Chevron

Erickson's Thriftway Market

Subway
- Cascade Wireless

Big R

America's Best Value Inn

Glory Days Pizza

Dairy Queen

U-Haul Dealer

Jitters Revolution
- The Apple Peddler

ACW Rental & Stock Supply

Shell Station

Les Schwab Tire Center

Wagner's Furniture

Valley Golf Club

B&B Sporting Goods

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**KEY**

1-MILE

3-MILES

5-MILES

## BUSINESS SUMMARY

TOTAL	3-MILE	5-MILES	10-MILES
Businesses	319	325	341
Employees	1,959	1,998	2,085
Residential Population	4,899	5,000	5,619



# Surrounding Area Retail

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# Income & Expense

<b>PRICE</b>		<b>\$1,459,000</b>
Price Per Square Foot:		<b>\$147.85</b>
Capitalization Rate:		<b>7.00%</b>
Total Rentable Area (SF):		9,868
Lot Size (AC):		0.83
<b>STABILIZED INCOME</b>		<b>PER SQUARE FOOT</b>
Scheduled Rent	\$10.50	\$103,614
Effective Gross Income	\$10.50	\$103,614
<b>LESS</b>		<b>PER SQUARE FOOT</b>
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Structural Reserve	(\$0.15)	(\$1,480.20)
Total Operating Expenses	(\$0.15)	(\$1,480.20)
<b>EQUALS NET OPERATING INCOME</b>		<b>\$102,134</b>

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# Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Dollar Tree	9,868	2/28/2019	2/28/2029	\$103,614	\$8,635	\$103,614	\$0.88	\$10.50
Hines, OR	Option 1	3/1/2029	2/28/2034		\$9,046	\$108,548	\$0.92	\$11.00
	Option 2	3/1/2034	2/28/2039		\$9,457	\$113,482	\$0.96	\$11.50
	Option 3	3/1/2039	2/28/2044		\$9,868	\$118,416	\$1.00	\$12.00
TOTALS:	9,868			\$103,614	\$8,635	\$103,614	\$0.88	\$10.50



# Lease Abstract

TENANT	Dollar Tree
BUILDING SF	9,868 SF
LEASE TYPE	Corporate NN
TERM	10 Years
RENT COMMENCEMENT	February 28, 2019
OPTIONS	Three 5-year options

## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
2/28/2019 - 2/28/2029	\$8,635	\$103,614

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 3/1/2029 - 2/28/2034	\$9,046	\$108,548
#2. 3/1/2034 - 2/28/2039	\$9,457	\$113,482
#3. 3/1/2039 - 2/28/2044	\$9,868	\$118,416

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## EXPENSES

### TAXES

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Property.

### TENANT'S OBLIGATIONS

Tenant is responsible for all maintenance and repair to the non-structural portions of the Premises, including the HVAC unit.

### LANDLORD'S OBLIGATIONS

Landlord is responsible for the maintenance and repair of the common areas, as well as the roof and structure.

### COMMON AREAS

Landlord shall operate and maintain the common areas, and tenant shall reimburse for these CAM costs. Tenant's CAM expenses shall not increase by more than 5% from the previous year.

### INSURANCE

Tenant shall maintain commercial general liability insurance with a minimum limit no less than \$1 million per occurrence and \$2 million in aggregate, and an umbrella policy with minimum additional coverage of \$1 million. Landlord shall be named as additional insured.

Landlord shall maintain the following insurance policies: (1) Commercial general liability insurance with a minimum limit no less than \$1 million per occurrence and \$2 million in aggregate, and an umbrella policy with minimum additional coverage of \$1 million; and (2) property insurance insuring the Premises in an amount equal to at least 80% of the insurable value. Tenant shall be named as additional insured.

Tenant shall reimburse Landlord for all insurance costs.

### UTILITIES

Tenant is responsible for direct payment of all utilities to the appropriate billing authority.

### RIGHT OF FIRST REFUSAL

Landlord shall notify Tenant within 5 business days of receipt of an offer to purchase the property, and Tenant will then have 10 business days to exercise its right of first refusal.

## LEASE PROVISIONS

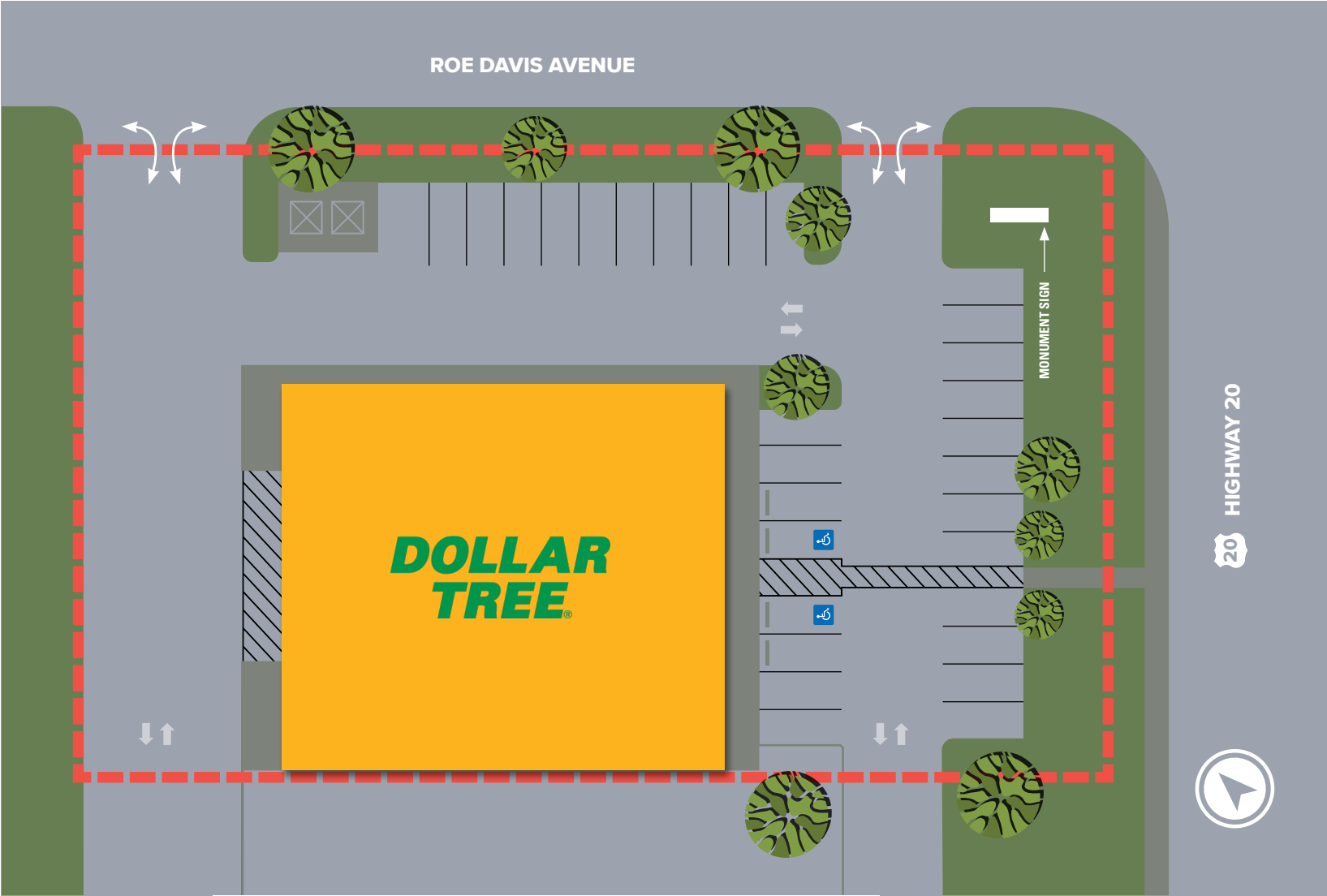
# Site Plan

sf

9,868  
RENTABLE SF

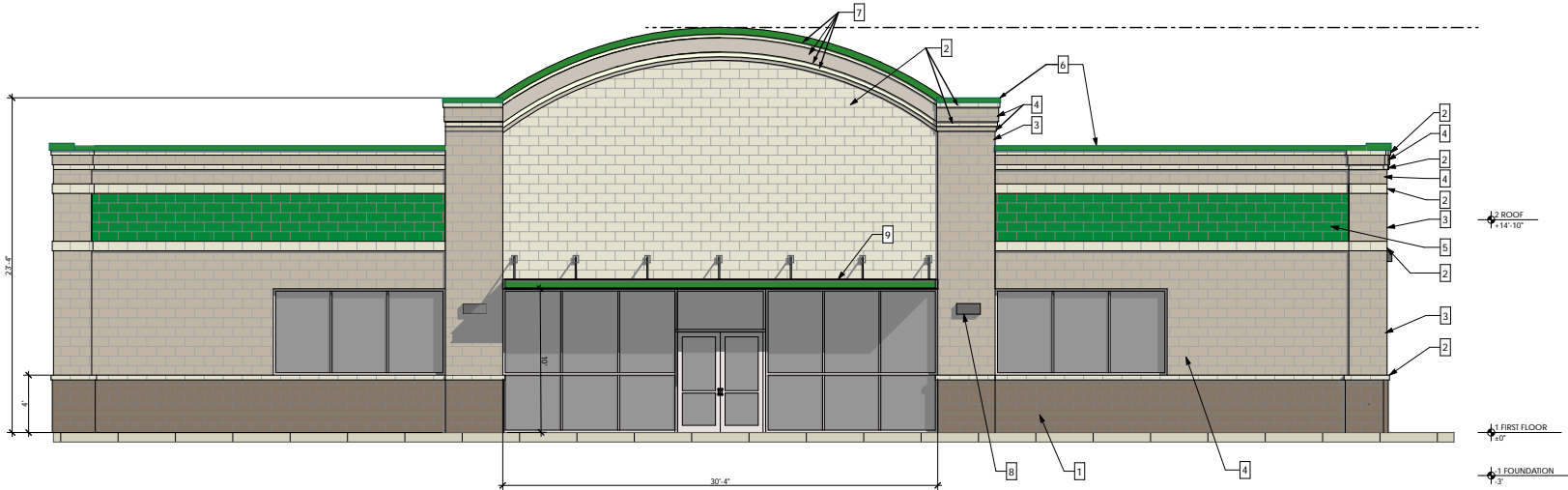
ac

0.83  
ACRES





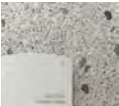
# Site Elevations



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

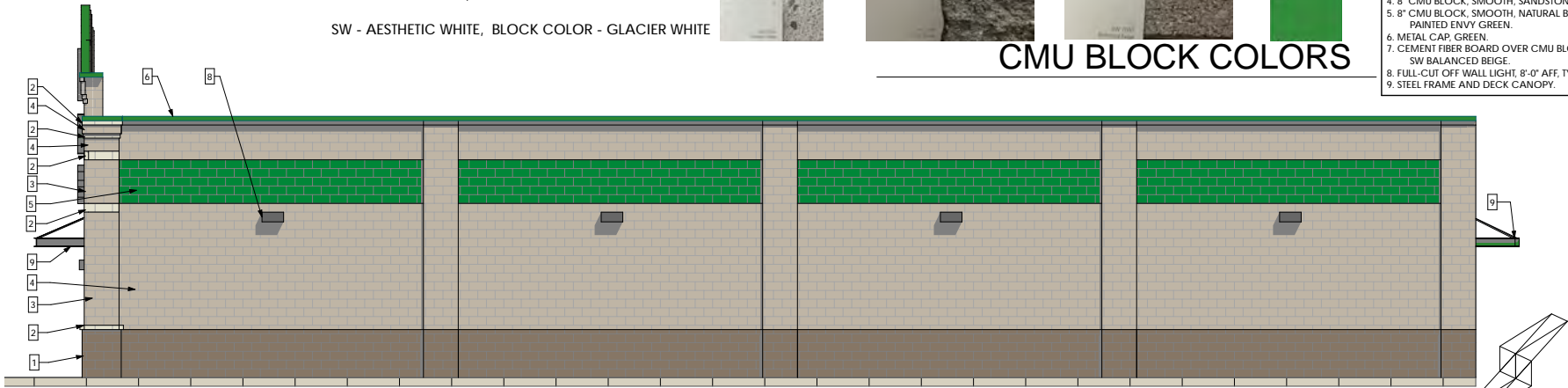
- SW - BALANCED BEIGE, BLOCK COLOR - SANDSTONE
- SW - VIRTUAL TAUPE, BLOCK COLOR - CANYON BROWN
- SW - AESTHETIC WHITE, BLOCK COLOR - GLACIER WHITE



CMU BLOCK COLORS

FLOOR PLAN KEYNOTES:

1. 8" CMU BLOCK, SPLIT FACE, CANYON BROWN.
2. 4" CMU BLOCK, SMOOTH, GLACIER HITE.
3. 8" CMU BLOCK, SPLIT FACE, SANDSTONE.
4. 8" CMU BLOCK, SMOOTH, SANDSTONE.
5. 8" CMU BLOCK, SMOOTH, NATURAL BLOCK PAINTED ENVY GREEN.
6. METAL CAP, GREEN.
7. CEMENT FIBER BOARD OVER CMU BLOCK, PAINTED SW BALANCED BEIGE.
8. FULL-CUT OFF WALL LIGHT, 8'-0" AFF, TYP.
9. STEEL FRAME AND DECK CANOPY.



EAST ELEVATION

# Tenant Overview

## ABOUT DOLLAR TREE

Dollar Tree, Inc. is the world's leading operator of \$1 price point variety stores. The company also operates more than 8,200 stores under the Family Dollar banner, which provides customers with a broad selection of competitively-priced merchandise in convenient neighborhood store locations. Overall, Dollar Tree Inc. operates more than 15,000 stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 176,000 associates.

A Fortune 200 company, Dollar Tree has served North America for more than thirty years. In 2018, Dollar Tree Inc's net sales reached \$22.25 Billion. The company plans to open 350 new Dollar Tree stores and 200 new Family Dollar stores in 2019.

15,000+

LOCATIONS IN 48 STATES,  
AND 5 CANADIAN  
PROVINCES

BBB-

S&P RATING

DOLLAR TREE INC.  
2018 NET SALES


\$22.25 B

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# Demographics

## POPULATION

	3-MILE	5-MILES	10-MILES
2018	4,899	5,000	5,619
2023	4,922	5,026	5,669

## 2018 HH INCOME

	3-MILE	5-MILES	10-MILES
Average	\$52,467	\$52,415	\$52,325

THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 3-MILE RADIUS  
IS OVER \$52K



# HINES, OREGON

## MALHEUR NATIONAL WILDLIFE REFUGE

**HINES, OREGON** is located in the vast high desert of Southeast Oregon between the Malheur National Wildlife Refuge and the Malheur National Forest. A former mill town, Hines maintains an old west atmosphere while offering plentiful outdoor activities.

The city of Hines is bordered to the north by the city of Burns, OR, and combined the two towns have an estimated population of 4,400. Together, Hines and Burnes are the county seat for Harney County. Hines is connected to the rest of the state via Highway 20, running east-west, and US-395 which runs north-south.

Hines is located in the heart of Harney County, which is the largest Oregon county at 10,228 square miles. Over 70% of the county's area is Federal Land managed by the Bureau of Reclamation, Bureau of Land Management, Fish and Wildlife Service and the U.S. Forest Service.

**MALHEUR NATIONAL WILDLIFE REFUGE** is one of the premiere sites for birds and birding in the U.S. The refuge consists of over 187,000 acres of habitat for over 320 species of migratory and resident birds. Thousands of annual visitors enjoy bird watching, hiking, fishing, and hunting on the refuge. The economic impact of the refuge on the local economy is \$1.9 million annually.

**7,289**



**HARNEY COUNTY  
POPULATION  
(ESTIMATED)**

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# We'd love to hear from you.

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