



TRINITY

REAL ESTATE INVESTMENT SERVICES



NN NEW DEVELOPMENT ARIZONA FAMILY DOLLAR

60 N ALBANY WAY, STANFIELD, AZ 85172

\$1,280,770

7.8% CAP

TRINITYREIS.COM

Actual Property



STANFIELD, AZ

\$1,280,770 | 7.8% CAP

- New Development Family Dollar - Rent Commencement January 2019
- Built in 2018 - 10 Years Remaining on NN Lease
- Limited Competition - One of The Only Retailers in Town
- 4.80% Population Growth Projected Over Next 5 Years
- Stanfield is Conveniently Located in the Middle of Arizona's Two Most Populous Cities - 50 Miles from Phoenix and 80 Miles from Tucson

EXCLUSIVELY MARKETING BY:

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MATT DAVIS

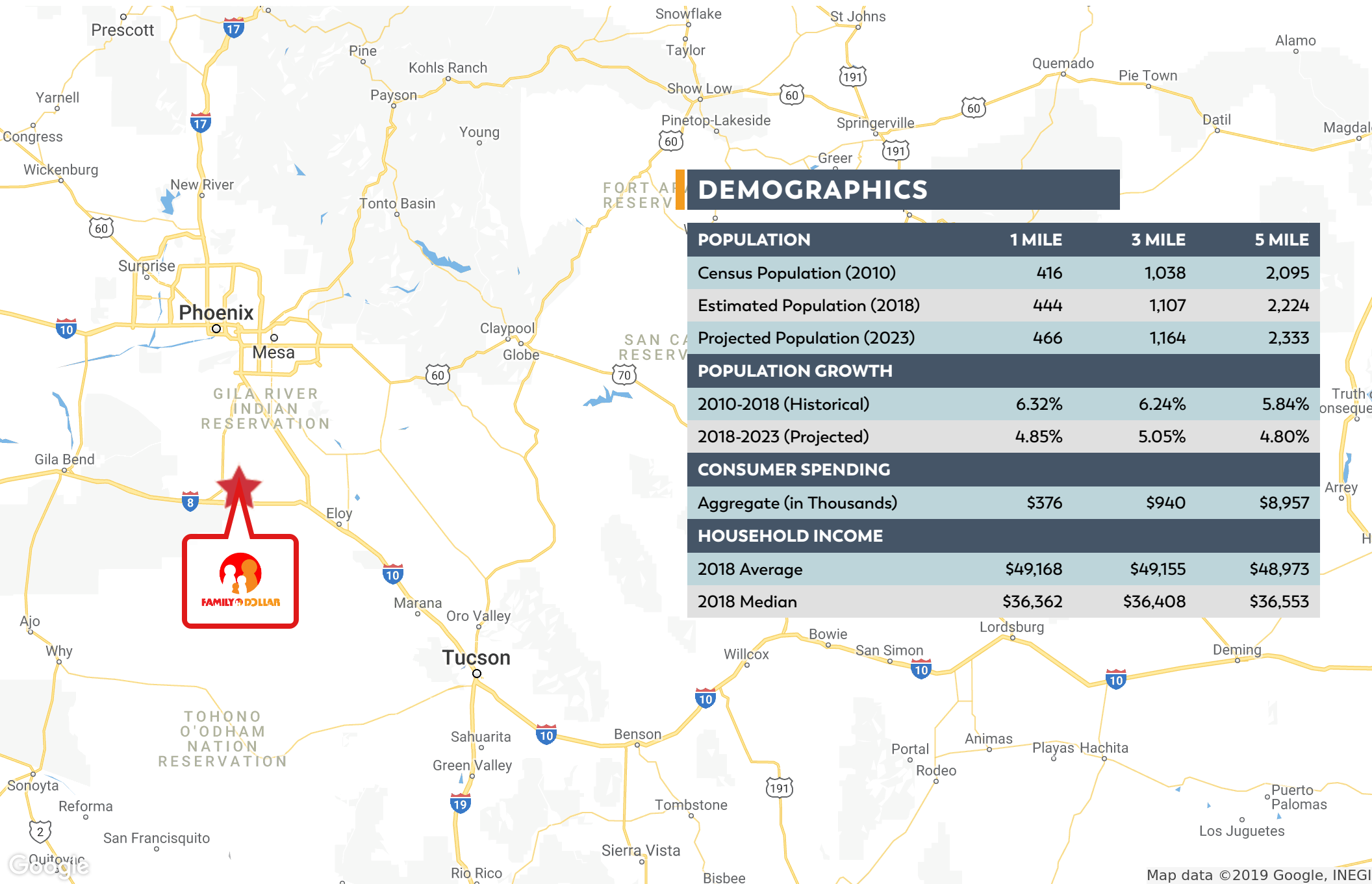
325.513.6406 | Matt@trinityreis.com

PROPERTY DETAILS:

Building Area:	8,320 SF
Land Area:	1.54 AC
Year Built:	2018
Guarantor:	Family Dollar Stores, Inc.
Price (Psf):	\$153.94

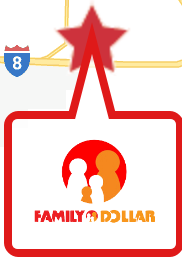
LEASE OVERVIEW:

Remaining Lease Term:	10 Years
Rent Commencement:	1/31/2019
Lease Expiration:	2/1/2029
Base Annual Rent:	\$99,900
Lease Type:	NN
Scheduled Rent Increases:	None
Options & Increases:	Six (6), 5-Year; 5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	416	1,038	2,095
Estimated Population (2018)	444	1,107	2,224
Projected Population (2023)	466	1,164	2,333
POPULATION GROWTH			
2010-2018 (Historical)	6.32%	6.24%	5.84%
2018-2023 (Projected)	4.85%	5.05%	4.80%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$376	\$940	\$8,957
HOUSEHOLD INCOME			
2018 Average	\$49,168	\$49,155	\$48,973
2018 Median	\$36,362	\$36,408	\$36,553



Map data ©2019 Google, INEGI

RETAILER MAP

60 N ALBANY WAY | STANFIELD, AZ

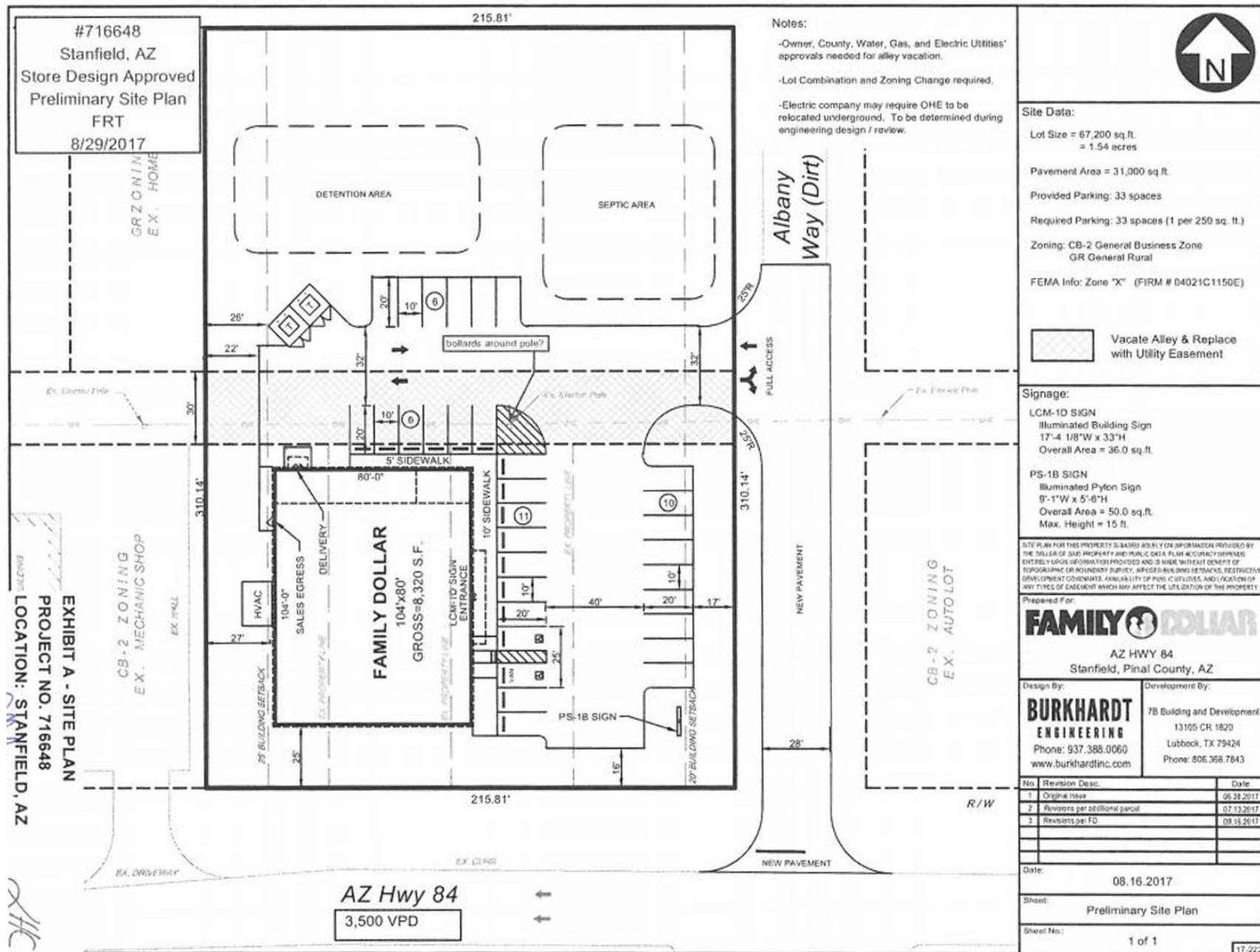




Actual Property



Actual Property



- The town of Stanfield is located 50 miles South of Phoenix and 80 miles North of Tuscon.
- Phoenix is the most populous state capital in the entire United States, the only state capital with more than one million residents.
- Phoenix is one of the few U.S. cities with franchises in all four major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB), Arizona Cardinals (NFL) and Arizona Coyotes (NHL).
- Phoenix is home to some of the nations top corporations: U-HAUL International, Best Western, Apollo Group and University of Phoenix.
- The Phoenix Sky Harbor International Airport (PHX) is one of the ten busiest airports in the U.S. Dubbed "America's Friendliest Airport" while serving over 120,000 passengers a day.
- The city of Phoenix averaged a four percent annual population growth every year between mid-1960s to mid-2000s.

STANFIELD, AZ **5 MILE RADIUS** KEY DEMOGRAPHICS



2,224

2018 Total
Population



\$48,973

2018 Average
Household Income



4.80%

2018-2023
Growth/Yr:
Population

Actual Property

TENANT SUMMARY

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

STRATEGY

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



TENANT DETAILS:

Tenant Name:	Family Dollar
Tenant Type:	General Merchandise Dollar Store
Guarantor:	Family Dollar Stores, Inc.
Ownership:	Public
No. of Locations:	14,581 as of July 2017
Website:	familydollar.com
Year Founded:	1953 / DLTR 1986
Credit Rating (Moody's):	Ba1 as of March 2017
No. of Employees:	176,800 as of May 2017
Headquartered:	Chesapeake, Virginia

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