

OFFERED  
FOR SALE

# FAMILY DOLLAR

BRAND NEW | 10,000 SF Building

21 Eagle Rest Road  
Cubero, New Mexico



Representative Photo

PRESENTED BY:

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NEW MEXICO  
BROKDER OF RECORD





# AERIAL





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## CONFIDENTIALITY AGREEMENT

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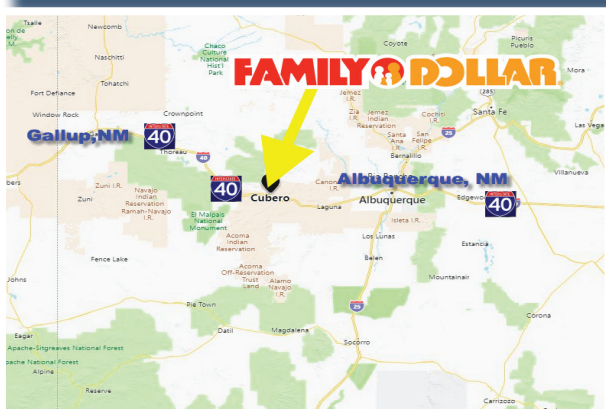
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# OFFERING SUMMARY



Representative Photo



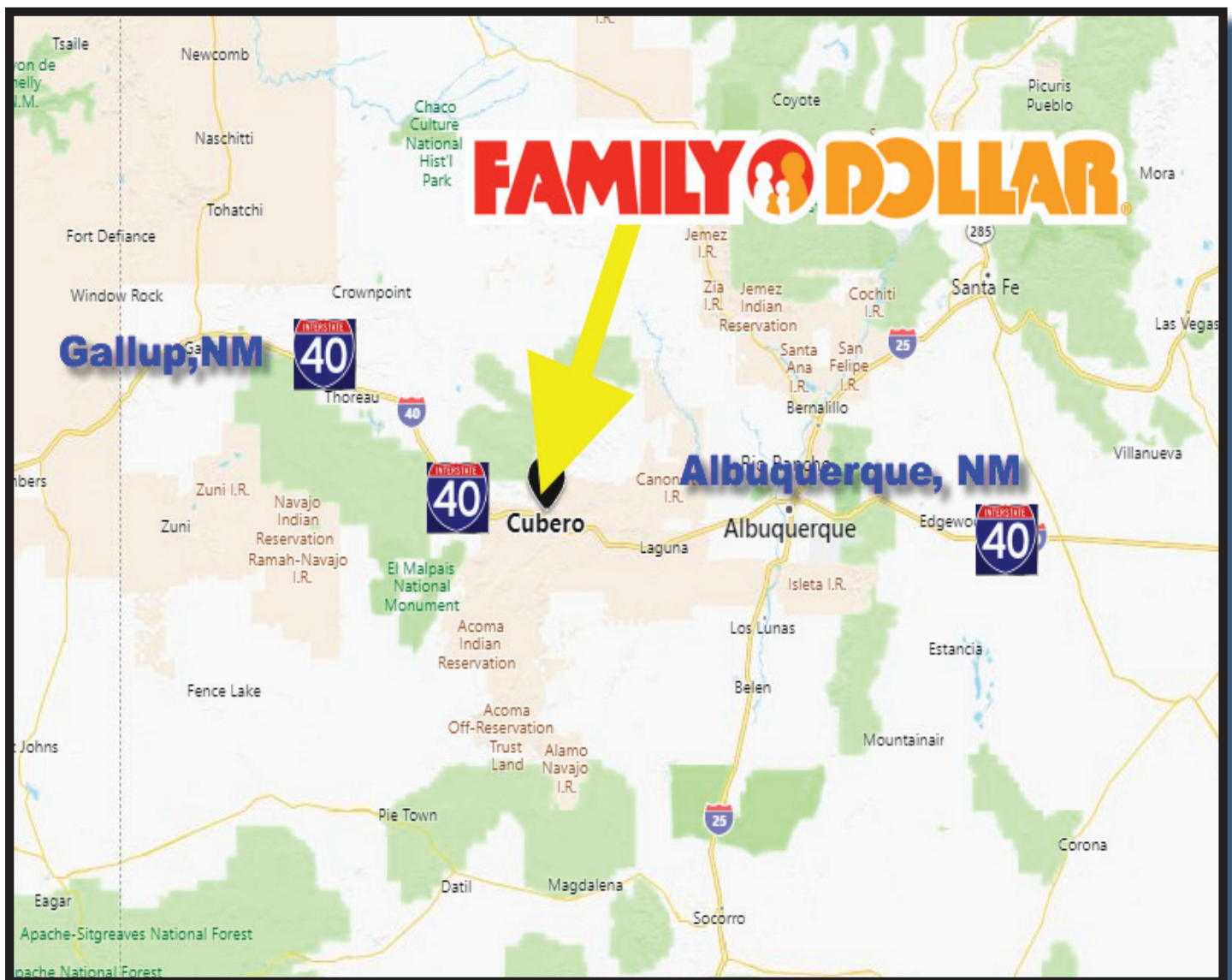
## PRICING SUMMARY:

Asking Price:	\$1,653,800
CAP:	7.25%
Year Built:	2019
Rent:	\$119,900
Building Size:	10,000 SF
Lot Size:	1.49 Acres
Parking Spaces:	46

## TENANT SUMMARY:

Tenant Name:	Family Dollar/Dollar Tree
Guaranty Type:	Corporate
Lease Type:	Double Net
Lease Term:	10 Years
Increases:	5% in Options
Options:	6/5 Year Options 10% Increases
Planned Rent Commencement:	08/15/2019-08/31/2029

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# INVESTMENT HIGHLIGHTS

- New construction, store opening planned for July 2019 10 year corporate lease
- Upgraded, Larger 10,000 SF Prototype
- Cubero is located in Cibola County, located approximately halfway between Albuquerque and Gallup. Cibola County is part of the Albuquerque-Santa Fe-Las Vegas, NM combined statistical area
- Directly across from Sky City Casino, a 132 room hotel & casino. The hotel benefits from weekly entertainment at the Sky Lounge, Huwak'a Restaurant, RV Park, and 24-hour travel center
- Family Dollar, part of Dollar Tree Inc. (NASDAQ: DLTR), with a MarketCapitalization of \$24 Billion

