



**TRINITY**

REAL ESTATE INVESTMENT SERVICES



**NEW MEXICO NNN DOLLAR GENERAL**

4 SOUTHEND RD, ALAMOGORDO, NM 88310

**\$1,430,090**

6.7% CAP

TRINITYREIS.COM

Actual Property



**DOLLAR  
GENERAL**

ALAMOGORDO, NM

**\$1,430,090 | 6.7% CAP**

- Absolute NNN Lease Dollar General - 14 Years Remaining on Lease
- Near Holloman Air Force Base - 21,000+ Active Duty and Civilians
- Desirable Wide and Shallow Store Layout
- Large Concrete Parking Lot with Ample Parking and Truck Loading Space
- Ideally Located at the Entrance of Boles Acres - A 1,600+ Population Community Just South of Alamogordo (34,000+ Population)

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

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**MATT DAVIS**

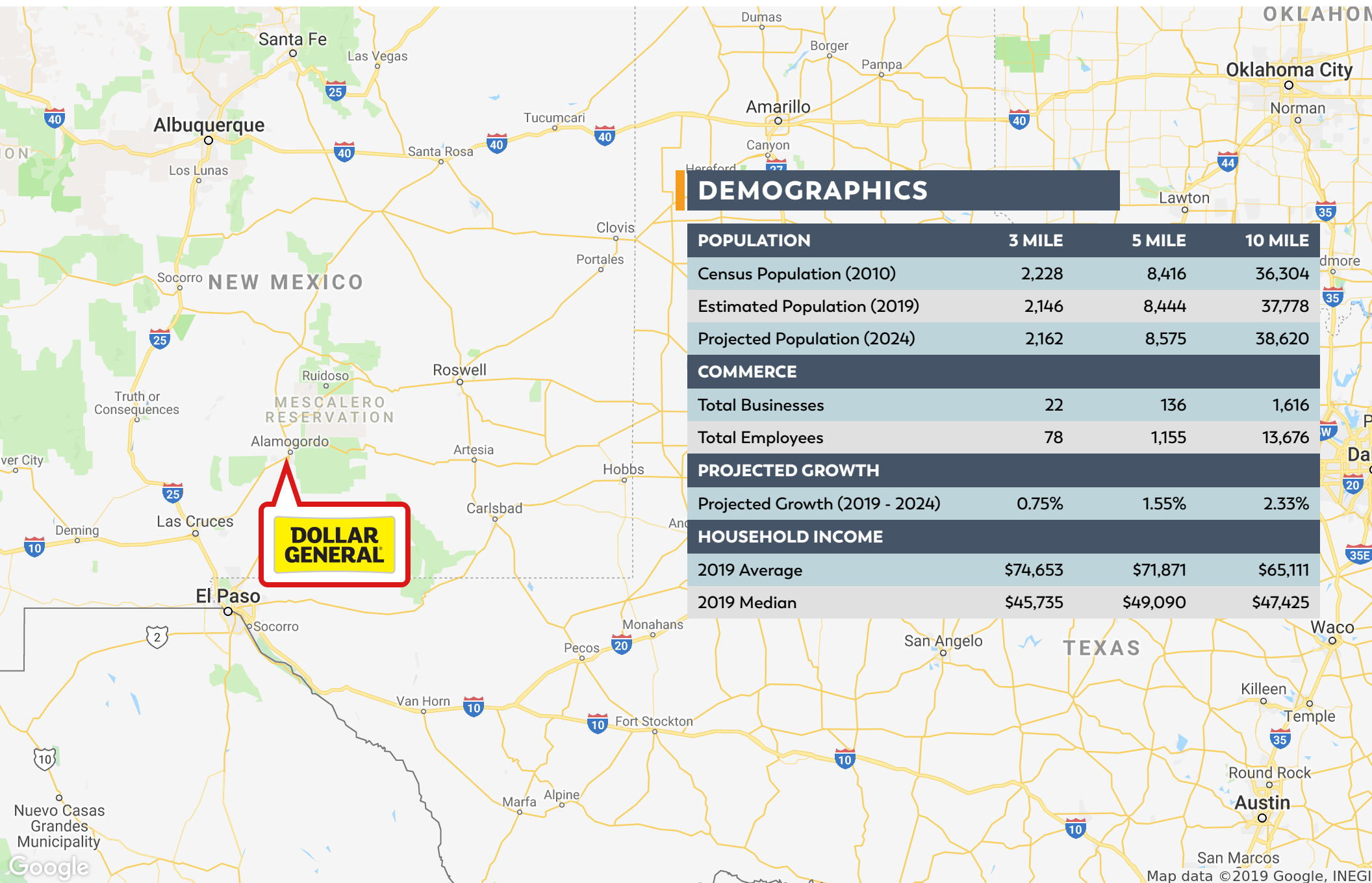
325.513.6406 | Matt@trinityreis.com

## PROPERTY DETAILS:

Building Area:	<b>9,100 SF</b>
Land Area:	<b>3.11 AC</b>
Year Built:	<b>2018</b>
Guarantor:	<b>Dollar General Inc. (NYSE: DG)</b>
Price (Psf):	<b>\$157.15</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>14 Years</b>
Rent Commencement:	<b>3/29/2018</b>
Lease Expiration:	<b>3/31/2033</b>
Base Annual Rent:	<b>\$95,816</b>
Lease Type:	<b>NNN</b>
Scheduled Rent Increases:	<b>None</b>
Options & Increases:	<b>Five (5), 5-Year; 10%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>



## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
Census Population (2010)	2,228	8,416	36,304
Estimated Population (2019)	2,146	8,444	37,778
Projected Population (2024)	2,162	8,575	38,620
COMMERCE			
Total Businesses	22	136	1,616
Total Employees	78	1,155	13,676
PROJECTED GROWTH			
Projected Growth (2019 - 2024)	0.75%	1.55%	2.33%
HOUSEHOLD INCOME			
2019 Average	\$74,653	\$71,871	\$65,111
2019 Median	\$45,735	\$49,090	\$47,425





Google

Map data ©2019 Imagery ©2019 TerraMetrics





## HOLLOMAN AIR FORCE BASE

Holloman is home to the world's longest and fastest high speed test track. The Air Force Base supports national security objectives deploying combat-ready and mission-support forces supporting Air Expeditionary Force operations.



NM Fire Net



Boles Acres  
Baptist Church



Sonny's Park



## Key Demographics 10 Miles



Total Population  
2019  
37,778



Projected Growth  
2019 - 2024  
2.33%



Actual Property





Southend Road

54 US Highway 54

Actual Property





Actual Property





Actual Property



## TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

## STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



## TENANT DETAILS:

Tenant Name:	<b>Dollar General</b>
Tenant Type:	<b>Net-Leased Dollar Store</b>
Parent Company Trade Name:	<b>Dollar General</b>
Ownership:	<b>Public (NYSE: DG)</b>
No. of Locations:	<b>15,000 (as of June 2018)</b>
Website:	<b>dollargeneral.com</b>
Year Founded:	<b>1939</b>
Credit Rating (S&P):	<b>BBB</b>
No. of Employees:	<b>127,000+</b>
Headquartered:	<b>Goodlettsville, Tennessee</b>



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Actual Property





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**BROKER OF RECORD**

**TAI BIXBY**

KW Commercial - Santa Fe

NM #40315

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