



RETAIL PROPERTY FOR SALE

**FAMILY DOLLAR**

1900 E 10th Street, Douglas, AZ 85607

*Exclusively listed by:*

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CLICK ON THE FOLLOWING LINKS:

 Google Map

 Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$812,000
NOI:	\$69,000
Cap Rate:	8.5%
Land Acreage:	0.73 Acres
Year Built:	2004
Building Size:	9,180
Price / SF:	\$88.45

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	5 Years
Original Lease Term:	10 Years
Commencement Date:	July 1, 2004
Current Term Expiration:	June 30, 2024
Options:	(4) Five-Year
Increases:	In Options
Guarantor:	Corporate Guarantee
Right of First Refusal:	No

PROPERTY HIGHLIGHTS

- Family Dollar Recently Exercised Their 2nd Option
- Double Net Lease - Minimal Landlord Responsibilities
- 2018 Store Sales: \$936,405
- Family Dollar Has Operated At The Site Since 2004
- Family Dollar: BBB- | Over 8,000 Stores in 46 States
- (4) Five-Year Renewal Options with Increases
- 17,000 People Within 5 Miles of Subject Property
- Average Household Income Exceeds \$38,000 Within a 5 Mile Radius



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## TENANT PROFILES



### FAMILY DOLLAR

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home decor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

### DOLLAR TREE

Effective August 3, 2015, Family Dollar was acquired by Dollar Tree, Inc. (NASDAQ:DLTR), which has a BBB- rating with Standard and Poor's. They operate the Dollar Tree brand separately and offer items, frequently for "\$1". They carry many similar items as Family Dollar, but tend to focus more on gift, party and other non-essential convenience items. As a result of the acquisition, the combined number of locations of Family Dollar and Dollar Tree retail stores is over 13,600 in 48 states and five Canadian provinces. Stores operate under the banners Family Dollar, Dollar Tree, Dollar Tree Canada, and Deals. The combination of Family Dollar and Dollar Tree creates the largest Dollar Store chain in North America and generates significant efficiencies in sourcing and procurement, SG&A leverage, distribution and logistics efficiency, and through format optimization.



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## ADDITIONAL PHOTOS





**AERIAL**

Family Dollar

E 12th St

11th St

Cochise Ave

E 10th St

San Antonio Ave

9th St

Short Ave

Kline Ave

Dallas Ave

Los Angeles Ave

Rose Ave

Google



LOCATION





# REGIONAL





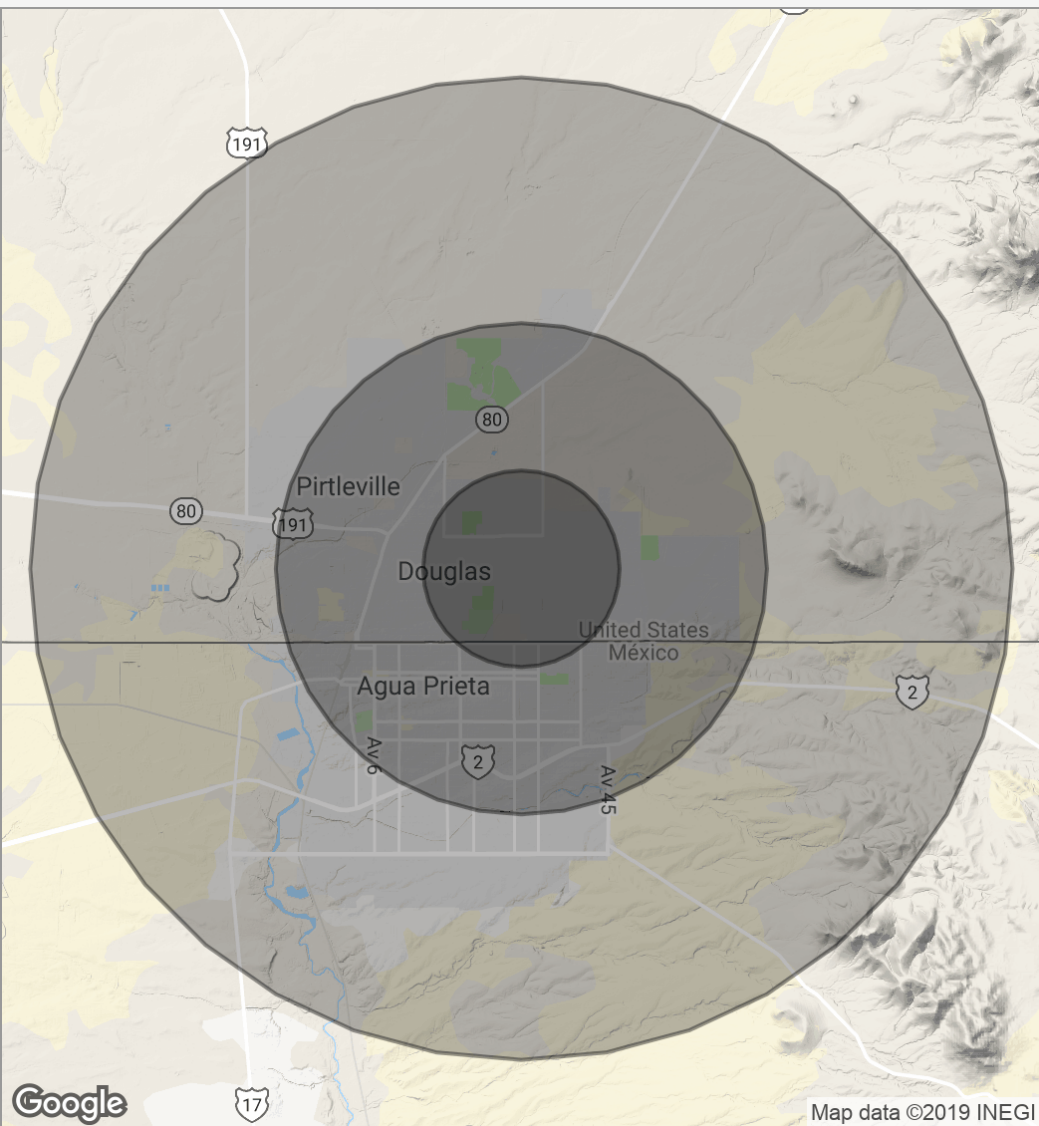
DEMOGRAPHICS REPORT

	1 MILE	2.5 MILES	5 MILES
Total population	2,543	12,036	17,917
Median age	33.9	33.9	32.8
Median age (Male)	33.3	33.1	31.6
Median age (Female)	34.8	35.0	33.9
Total households	883	4,093	6,038
Total persons per HH	2.9	2.9	3.0
Average HH income	\$36,965	\$36,374	\$38,821
Average house value	\$149,978	\$149,054	\$145,472

\* Demographic data derived from 2010 US Census



DEMOGRAPHICS MAP



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