



REPRESENTATIVE PHOTO



CONSTRUCTION PHOTO  
AS OF 8/9/2019

## Offering Memorandum

**FAMILY DOLLAR**  
**SWC ALSDORF ROAD & SUNLAND GIN ROAD**  
**ARIZONA CITY, AZ 85123**

Marcus & Millichap





**Domino's**

**DOLLAR  
GENERAL**

**ACE  
Hardware**

**FAMILY DOLLAR**

W ALSDORF RD

S SUNLAND GIN RD  
6,900 CPD

FUTURE DEVELOPMENT

**FAMILY DOLLAR**

SWC Alsdorf Road & Sunland Gin Road  
Arizona City, AZ 85123

FINANCIAL SUMMARY	
Price	\$1,330,000
Down Payment	100% \$1,330,000
Cap Rate	7.0%
Building SF	8,320 SF
Net Cash Flow	7.0% \$93,100.08
Year Built	2019
Lot Size	1.25 Acres

LEASE SUMMARY	
Lease Type	Double-Net (NN) Lease
Tenant	Family Dollar, Inc.
Lease Guarantor	Corporate
Roof & Structure	Landlord Responsible
Est. Lease Commencement Date	2019
Est. Lease Expiration Date	June 30, 2029
Lease Term	10 Years
Rental Increases	5% in Each Option Period
Renewal Options	6, 5 Year Options

ANNUALIZED OPERATING DATA		
LEASE YEARS	ANNUAL RENT	CAP RATE
1 - 10	\$93,100.08	7.00%
OPTIONS	ANNUAL RENT	CAP RATE
Option 1	\$97,755.08	7.35%
Option 2	\$102,642.84	7.72%
Option 3	\$107,774.98	8.10%
Option 4	\$113,163.73	8.51%
Option 5	\$118,821.92	8.93%
Option 6	\$124,763.01	9.38%
BASE RENT		\$93,100.08
Net Operating Income		\$93,100.08
Total Return		7.0% \$93,100.08





As 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.

Shoppers will find great values on name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The relatively small footprint of many Family Dollar stores allows the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing buildings and all are convenient to the Company's customer base.

In 2015, Dollar Tree acquired Family Dollar. 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.

Dollar Tree's strategic rationale behind the Family Dollar acquisition include creating a leading discount retailer in North America, targeting a broader range of customers and geographies, leveraging complementary merchandise expertise, generating significant synergy opportunities, and enhancing financial performance and improved growth prospects.

[www.familydollar.com](http://www.familydollar.com)



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## INVESTMENT HIGHLIGHTS

- Brand New 10-Year Lease with Corporate Guaranty
- 2019 Construction
- High Growth Trade Area – Households Projected to Increase 27%+ in Immediate Area by 2022
- Four Miles Off the I-10 (43,700+ CPD) – Direct Access to Phoenix and Tucson
- Minutes from Promenade at Casa Grande – Major Tenants Include Dillard's, JCPenney, Harkins Theatres, and Kohl's
- Arizona City is One of the Most Rapidly Developing Areas in the State
- Close Proximity to Robson Ranch – a Luxury, Resort-Style Retirement Community
- Centrally Located Between Phoenix (59 Miles) and Tucson (60 Miles)

## DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2022 Projection	7,232	13,994	15,980
2017 Estimate	5,813	11,418	13,200
Growth 2017 - 2022	24.41%	22.56%	21.06%
Households	1-Mile	3-Miles	5-Miles
2022 Projections	2,964	5,394	6,115
2017 Estimate	2,325	4,258	4,879
Growth 2017 - 2022	27.44%	26.70%	25.33%
Income	1-Mile	3-Miles	5-Miles
2017 Est. Average Household Income	\$53,698	\$55,418	\$54,389
2017 Est. Median Household Income	\$42,792	\$47,128	\$45,243
2017 Est. Per Capita Income	\$21,497	\$20,679	\$20,125

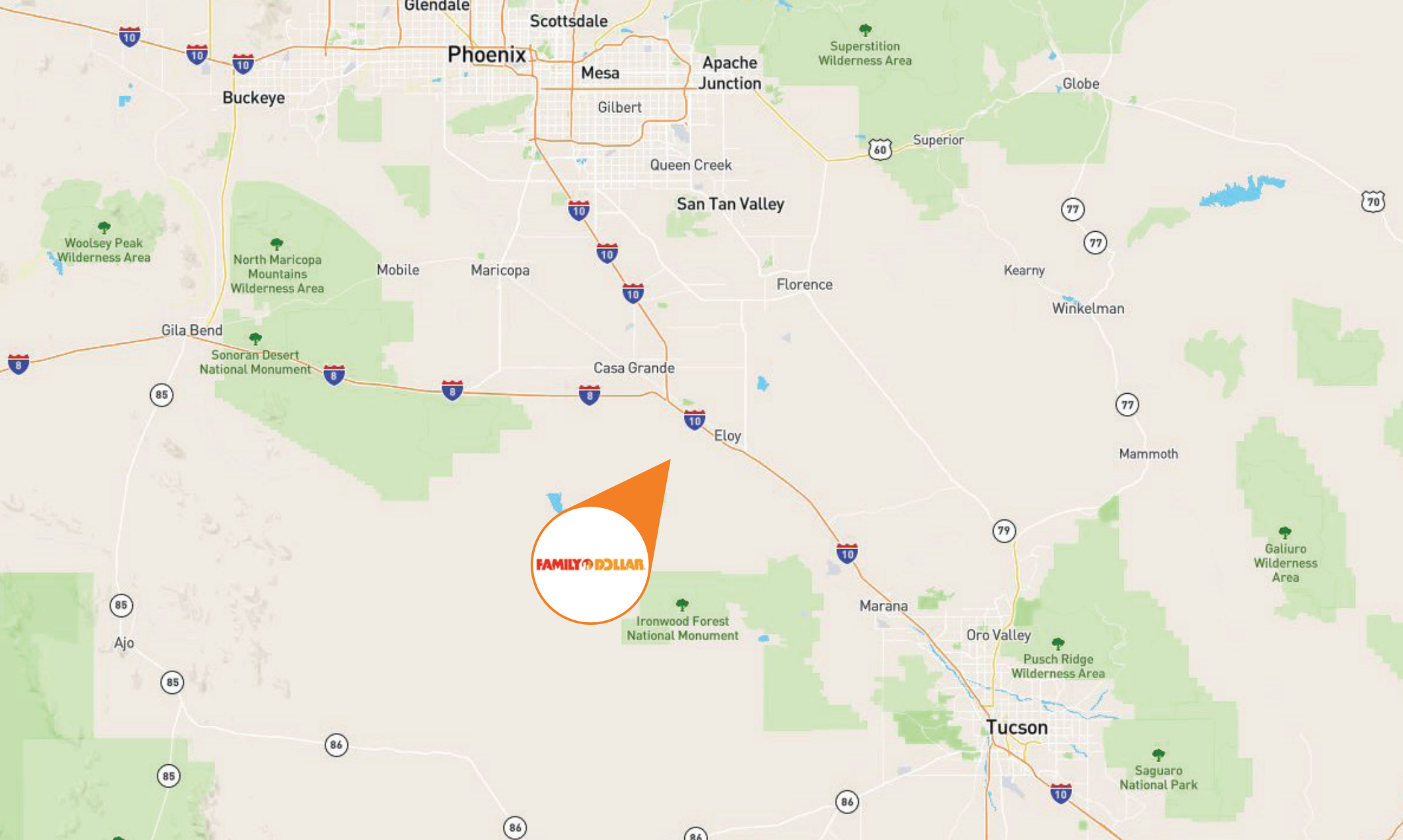
## LOCATION OVERVIEW

Midway between Phoenix and Tucson, Arizona City is one of the most rapidly developing areas in the state. Surrounded by productive agricultural land, Arizona City has both industrial and commercially zoned areas, along with amenities such as a 48-acre man-made lake, an 18-hole golf course and several parks. The community, which was established in 1960, is 54 miles from Tucson and 56 miles from Phoenix, in south-central Pinal County – also known as the "Golden Corridor" of Pinal County.

The community has a year-round population of approximately 5,000 residents, however during the winter Arizona City's population doubles as seasonal residents return to enjoy the weather and small town atmosphere. Visitors and residents alike enjoy Arizona City's outdoor recreation activities, including golf, bird watching, hiking, and rock climbing. Nearby attractions include Picacho Peak State Park, 22 miles to the southwest, the site of the state's only Civil War battle, and, to the north 20 miles, the preserved ruins at Casa Grande National Monument. The Agate Fields south of town are popular among rock collectors due to its distinctive banded agates.

Located in the very heart of the Sun Corridor, Pinal County has a very diverse economy. Since the county's inception 135 years ago, copper mining has and remains a county economic mainstay over the years, creating thousands of jobs and billions of dollars in tax revenue to the state, county and local economies. Agriculture is another major economic engine for the county. The central and western area of the county is home to hundreds of family, corporate and university-based farms supporting various types of agricultural products including Pima cotton, hay, sorghum, millet, corn, sheep, dairy and feeder cattle and several varieties of fruits and vegetables.





**10 MILES**  
Promenade at  
Casa Grande

**20 MILES**  
Picacho Peak  
State Park

**59 MILES**  
Phoenix,  
Arizona

**60 MILES**  
Tucson,  
Arizona

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

exclusively listed

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