



TRINITY

REAL ESTATE INVESTMENT SERVICES



RARE FAMILY DOLLAR - ABSOLUTE NNN LEASE WITH RENTAL INCREASES

28035 STATE HWY 72, BOUSE, AZ 85325

**\$1,476,755**  
7.0% CAP

TRINITYREIS.COM

Actual Property



BOUSE, AZ

**\$1,476,755 | 7.0% CAP**

- RARE Absolute NNN Lease Family Dollar Wwith Rent Increases Every 3 Years
- CPI Rental Increase up to 6% Every 3 Years - Next One in 2021 - Last Increase in 2018 was 5.9%
- 10+ Years Remaining on Current Term - Built in 2015
- Newer Prototype Building - Upgraded Facade
- Only Dollar Store Serving the City - Nearest Dollar Store 30 Miles Away
- 8%+ CAP by End of Primary Term if CPI Increases Stay Steady - Given Full Price Offer

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

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**CHANCE HALES**

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**MATT DAVIS**

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## PROPERTY DETAILS:

Building Area:	8,320 SF
Land Area:	2.31 AC
Year Built:	2016
Guarantor:	Family Dollar Stores, Inc.
Price (Psf):	\$177.49

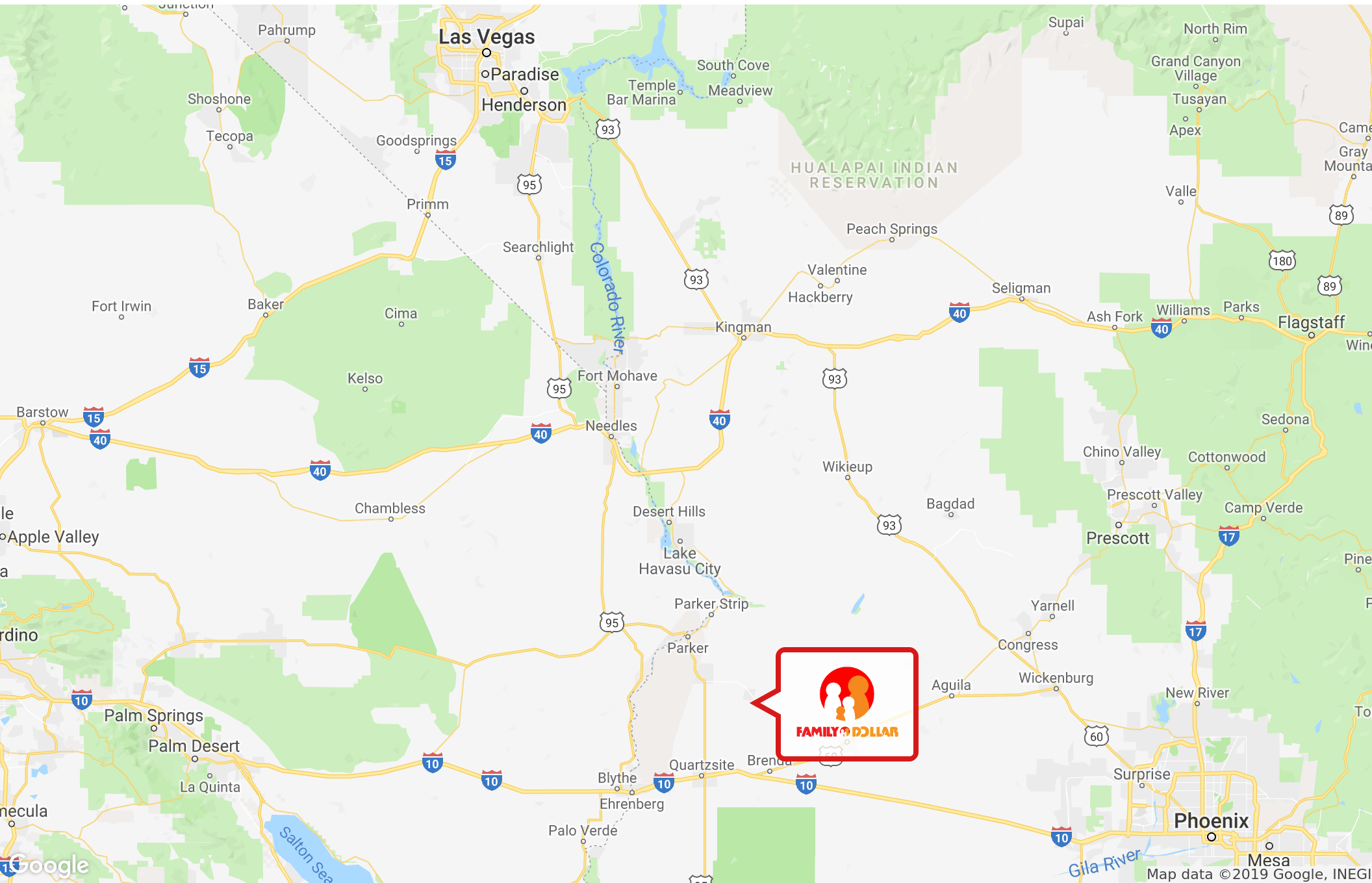
## LEASE OVERVIEW:

Remaining Lease Term:	10 Years
Rent Commencement:	9/3/2015
Lease Expiration:	6/30/2029
Base Annual Rent:	\$103,373
Lease Type:	NNN
Scheduled Rent Increases:	CPI Increases every 3 Years
Options & Increases:	Six (6), 5-Year Options
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

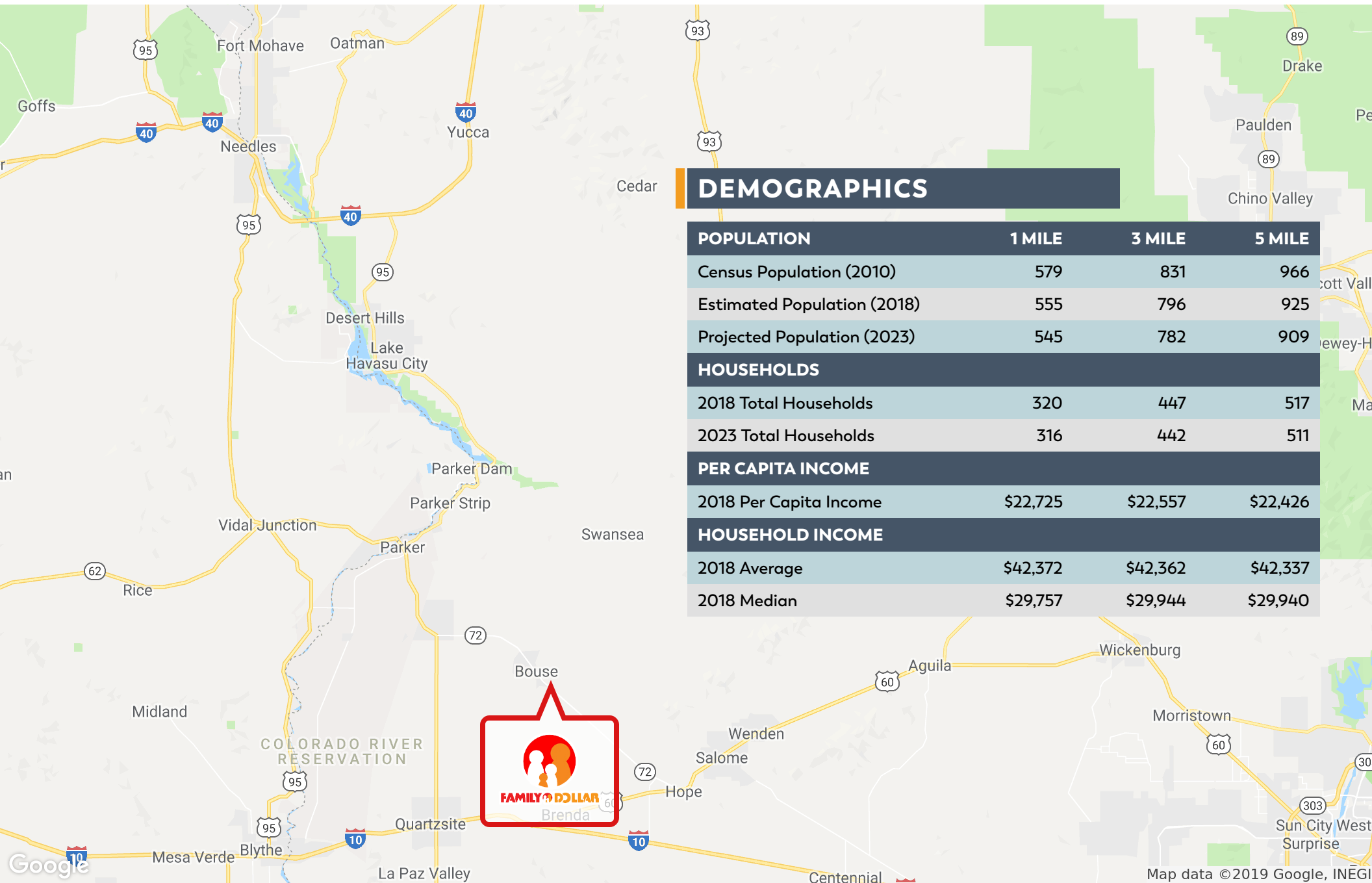












## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	579	831	966
Estimated Population (2018)	555	796	925
Projected Population (2023)	545	782	909
HOUSEHOLDS			
2018 Total Households	320	447	517
2023 Total Households	316	442	511
PER CAPITA INCOME			
2018 Per Capita Income	\$22,725	\$22,557	\$22,426
HOUSEHOLD INCOME			
2018 Average	\$42,372	\$42,362	\$42,337
2018 Median	\$29,757	\$29,944	\$29,940













AZ - 72 | S Broadway Ave

Actual Property





Actual Property



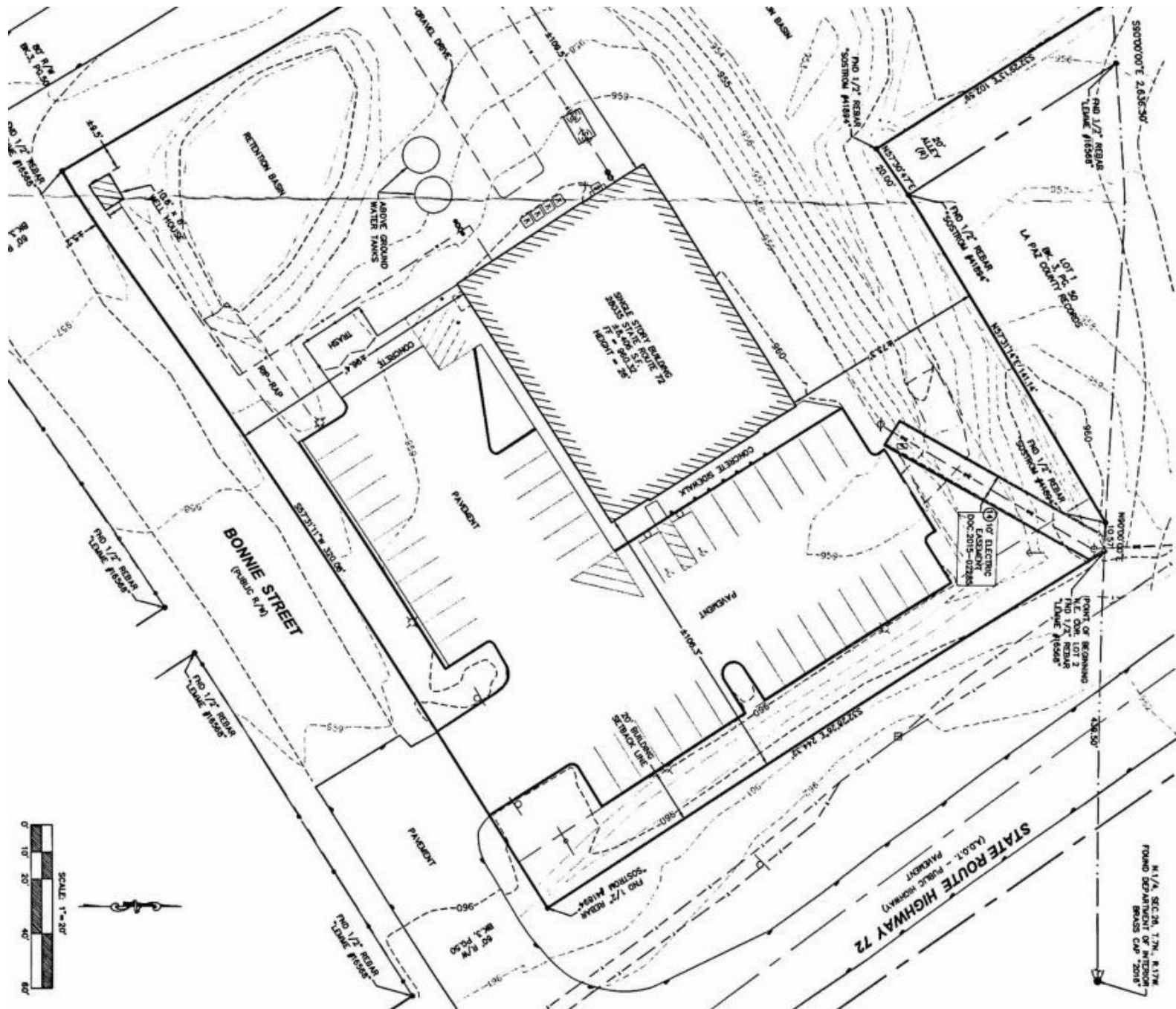


Actual Property



# SITE PLAN

28035 STATE HWY 72 | BOUSE, AZ





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**BROKER OF RECORD**

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