



TRINITY

REAL ESTATE INVESTMENT SERVICES



NN FAMILY DOLLAR - STRONG REPORTED SALES

300 N PRINCE ST, CLOVIS, NM 88101

\$734,560

7.5% CAP

TRINITYREIS.COM

Actual Property



CLOVIS, NM

\$734,560 | 7.5% CAP

- NN Family Dollar - Lower Price Point
- Strong Reported Sales at Location with Rent to Sales Ratio of 3.8%
- Store Remodeled in 2011 at Family Dollar's Expense
- Family Dollar Committed to Location - Have Executed 2 Options and Paid 10% Increases Both Times
- Next Option Starts in January 2021 - High Likelihood of Tenant Renewal Based on Strong Sales and Low Rent
- Concrete Parking Lot - No HVAC Responsibility for Landlord
- Located on Large Lighted Corner Lot - 15,000+ Combined Traffic Counts on Corner
- 40,000+ 5 Mile Population - Clovis is 7th Largest City in New Mexico

EXCLUSIVELY MARKETING BY:

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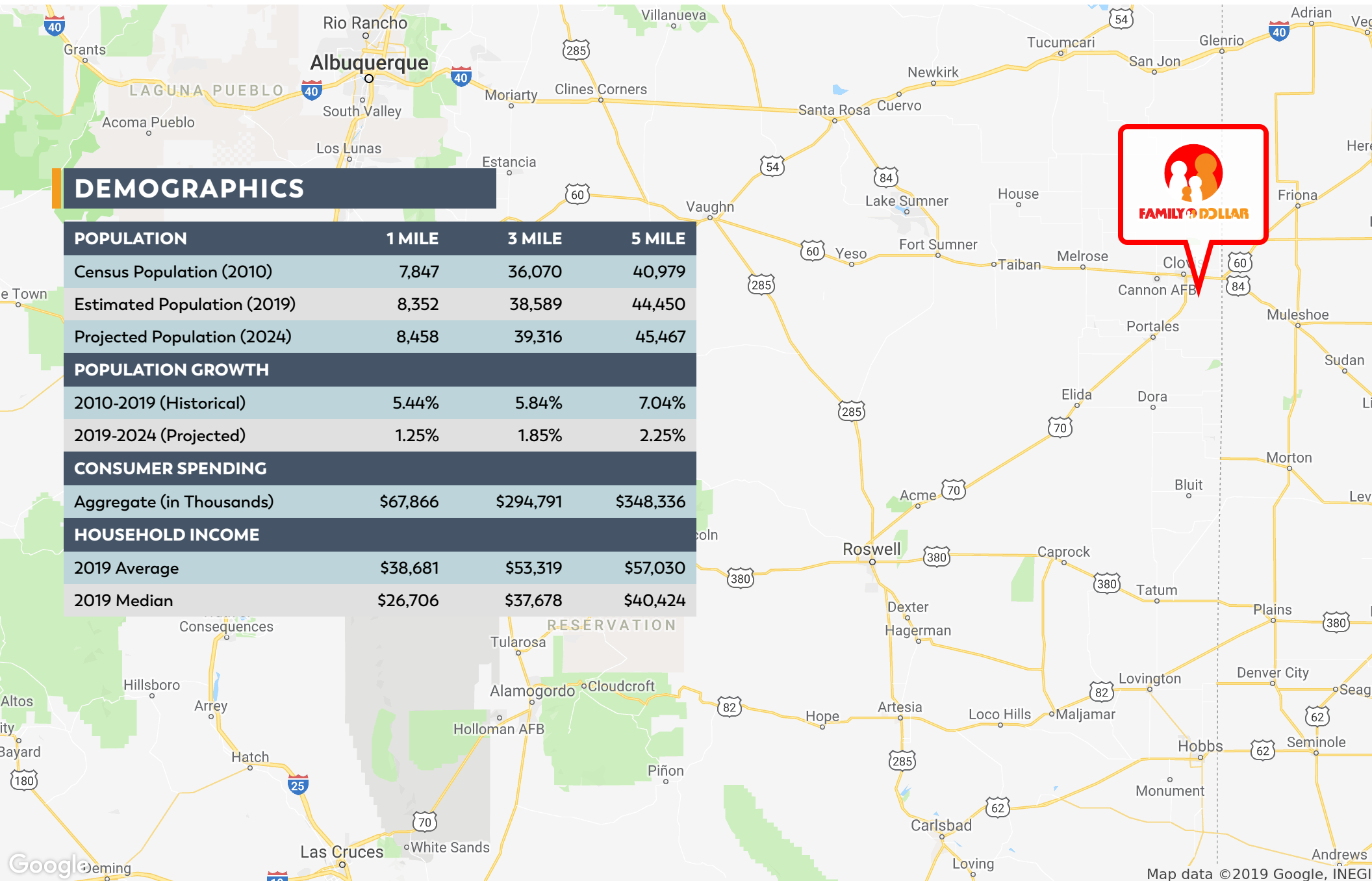
PROPERTY DETAILS:

Building Area:	8,000 SF
Land Area:	+/- 1 AC
Year Built:	1999
Guarantor:	Family Dollar Stores, Inc.
Price (Psf):	\$91.82

LEASE OVERVIEW:

Remaining Lease Term:	1+ Year
Rent Commencement:	12/23/1999
Lease Expiration:	12/31/2020
Base Annual Rent:	\$55,092
Lease Type:	NN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Four (4), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant*
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant

*Landlord Responsible for Parking Lot Replacement



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	7,847	36,070	40,979
Estimated Population (2019)	8,352	38,589	44,450
Projected Population (2024)	8,458	39,316	45,467
POPULATION GROWTH			
2010-2019 (Historical)	5.44%	5.84%	7.04%
2019-2024 (Projected)	1.25%	1.85%	2.25%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$67,866	\$294,791	\$348,336
HOUSEHOLD INCOME			
2019 Average	\$38,681	\$53,319	\$57,030
2019 Median	\$26,706	\$37,678	\$40,424

RETAILER MAP

300 N PRINCE ST | CLOVIS, NM



ADDITIONAL PHOTOS

300 N PRINCE ST | CLOVIS, NM





ADDITIONAL PHOTOS

300 N PRINCE ST | CLOVIS, NM





Key Demographics 5 Miles



Total Population
2019
44,450



Projected Growth
2019 - 2024
2.25%

Actual Property



Actual Property



Actual Property

TENANT SUMMARY

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

STRATEGY

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.



TENANT DETAILS:

Tenant Name:	Family Dollar
Tenant Type:	General Merchandise Dollar Store
Guarantor:	Dollar Tree Inc (NASDAQ: DLTR)
Ownership:	Public
No. of Locations:	14,581 as of July 2017
Website:	familydollar.com
Year Founded:	1953 / DLTR 1986
Credit Rating (Moody's):	Ba1 as of March 2017
No. of Employees:	176,800 as of May 2017
Headquartered:	Chesapeake, Virginia

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Actual Property



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BROKER OF RECORD

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Actual Property