



# DOLLAR TREE

TOPEKA | KANSAS

Offering Memorandum

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# TABLE OF CONTENTS



## 03 EXECUTIVE OVERVIEW



## 04 FINANCIAL OVERVIEW



## 06 PROPERTY OVERVIEW



## 10 AREA OVERVIEW

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# INVESTMENT HIGHLIGHTS

## **+20 YEAR OPERATING HISTORY**

- » The tenant has been operating at this location since 1997. Dollar Tree just extended the lease early for an additional 5-years and added an additional 5-year extension option, further proving their commitment to the location.

## **WALMART OUTPARCEL**

- » The subject property sits as a pad site directly in front of Walmart. Other national retailers in the area include AutoZone, Walgreens, McDonald's, Burger King, O'Reilly Auto and many more.

## **ATTRACTIVE NN+ LEASE**

- » Under the NN+ lease structure the tenant shall pay for the Taxes, Insurance, HVAC, and CAM. Landlord is responsible for roof, structure, and parking lot replacement.

## **ROBUST DEMOGRAPHICS**

- » Topeka is the capital of Kansas and has a population of more than 126,500 residents. There are more than 106,500 residents that live within a 5-mile radius of the subject property and that population is expected to increase by almost 4% over the next 5-years.

## **INVESTMENT GRADE CREDIT TENANT**

- » Dollar Tree, Inc. holds an investment-grade credit rating of BBB- (S&P). Additionally, this lease is accompanied by a corporate guarantee.

## **RECESSION / E-COMMERCE RESISTANT TENANT**

- » The dollar store sector of the retail industry is one that has not been impacted by recent recessions or e-commerce. Dollar Tree has thrived over the past decade with year-over-year of same-store sales growth and continuously opening new stores at a record-setting pace.



## Investment Summary

» **LIST PRICE** \$774,000

» **NOI (YEAR 1)** \$60,000

» **CAP RATE (YEAR 1)** 7.75%

» **TOTAL BUILDING AREA** ± 8,000 SF

## Annualized Operating Data

	Monthly Rent	Annual Rent	RPSF	Cap Rate
Current - 12/31/2024	\$5,000.00	\$60,000.00	\$7.50	7.75%
Option 1	\$5,666.67	\$68,000.00	\$8.50	8.78%
Option 2	\$6,333.33	\$76,000.00	\$9.50	9.82%
Option 3	\$7,000.00	\$84,000.00	\$10.50	10.85%

## Tenant Summary

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Original Lease Term	10 Years
Rent Commencement Date	5/1/1997
Lease Expiration Date	12/31/2024
Term Remaining	± 5 Years
Options	Three (3), Five (5) Year Options





## The Offering

### DOLLAR TREE

Property Address      2600 Southeast California Ave  
Topeka, KS 66605

### SITE DESCRIPTION

Number of Stories	One
Year Built	1997
GLA	± 8,000 SF
Lot Size	±1.07 AC (46,816 SF)
Type of Ownership	Fee Simple
Landscaping	Professional

## Tenant Overview

» Company Name	» Year Founded	» Headquarters
Dollar Tree	1986	Chesapeake, VA
» Locations	» Industry	» Website
15,000+	Retail	<a href="http://www.dollartree.com">www.dollartree.com</a>

Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shops most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high-traffic strip centers and malls often in small towns. It purchased fellow discounter, Family Dollar in 2015, bolstering competitive position against Dollar General. The company wants to create a “treasure hunt” type environment where people can bring their whole families.

### GEOGRAPHIC OUTREACH

Dollar Tree operates more than 14,000 Dollar Tree, Deal\$, Dollar Bills, and Family Dollar discount stores in 48 US states and the District of Columbia and five provinces in Canada.

### STRATEGY

The Dollar Tree continues to offer customers products they need at extreme values while keeping their stores bright, clean, organized and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands.













## DEMOGRAPHICS

2019 ESTIMATE	1 - MILE	3 - MILE	5 - MILE
Population	8,343	55,808	106,539
Households	3,175	21,574	44,148
2024 Projection	0.91%	3.68%	3.42%
Avg HH Income	\$57,253	\$59,979	\$67,652

## TOPEKA, KS

Topeka capital city of the U.S. state of Kansas and the seat of Shawnee County. It is along the Kansas River in the central part of Shawnee County, in northeast Kansas, in the Central United States. Getting to Topeka and getting around Topeka is easy. Topeka is at the crossroads of I-70 and I-335, providing exceptional east-west and north-south access. Kansas City International Airport is within one hour’s drive, providing quick and easy flights all around the world. The Manhattan Regional Airport is also within an hour’s drive and provides daily flights to Topeka and Dallas/Fort Worth. And if you want to leave the driving to others, Amtrak and Greyhound Bus Lines serve the Topeka area.

Being the state’s capital city, Topeka’s largest employer is the State of Kansas—employing about 8,400 people, or 69% of the city’s government workers. Altogether, government workers make up one out of every five employed persons in the city. The educational, health and social services industry makes up the largest proportion of the working population (22.4%). The four school districts employ nearly 4,700 people, and Washburn University employs about 1,650. Three of the largest employers are Stormont-Vail HealthCare (with about 3,100 employees), St. Francis Health Center (1,800), and Colmery-O’Neil VA Hospital (900).

The retail trade employs more than a tenth of the working population (11.5%) with Wal-Mart and Dillons having the greater share. Nearly another tenth is employed in manufacturing (9.0%). Top manufacturers include Goodyear Tire and Rubber Company, Hill’s Pet Nutrition, Frito-Lay, and Jostens Printing and Publishing. Southwest Publishing & Mailing Corporation, a smaller employer, has its headquarters in Topeka.

Other industries are finance, insurance, real estate, and rental and leasing (7.8%); professional, scientific, management, administrative, and waste management services (7.6%); arts, entertainment, recreation, accommodation and food services (7.2%); construction (6.0%); transportation and warehousing, and utilities (5.8%); and wholesale trade (3.2%). Blue Cross and Blue Shield of Kansas is the largest insurance employer, with about 1,800 employees. BNSF Railway is the largest transportation employer, with about 1,100. Westar Energy employs nearly 800. About a tenth of the working population is employed in public administration (9.9%).



## Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **2600 Southeast California Ave Topeka, KS 66605** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.







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