



2019 BUILT FAMILY DOLLAR - 40K+ RESIDENTS

319 NORTH MARLAND BLVD, HOBBS, NM 88240

\$1,351,586 7.25% CAP



HOBBS, NM

**\$1,351,586** | 7.25% CAP

- New Development Family Dollar Almost 10 Years
   Remaining on Lease
- Attractive Demographics 40,000+ Residents Within 5
   Miles of Property
- Steady Increasing Population Growth Rate of 4.20% in a
   3 Mile Radius in the Coming 5 Years
- Great Visibility on Hobb's Main Thoroughfare 7,345+
   VPD Directly in Front of Subject Property
- Limited Local Retail Competition Would Serve as Primary Source of Goods in Immediate Area

## **EXCLUSIVELY MARKETED BY:**

### **BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

#### **CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

#### MATT DAVIS

325.513.6406 | Matt@trinityreis.com

## **PROPERTY** DETAILS:

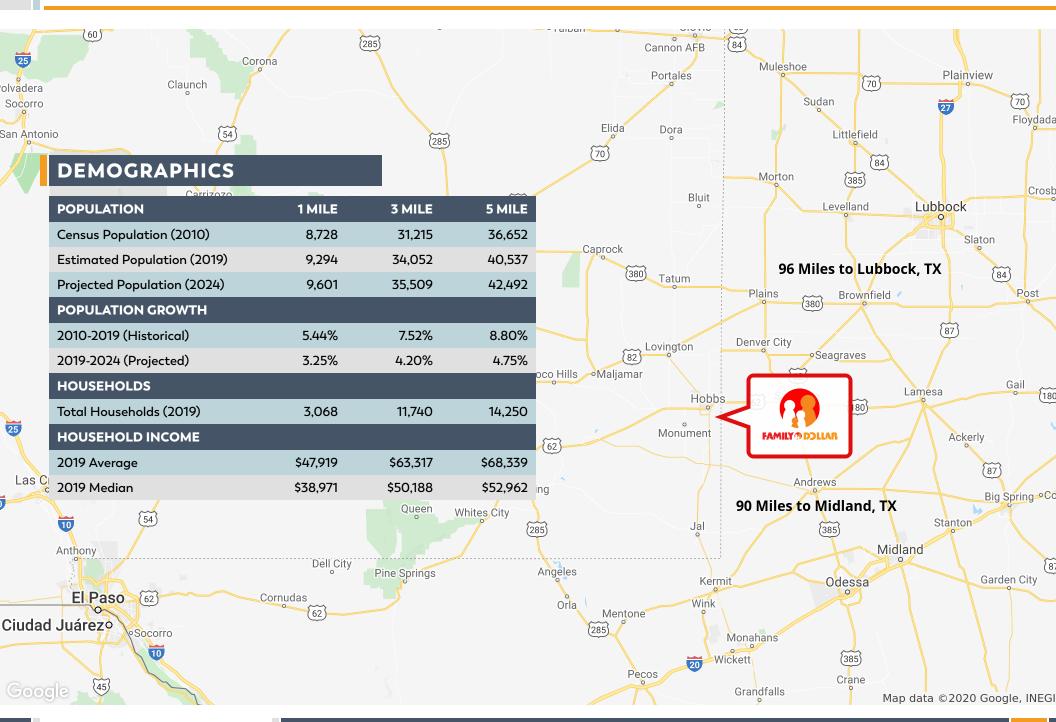
Building Area: 9,180 SF
Land Area: 1.2 AC
Year Built: 2019
Guarantor: Family Dollar Stores, Inc.
Price (Psf): \$147.23

## **LEASE** OVERVIEW:

10 Years	Remaining Lease Term:
12/15/2019	Rent Commencement:
3/31/2030	Lease Expiration:
\$97,990	Base Annual Rent:
NN	Lease Type:
In Option Periods	Scheduled Rent Increases:
Six (6), 5-Year; 5%	Options & Increases:
PAID BY Tenant	Insurance:
REIMBURSED BY Landlord*	Parking Lot Maintenance:
PAID BY Landlord	Property Taxes:
PAID BY Landlord	Roof & Structure:
PAID BY Tenant	HVAC:

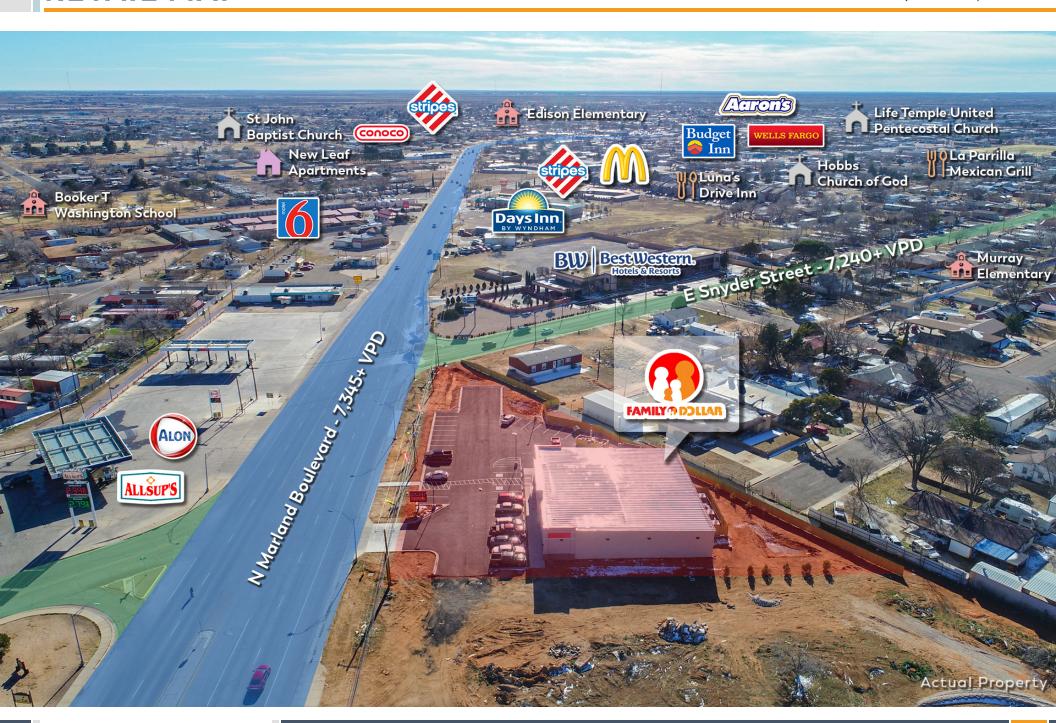
<sup>\*</sup>Landlord will reimburse Tenant for any costs incurred by Tenant in excess of \$1,000.

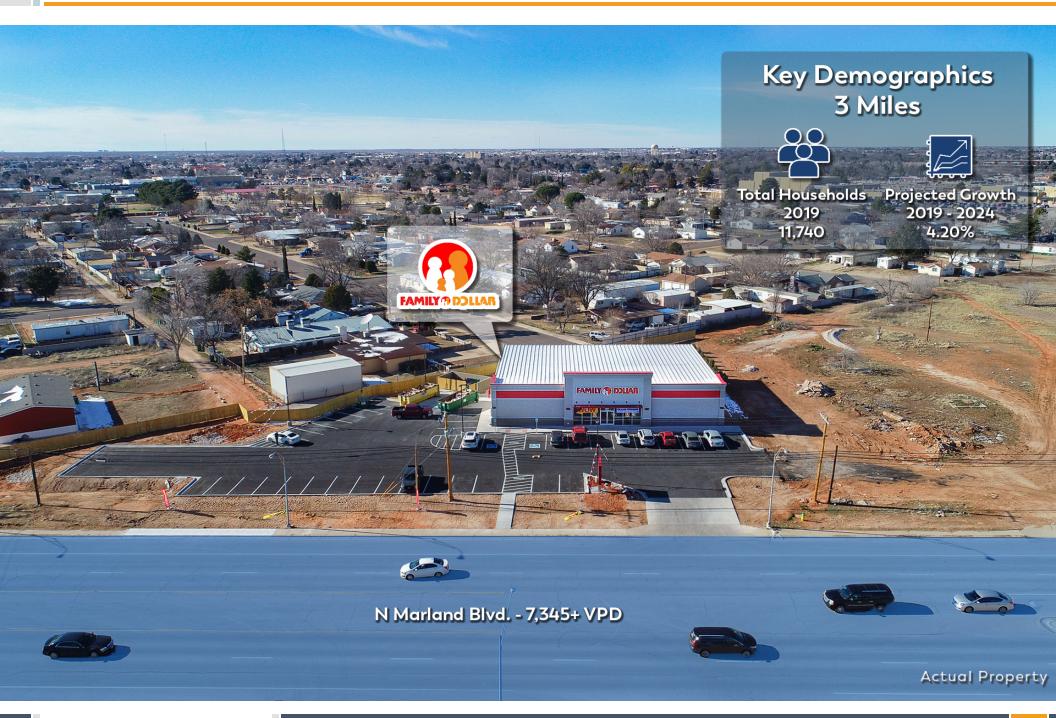














#### **TENANT SUMMARY**

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:	Family Dollar Stores, Inc.
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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REAL ESTATE INVESTMENT SERVICES

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B.Blackburn@trinityreis.com

**BROKER** OF RECORD

TAI BIXBY

KW Commercial Santa Fe, NM NM #40315

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