

# OFFERING MEMORANDUM

Family Dollar | Calexico, California



408 & 412 E 2nd St. Calexico, CA 92231

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## **Disclaimer**

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **408 & 412 E 2nd St. Calexico, CA 92231**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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# TRANSACTION SUMMARY

<b>Purchase Price:</b>	<b>\$2,340,740</b>
<b>Cap Rate:</b>	<b>6.75%</b>
<b>Annual Rent:</b>	<b>\$158,000</b>



## Lease Summary

<b>Tenant:</b>	Family Dollar, Inc.
<b>Lease Type:</b>	NN
<b>Landlord Responsibilities:</b>	Roof & Structure
<b>Remaining Lease Term:</b>	7 years
<b>Lease Commencement:</b>	6/1/2018
<b>Lease Expiration:</b>	9/30/2027
<b>Rent Increases:</b>	5% Increase per option
<b>Options to Renew:</b>	6x5 year options

## Property Specifications

<b>Location:</b>	408 & 412 E 2nd St. Calexico, CA 92231
<b>Building Size:</b>	8,701 sf
<b>Land Size:</b>	.19 acres
<b>Year Renovated:</b>	2018



## Investment Highlights

- Complete interior and exterior renovation 2018.
  - Complete new façade and store front
  - New plumbing from city sewer line throughout the building, HVAC, and Electric unit
  - Roof + all structural components w/5 yr warranty.
  - All structural components are newly certified including foundation and reinforced masonry exterior walls.
  - Parking Lot
- Essential business with over 7 years remaining on the initial term + 6x5 year option periods
- Strong Discount Retail Location – blocks from US/Mexico Border entry point with over 4.2M pedestrians and 7.8M vehicle passenger crossings annually
- Calexico West Land Port of Entry – blocks away, currently undergoing a \$370m renovation
- Investment-grade credit tenant (S&P BBB-)
- Family Dollar was recently acquired by Dollar Tree, Inc and is now the largest “small-box” discount retailer. Combined, they have more than 15,000 locations nationwide





# AREA MAP





# AERIAL VIEW

 Population	1-Mile	3-Mile	5-Mile
Current	15,094	41,125	43,460
Percent Growth (Current Yr./Previous Yr.)	6.47%	5.76%	6.00%
 Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$50,389	\$64,592	\$68,795

Source: LandVision 2020; USA population only\*

 U.S. Immigration  
and Customs  
Enforcement

**CALEXICO WEST PORT  
OF ENTRY**

**9 MILLION PASSENGERS  
VIA CAR PER YEAR**

**3.71 MILLION  
PEDESTRIANS PER YEAR**

**SUBJECT  
PROPERTY**

**FAMILY DOLLAR**

**CVS  
pharmacy**

**99¢  
only  
STORES.**

Sales **140%**  
**ABOVE** the  
National Average

**99¢  
only  
STORES.**

**East 2nd Street**



# AERIAL VIEW



Grand Plaza Outlets



Calexico  
International Airport



K-8TH GRADE  
536 STUDENTS



U.S. Immigration  
and Customs  
Enforcement

**CALEXICO WEST PORT  
OF ENTRY**

9 MILLION PASSENGERS  
VIA CAR PER YEAR

3.71 MILLION  
PEDESTRIANS PER YEAR



**SUBJECT  
PROPERTY**

**FAMILY DOLLAR**

Family Dollar is  
considered an  
**ESSENTIAL  
BUSINESS** and is  
open 7 days a week



# BUILDING PHOTOS



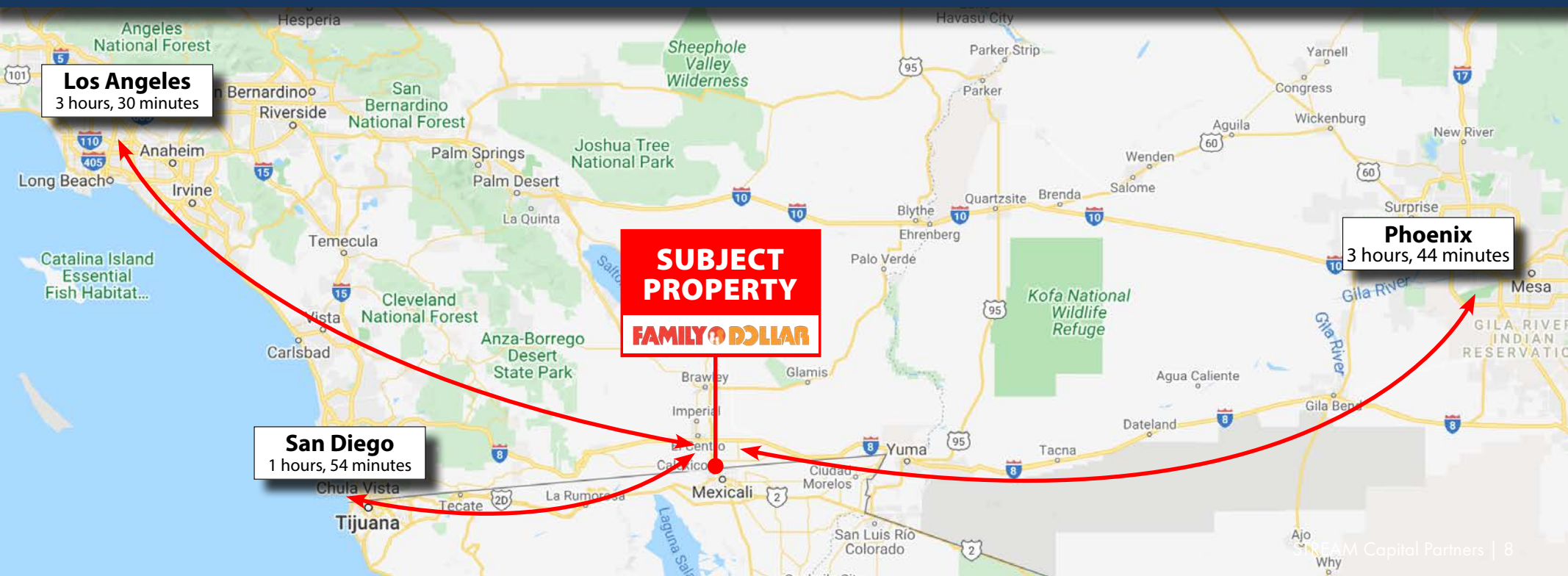


# MARKET OVERVIEW

Calexico is a small city in Imperial County, California with a population of over 41,000 and situated on the Mexico–United States international border with Mexicali, Baja California, Mexico. Calexico is known as the International Gateway City with its delightful blend of American and Mexican cultures, Calexico's small-town lifestyle, combined with its convenient proximity to the metropolitan areas of Mexicali and San Diego.

The City is an ethnically and culturally rich and diverse community and capitalizes on the trade, commerce, culture and energy that comes with its unique status as an International gateway City. Calexico is linked economically with the much larger city of Mexicali, with a population of 1.1 million.

**Calexico West Land Port of Entry is blocks away from the property.  
It is the 3rd Busiest Border Crossing in California**





# TENANT SUMMARY



Family Dollar is a subsidiary of Dollar Tree (NASDAQ: DLTR) and is one of the fastest growing discount store chains in the United States. Dollar Tree the parent company operates over 15,100 stores throughout the 48 contiguous U.S. states and Canada. The merchandising strategy that drives this growth provides customers with good values on basic merchandise for the family and home in a small-box, neighborhood format.

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.



**2nd**

Largest Discount Retailer



**15,100+**

Locations



**193,100+**

Employees



**BBB+**

S&P Rating







## CONTACT INFORMATION

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