

DOLLAR GENERAL RETAIL SINGLE TENANT NNN INVESTMENT OPPORTUNITY

1811 MORNING DRIVE | BAKERSFIELD, CA



ESSENTIAL BUSINESS:

OPEN, OPERATING AND PAYING RENT
DURING COVID-19 PANDEMIC

PROPERTY HIGHLIGHTS

- Lease is guaranteed by Dollar General Corporate
- Long Term Absolute NNN Lease. Dollar General pays for all operating expenses such as taxes, insurance, maintenance, roof, and structure. No landlord responsibilities
- With many restaurants being closed, and much uncertainty as to when they will completely reopen, consumers are shopping at markets like Dollar General much more than normal making their business very strong in the current market

ASKING PRICE
\$2,737,000

BUILDING SIZE
±7,480 SF

CAP RATE
5.25%

LAND SIZE
±56,628 SF

YEAR BUILT
2017



**DOWNLOAD
OFFERING MEMORANDUM**

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID GHERMEZIAN
Senior Managing Director
310.407.6573
CA RE Lic. #01084422
dghermeszian@ngkf.com

JONATHAN DADOURIAN
Associate Director
310.407.6567
CA RE Lic. #018558129
jdadourian@ngkf.com

NKF // WEST LOS ANGELES
1875 Century Park E, Suite 1380
Los Angeles, CA 90067
Corporate CA RE Lic. #01355491



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