



379 W COMPTON BLVD | COMPTON, CA 90220



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## EXCLUSIVELY LISTED BY:

### **EDWARD DESIMONE**

Associate

DIR: +1 (310) 919-5696  
MOB: +1 (732) 832-5414  
edward.desimone@matthews.com

License No. 02108760 (CA)

### **BRADEN CROCKETT**

Vice President & Director

DIR: +1 (214) 692-2040  
MOB: +1 (714) 345-6206  
braden.crockett@matthews.com

License No. 01946071 (CA)

### **BROKER OF RECORD**

KYLE MATTHEWS

License No.1972189 (CA)



**FAMILY DOLLAR**



**FAMILY DOLLAR**

379 W COMPTON BLVD | COMPTON, CA

# INVESTMENT HIGHLIGHTS



**OFFERED AT A PRICE OF** - \$2,636,365 at a 5.50% Cap Rate



**MORATORIUM ON NEW DOLLAR STORES IN COMPTON** - Limited Competition & Committed to Site!

- Compton Zoning Requirements DO NOT allow for more than 35 dollar stores or convenience stores in town! (Ordinance no. 2,275)
- Family Dollar benefits from EXTREMELY LOW competition in the surrounding area, therefore increasing the success of the business!!!
- Family Dollar is therefore committed to the location, as if they were to leave, they would be missing out on sales generated from one of the company's most dense target markets in the nation!



**LOCATED ON A HARD-SIGNALIZED CORNER** with 20,000+ VPD across from the City Courthouse

- Compton Blvd is the main east to west thoroughfare in the city
- Located on a hard-signalized corner, this property gets excellent visibility from both Oleander Ave & Compton Blvd.
- Located right across from the courthouse, this is one of the most desirable & booming areas in the city



**HIGHEST CAP RATE OFFERED** - for a National Discount Retailer in the Los Angeles MSA



**BRAND NEW 2017 CONSTRUCTION** - Building in Excellent Condition



**CORPORATELY BACKED (S&P BBB-)** - Recession & Pandemic Proof Tenant

- Deemed essential business, Family Dollar has kept its doors open and has seen an increase in store sales as consumers hoard affordable and essential goods.
- Family Dollar (NYSE: DLTR) is up over 55% since its March low



**OVER 816,000 PEOPLE** - Living in a 5-mile Radius

- The city of Compton is viewed as a perfect target market for a discount retailer
- Extremely dense area giving the business a high number of recurring customers



**LOCATED JUST 50-MILES AWAY** from one of the company's distribution centers

- Benefits from substantially reduced shipping costs
- Rare inventory selection which is essential when being positioned in a dense target market



INVESTMENT SUMMARY

TENANT	Family Dollar
PROPERTY ADDRESS	379 W Compton Blvd
CITY	Compton
STATE	California
ZIP	90220
GLA	±8,370 SF
LOT (ACRES)	±0.43 AC



\$2,636,365  
LIST PRICE



8,370 SF  
GLA



5.50%  
CAP RATE



0.43 AC  
LOT SIZE

FINANCIAL SUMMARY

TENANT:	Family Dollar
GUARANTOR:	Corporate (S&P BBB-, Moody's Baa3)
OWNERSHIP:	Fee Simple
LEASE TYPE:	Modified NNN
LEASE COMMENCEMENT:	9/2/16
LEASE TERM EXPIRATION:	6/30/27
YEARS REMAINING:	±6.85 Years
RENT INCREASES:	10% In Options
OPTIONS TO RENEW:	Six, 5-Year Options
*LL RESPONSIBILITIES:	Roof, Exterior Walls, Canopy, Gutters, Downspouts, All Structural Portions
NOTES	Major HVAC Components in last 2 years of lease

## FAMILY DOLLAR RENT SCHEDULE

TERM		YEARS	NOI/YR	NOI/MO	INCREASES	CAP RATE
Base Term	9/2/2016 - 6/30/2027	Current	\$145,000.08	\$12,083.00	-	5.50%
Option 1	7/1/2027 - 6/30/2032	11-15	\$159,500.04	\$13,291.67	10.00%	6.05%
Option 2	7/1/2032 - 6/30/2037	16-20	\$175,450.08	\$14,620.84	10.00%	6.65%
Option 3	7/1/2037 - 6/30/2042	21-25	\$192,995.04	\$16,082.92	10.00%	7.32%
Option 4	7/1/2042 - 6/30/2047	26-30	\$212,294.04	\$17,691.17	10.00%	8.05%
Option 5	7/1/2047 - 6/30/2052	31-35	\$233,523.00	\$19,460.25	10.00%	8.86%
Option 6	7/1/2052 - 6/30/2057	36-40	\$256,876.08	\$21,406.34	10.00%	9.74%

## DEBT QUOTE



**LTV:** 70%  
**RATE:** 3.75%  
**AMORTIZATION:** 30 Years  
**TERM:** Coterminous with the lease

Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please contact:

**Kevin Puder**  
(562) 841-1789  
kevin.puder@barringtoncapcorp.com

## TENANT OVERVIEW



**COMPANY NAME**  
DOLLAR TREE, INC.

**OWNERSHIP**  
Public

**YEAR FOUNDED**  
1986

**INDUSTRY**  
DOLLAR STORES

**HEADQUARTERS**  
CHESAPEAKE, VA

**NO. OF LOCATIONS**  
±15,115

### A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

### FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, 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.

### GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

### STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.





cricket wireless 

 **COMPTON**  
POLICE DEPARTMENT

**RENAISSANCE**  
PLAZA

metro   
by T-Mobile **PAPA JOHN'S**

**COMPTON**  
TOWNE CENTER

**CVS** **dd's**  
DISCOUNTS **Smart & Final**  
**WESTERN UNION** **WU**  
**H&R BLOCK**

**SUPERIOR**  
**GROCERS**  
**Burlington**

EVERYTABLE  
**CHASE**  
**ihop**  
**TACO BELL** **T-Mobile**

  
SOCIAL SECURITY  
ADMINISTRATION  
USA

**O'Reilly**  
AUTO PARTS

**DICKEY'S**  
BARBECUE PIT

**COMPTON**  
COURTHOUSE

**DOUGLAS F. DOLLARHIDE**  
COMMUNITY CENTER

**El Pollo**  
**Loco**

  
**McDonald's**

  
UNITED STATES  
POSTAL SERVICE

 **COMPTON**  
CITY HALL

  
**7**  
**ELEVEN**

**COMPTON**  
PUBLIC LIBRARY

E. COMPTON BLVD  
± 20,000 VPD

**POPEYES**

**FAMILY DOLLAR**

**ARCO** 

DOUGLAS F. DOLLARHIDE  
COMMUNITY CENTER

RENAISSANCE  
PLAZA



COMPTON  
TOWNE CENTER



**FAMILY DOLLAR**



E. COMPTON BLVD  
± 20,000 VPD



## AREA OVERVIEW






## COMPTON, CA

Known as the Hub City because of its location in nearly the exact geographical center of Los Angeles County, the City of Compton is one of the oldest cities in the county and the eighth to incorporate. It is conveniently surrounded by multiple freeways that provide access to destinations throughout the region. The Long Beach and Los Angeles Ports are less than 20 minutes from downtown Compton, providing access to international destinations for customers and suppliers. The Alameda Corridor, a passageway for 25% of all U.S. waterborne international trade, runs directly through Compton from north to south. Areas of Compton include Richland Farms, Sunny Cove, Leland, and Downtown Compton.

Compton was recently designated as an “Entrepreneurial Hot Spot” by Cognetics, Inc., an independent economic research firm. Compton made the national list for best places to start and grow a business and ranked #2 in Los Angeles County out of a field of 88 cities. The city's Planning and Economic Development department provide a business assistance program consisting of a comprehensive mix of resources to small business owners and entrepreneurs.

## 2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 <b>POPULATION</b>	45,500	284,177	816,632
 <b>HOUSEHOLDS</b>	10,833	67,139	211,014
 <b>HH INCOME</b>	\$68,097	\$69,364	\$71,437

# LOS ANGELES, CA

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California. The city is known for its Mediterranean climate, ethnic diversity, the entertainment industry, and its sprawling metropolis.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is

the only city in North America to have hosted the Summer Olympics twice - and by 2028 the third time. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



Los Angeles County employs over 100,000 people alone



A culturally diverse city, with a growing culinary scene, shopping, museums, and a reputation for being the creative center of America.



It is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California.

## LOS ANGELES ECONOMY

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world's largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region's economy.



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## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs for **Family Dollar** located at **379 W Compton Blvd, Compton, CA 90220**. It has been prepared by Matthews Retail Advisors. 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 Retail Advisors. 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 Retail Advisors 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 Retail Advisors 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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