



TRINITY

REAL ESTATE INVESTMENT SERVICES

NAI Maestas & Ward

505.878.0001 gotSPACEUSA.com



DOLLAR GENERAL - 2010 BUILD NN - 7.75% CAP

1100 VADO RD, VADO, NM 88072

\$1,311,975

7.75% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

VADO, NM

\$1,311,975 | 7.75% CAP

- NN Lease Dollar General - Built in 2010
- Situated Between El Paso, TX and Las Cruces, NM off I-10 (23K VPD)
- Healthy Demographics - 11,000+ 5 Mile Population With Projected Growth
- Landlord Favorable Lease - Dollar General Fully Responsible for HVAC Maintenance/Replacement and Fully Reimburses CAM Expenses
- Concrete Parking Lot - Less Exposure for Capital Expenditures Than Asphalt

EXCLUSIVELY MARKETING 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

DEBBIE HARMS | Broker of Record

NAI - Maestas & Ward | NM #12683

PROPERTY DETAILS:

Building Area:	9,014 SF
Land Area:	1.4 AC
Year Built:	2010
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$145.55

LEASE OVERVIEW:

Remaining Lease Term:	5+ Years
Rent Commencement:	11/1/2010
Lease Expiration:	11/30/2025
Base Annual Rent:	\$101,678*
Lease Type:	NN
Scheduled Rent Increases:	3% to Commence 11/1/2020
Options & Increases:	Three (3), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant**
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant

*Rent Based off 3% Increase Commencing in November of 2020.

**Tenant fully reimburses CAM & Parking Lot Maintenance.

LEASE ABSTRACT

1100 VADO RD | VADO, NM

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	11/01/2010 - 11/30/2025	\$101,678	\$11.28	7.75%
Three (3), 5-Year Options 10% Increase	12/01/2025 - 11/30/2030	\$111,845	\$12.41	8.52%
	12/01/2030 - 11/30/2035	\$123,030	\$13.65	9.38%
	12/01/2035 - 11/30/2040	\$135,333	\$15.01	10.32%



RESPONSIBILITIES BREAKDOWN

TAXES

REIMBURSED BY **TENANT**

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

INSURANCE

PAID BY **TENANT**

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

ROOF & STRCUTURE

PAID BY **LANDLORD**

Landlord shall maintain, repair and replace, at its sole cost and expense, all structural and exterior aspects of the Demised Premises.

HVAC & PARKING LOT

PAID BY **TENANT**

HVAC: Tenant will maintain, repair and replace the HVAC equipment at its expense; provided; in the event of a replacement within the last two (2) years of the term of this Lease, the replacement cost will be amortized over ten (10) years and the Tenant shall be responsible for remaining time. **Parking Lot:** Tenant shall reimburse landlord for actual cost of maintenance and repairs of the parking lot.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	1,464	4,427	10,239
2020 Estimated	1,573	4,748	11,112
2025 Projected	1,636	4,930	11,576

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	7.45%	7.25%	8.53%
2020 - 2025	4.01%	3.83%	4.18%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$25,414	\$26,065	\$26,984
Average	\$34,057	\$37,068	\$41,510

Demographic data provided by CoStar

**DOLLAR
GENERAL**

30 Miles to
Downtown El Paso













Actual Property



DOLLAR GENERAL



**80 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



**BBB
S&P Rated**



**\$48B
Market Cap**



**16,200+
Locations**

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