

DOLLAR TREE AT DEER VALLEY PLAZA

1818 W BELL ROAD | PHOENIX



**SINGLE TENANT NET LEASED INVESTMENT
JUST EXERCISED FIVE YEAR OPTION**



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AFFILIATED BUSINESS DISCLOSURE

Newmark Knight Frank (the "Agent") has been engaged as the exclusive sales representative for the sale of 1818 W Bell Road, Phoenix, AZ (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (9/15/2020) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



EXECUTIVE SUMMARY

01



THE OFFERING

Newmark Knight Frank (NKF) Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire Dollar Tree at Deer Valley Plaza at 1818 W Bell Road (the Property), a 11,884-square-foot retail store in Phoenix, Arizona.

Dollar Tree consists of a single tenant on a NNN lease. Built in 1975 and renovated in 2018, the space is approximately 11,884 square feet within Deer Valley Plaza, a 70,768 square foot project. The property has frontage on both 19th Avenue and Bell Road. In addition, the asset is located near other shopping centers and easy access to both the Loop 101 and I-17 Freeways. Dollar Tree offers an investor the rare opportunity to acquire a well-maintained, stable asset in a rapidly growing part of Phoenix, Arizona.

PROPERTY SUMMARY

DOLLAR TREE

1818 W Bell Road
Phoenix, AZ 85023

11,884 SF

Total Building Area

1975/2018

Year Built/Remodeled

Commercial

Zoning

Approx 5 Years

Lease Term Remaining

Two 5-Year

Renewal Options Remaining

NNN

Lease Type

\$0.50 per SF

Rent Increases per Renewal

OFFERING SUMMARY

| | |
|------------------------|--------------------------------|
| OFFERING PRICE | \$1,342,000 |
| PRICE PER SF | \$112.92 |
| CAP RATE | 7.75% |
| NOI | \$103,985 |
| CORPORATE GUARANTEE | Dollar Tree Stores, Inc |



NEARBY AMENITIES



Sunbelt Holdings, ±82 Acres
±1M SF Mixed-use Campus
±162,300 SF Industrial
±257,850 SF Flex-Office
±357,920 SF Corporate Office
Hotel and Retail PADs
PROPOSED BELL 17 BUSINESS PARK

EQUITY
AUTOMOTIVE CENTER

Sam's
CLUB

Turf Paradise

QT

CHASE

Walmart

O'Reilly
AUTO PARTS

McDonald's

Jack
in the box

BELL RD. - 76,901 VPD

19TH AVE. - 50,358 VPD

DOLLAR TREE
1818 WEST BELL ROAD | PHOENIX, AZ

CROSSROADS AT DEER VALLEY

DD DENTAL **EYEGLASS WORLD** **cricket**
wireless
LA Insurance

BELL PLAZA
Amelio's
Blaze Smoke Shop
Salon De Belleza
Income Tax
Boost Mobile
Stan's Deli

DEER VALLEY PLAZA
CRUNCH FITNESS **STEEL HORSE SALOON** **Haji & Abbas MARKET**
Aaron's



PROPERTY DESCRIPTION

02

INVESTMENT HIGHLIGHTS



HARD CORNER LOCATION



**YEAR BUILT 1975
REMODELED 2018**



**LOW AVERAGE RENT
PER SQUARE FOOT**



**SURROUNDING NATIONAL
TENANT MIX**



**DENSE INFILL NORTH
PHOENIX LOCATION**



**EXCELLENT
INGRESS/EGRESS**



**EASY ACCESS TO I-17
& LOOP 101 FREEWAYS**



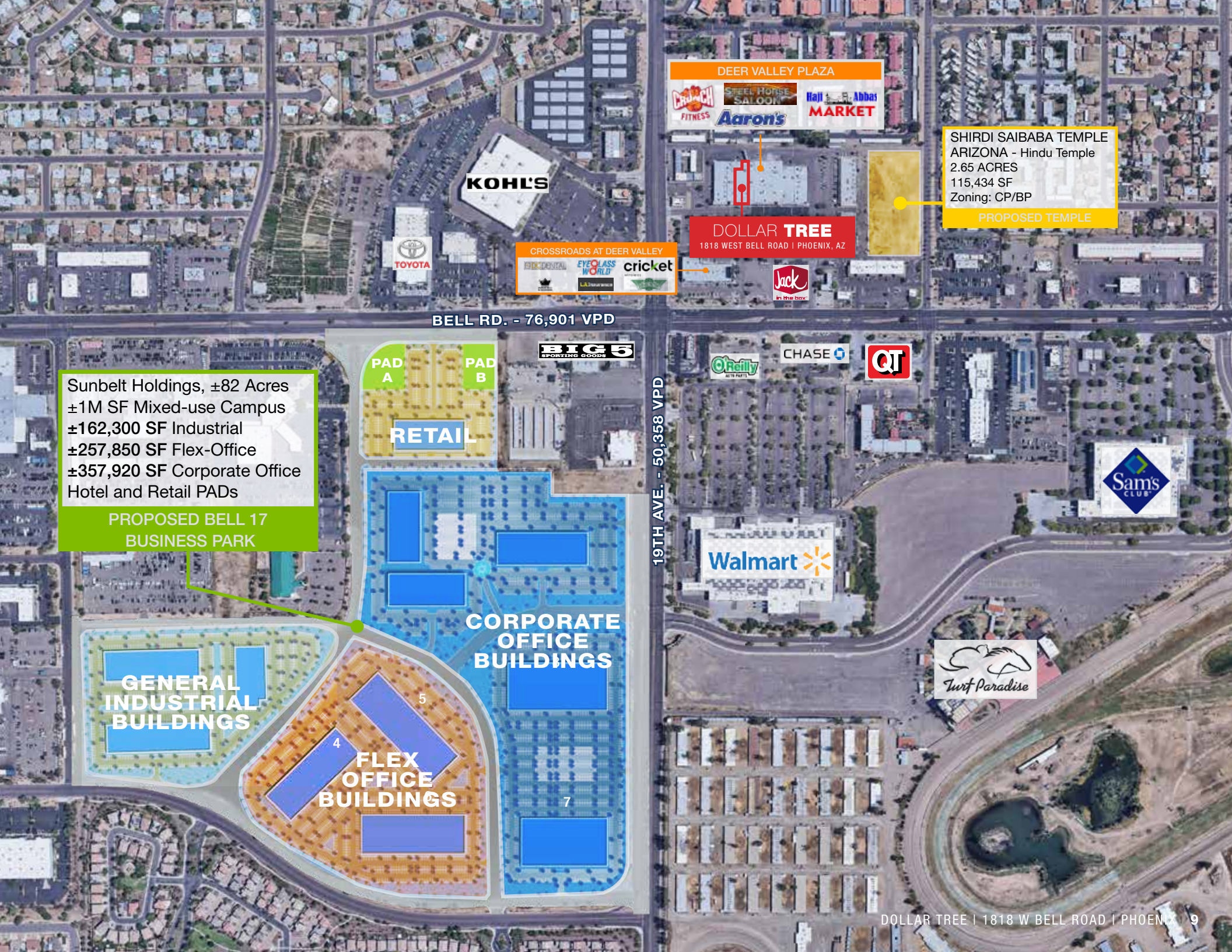
HIGH TRAFFIC COUNTS

TENANT OVERVIEW



| | |
|---------------------|-------------------------|
| TENANT'S NAME | Dollar Tree Stores, Inc |
| OWNERSHIP | Public |
| NASDAQ SYMBOL | DLTR |
| NUMBER OF LOCATIONS | 15,115 |
| PARENT ORGANIZATION | SKM Partners |
| HEADQUARTERS | Chesapeake, Virginia |

Founded in 1986, Dollar Tree Stores, Inc. is a leading operator of discount variety stores with over 15,262 locations throughout the United States and Canada. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company with a market capitalization of almost \$21 billion. Its stores are supported by a corporate-owned, vertically-integrated logistics network of eleven distribution centers. Dollar Tree is currently executing a multi-year plan to open 546 new stores, renovate 522 Family Dollar stores and expanding or relocating 67 stores to increase total selling square footage by 3.0% to 120.1 million SF. The company has reported 48 consecutive quarters of positive same-store sales, and a 4.5% increase in net income in the 4th quarter of 2019. Dollar Tree at Deer Valley Plaza opened in 2015 and has already renewed their lease once, with two additional lease renewals available.



DEER VALLEY PLAZA
CRUNCH FITNESS
STEEL HORSE SALOON
Aaron's
Haji Market
Abbas MARKET

SHIRDI SAIBABA TEMPLE
ARIZONA - Hindu Temple
2.65 ACRES
115,434 SF
Zoning: CP/BP
PROPOSED TEMPLE

DOLLAR TREE
1818 WEST BELL ROAD | PHOENIX, AZ

CROSSROADS AT DEER VALLEY
KIDZ DEN
EYEGLASS WORLD
cricket

KOHL'S

TOYOTA

BELL RD. - 76,901 VPD

BIG 5
SPORTING GOODS

19TH AVE. - 50,358 VPD

O'Reilly
AUTO PARTS

CHASE

QT

Walmart

SAM'S
CLUB

Turf Paradise

Sunbelt Holdings, ±82 Acres
±1M SF Mixed-use Campus
±162,300 SF Industrial
±257,850 SF Flex-Office
±357,920 SF Corporate Office
Hotel and Retail PADs

PROPOSED BELL 17
BUSINESS PARK

PAD A

PAD B

RETAIL

GENERAL
INDUSTRIAL
BUILDINGS

4
FLEX
OFFICE
BUILDINGS

CORPORATE
OFFICE
BUILDINGS

5

7



FINANCIAL ANALYSIS

03

LEASE ABSTRACT

LEASE SUMMARY

| | |
|-------------------------------|--|
| Tenant's Name | Dollar Tree Stores, Inc |
| Company Type | Public |
| Lease Type: | NNN |
| Rent Commencement: | January 28, 2015 |
| Original Term Began: | January 28, 2015 |
| Lease Expiration: | June 30, 2025 |
| Current Lease Term Remaining: | Approx 5 Years |
| NOI: | \$103,985 |
| Rent Increases: | \$0.50 every 5 year renewal beginning 7/1/25 |
| Remaining Options To Renew: | Two (2), Five (5) Year Options (Just Excersised First Five Year Option) |





AREA OVERVIEW

04



AREA OVERVIEW: PHOENIX, ARIZONA

The North Phoenix submarket is characterized by a high-density, residential population immediately surrounded by high-quality, national employers. Nearly 340,000 people and 92,000 jobs are housed within the 79 square-mile area. Employment is disproportionately concentrated in financial services, health care and national retailer corporate centers, the largest of which include Discover Financial Services, USAA, American Express, Chubb Insurance, UnitedHealth Group, HonorHealth, Triwest Healthcare, PetSmart and Ping.

While Tempe and the Southeast Valley have received an overwhelming amount of news coverage and speculative development, North Phoenix represents an undervalued submarket benefiting from equivalent nation-leading population and employment growth. Current major developments in the area include the 780,000 square-foot Bell17 Business Park at Bell Road and 19th Avenue, 1.8 million square-foot Nationwide Insurance regional headquarters at Cavasson, 147,000 square-foot addition to USAA's Norterra regional hub and American Express' 300,000 square-foot addition to their 90-acre campus. In total, these Fortune 500 companies have publicly committed to adding over 6,200 new, high-paying positions to the submarket.

In addition, this unique trade area is readily connected to other major employment and entertainment hubs, such as Downtown Phoenix, Scottsdale and Glendale, via the I-17 and SR-101, allowing residents to enjoy Arizona Coyotes hockey and Arizona Cardinals football games at Westgate Entertainment District in Glendale as easily as the Arizona Diamondbacks and Phoenix Suns in Downtown Phoenix.

3 MILE RADIUS | AT-A-GLANCE

150,284

Residents

36.4

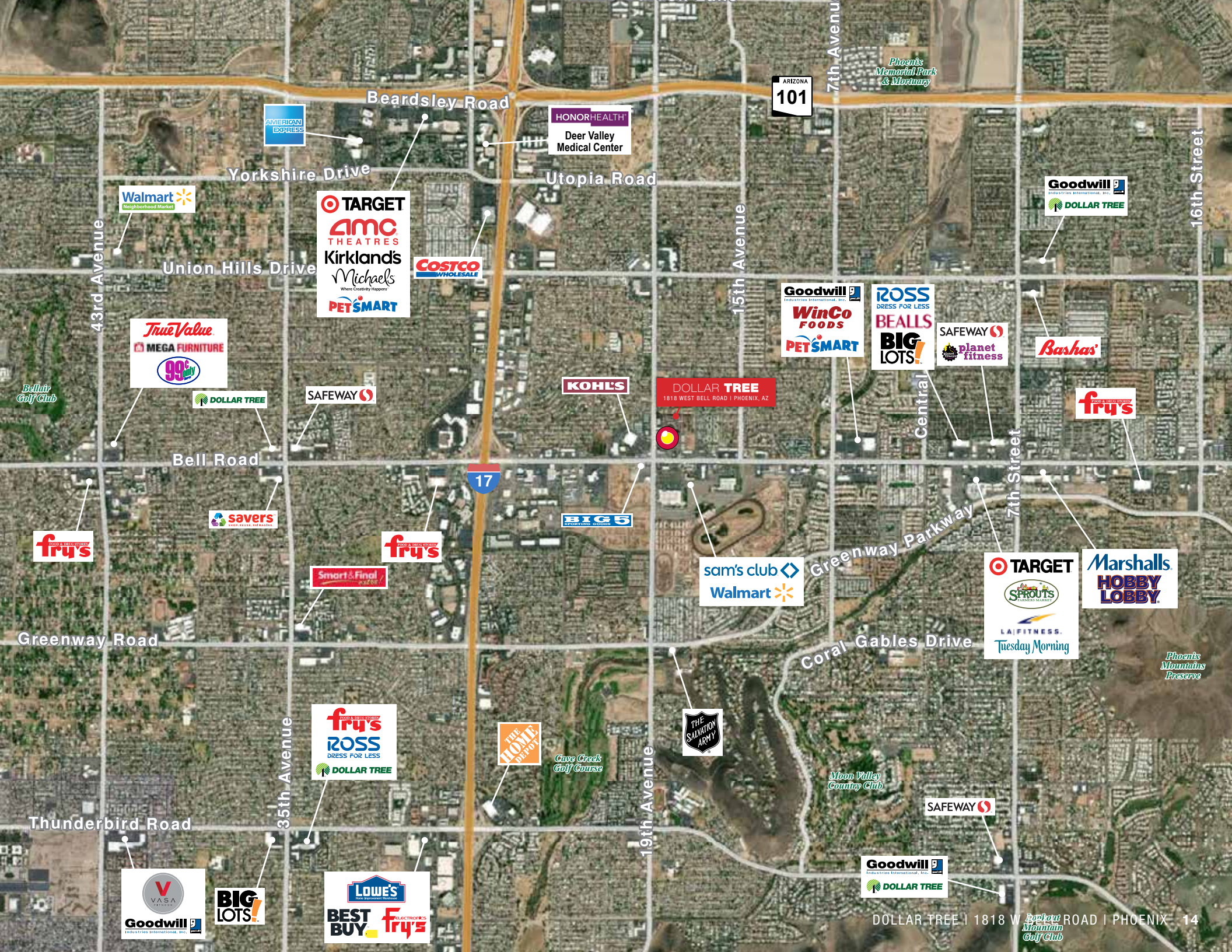
Median Age

61,040

Households

\$75,984

Average Income



Phoenix Memorial Park & Mortuary

ARIZONA
101

16th Street

Goodwill
DOLLAR TREE

HONORHEALTH
Deer Valley Medical Center

AMERICAN EXPRESS

Beardsley Road

Yorkshire Drive

Utopia Road

Union Hills Drive

TARGET
amc THEATRES
Kirkland's
Michaels
PET SMART

COSTCO WHOLESALE

15th Avenue

Goodwill
WinCo FOODS
PET SMART

ROSS DRESS FOR LESS
BEALLS BIG LOTS!

SAFEWAY
planet fitness

Bashas'

fray's

DOLLAR TREE
1818 WEST BELL ROAD | PHOENIX, AZ

KOHL'S

True Value
MEGA FURNITURE
99¢ ONLY

DOLLAR TREE

SAFEWAY

Bell Road

savers

fray's

fray's

BIG 5 SPORTS, SHOES, GADGETS

sam's club
Walmart

Greenway Parkway

7th Street

TARGET
SPROUTS FARMERS MARKET
LA FITNESS
Tuesday Morning

Marshall's
HOBBY LOBBY

Greenway Road

Coral Gables Drive

Phoenix Mountains Preserve

THE SALVATION ARMY

Cave Creek Golf Course

THE HOME DEPOT

fray's
ROSS DRESS FOR LESS
DOLLAR TREE

Moon Valley Country Club

SAFEWAY

Thunderbird Road

35th Avenue

19th Avenue

Goodwill
VASA

BIG LOTS!

LOWE'S
BEST BUY
fray's

Goodwill
DOLLAR TREE

DOLLAR TREE | 1818 WEST BELL ROAD | PHOENIX, AZ 14

Belmont Mountain Golf Club

EXCLUSIVELY LISTED BY

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DOLLAR TREE

Newmark Knight Frank (the "Agent") has been engaged as the exclusive sales representative for the sale of 1818 W Bell Road, Phoenix, AZ (the "Property") by 'Ownership' (the "Seller"). The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

