



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar General  
100 E Blake St  
Yreka, CA 96097

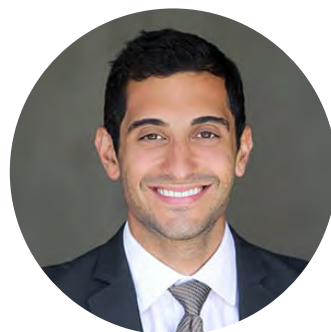
REPRESENTATIVE IMAGE



## EXCLUSIVELY MARKETED BY:

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# TABLE OF CONTENTS

04

06

07

09

11

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Location  
& Retail Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant Profile

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,100 SF Dollar General at 100 East Blake Street in Yreka, California. This Opportunity Includes a High-Quality Tenant With a Long-Term Absolute Triple Net Lease (NNN) and Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$3,168,400
CAP	5.50%
NOI	\$174,264
PRICE PER SF	\$348.18
GUARANTOR	Dollar General Corporation

## PROPERTY SUMMARY

ADDRESS	100 E Blake Street Yreka, CA 96097
COUNTY	Siskiyou
BUILDING AREA	9,100 SF
LAND AREA	1.78 AC
BUILT	2020



REPRESENTATIVE IMAGE



# HIGHLIGHTS

- New Construction 9,100 SF Build-to-Suit Dollar General Located in Yreka, CA
- Brand New 15 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Location is Currently Under Construction and Scheduled For Delivery in Mid-December 2020 and Rent Commences in January 2021
- 10% Rental Increases in Each of the Four, 5 Year Option Periods
- Corporate Guaranteed NNN With Dollar General
- Dollar General is a Publicly Traded (NYSE: DG) Fortune 500 Company With an S&P Investment Grade Credit Rating of BBB
- Dollar General Has Been in Business For 80 Years and Has a Current Net Worth of Over \$6.2 Billion
- Currently Over 16,720 Locations and Expanding By 1,000 Stores Each Year
- Yreka is Located in Siskiyou County Which is the Northernmost Part of the State of California
- How Dollar General is Bucking the Retail Trend, [Read More Here](#)
- Neighboring Tenants Include: Grocery Outlet, Yreka Community Theatre, Yreka Union High School District, J&D Family Diner, Bundle 4 Less Antiques, Super 8 By Wyndham, Mountain View Inn Yreka, Holiday Inn Express Yreka-Shasta Area, Casa Ramos Mexican, Speedway Express and Many More

# LEASE SUMMARY

TENANT

Dollar General

PREMISES

A Building Consisting of 9,100 SF

LEASE COMMENCEMENT

EST January 15, 2021

LEASE EXPIRATION

EST January 30, 2036

LEASE TERM

15 Years

RENEWAL OPTIONS

3 x 5 Years

RENT INCREASES

10% At Option Periods

LEASE TYPE

Absolute Triple Net (NNN)

PERMITTED USE

Dollar Store

PROPERTY TAXES

Tenant's Responsibility

INSURANCE

Tenant's Responsibility

COMMON AREA

Tenant's Responsibility

ROOF & STRUCTURE

Tenant's Responsibility

REPAIRS & MAINTENANCE

Tenant's Responsibility

HVAC

Tenant's Responsibility

UTILITIES

Tenant's Responsibility

SQUARE  
FOOTAGE

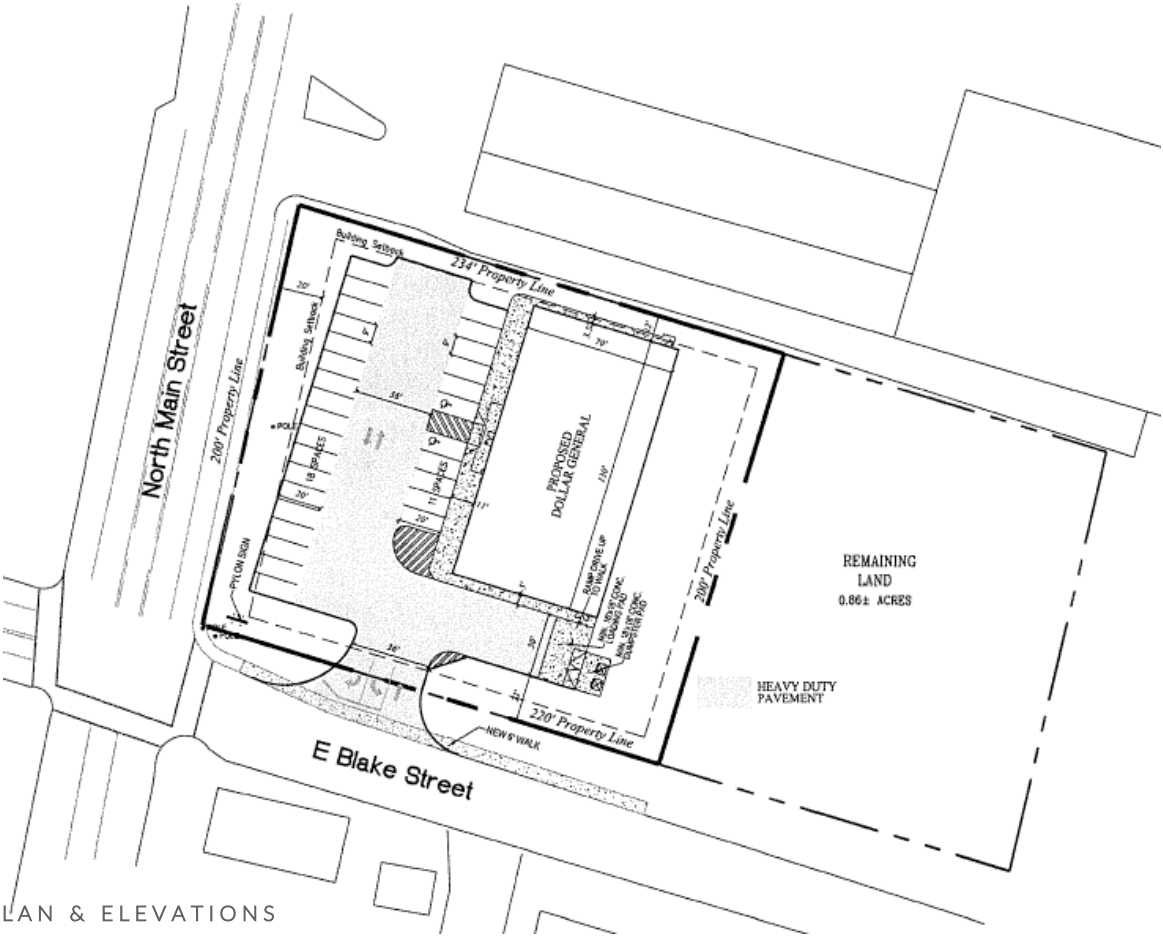
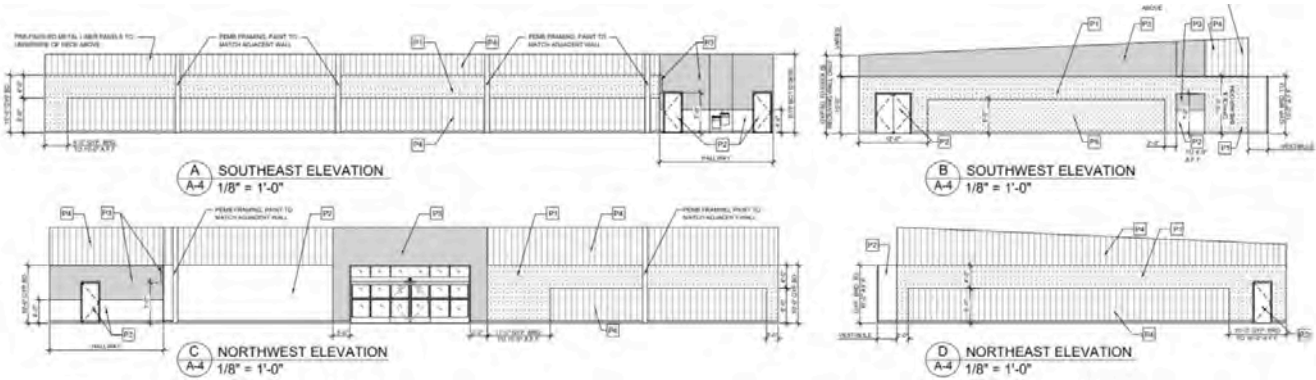
ANNUAL  
BASE RENT

RENT  
PER SF

9,100 SF

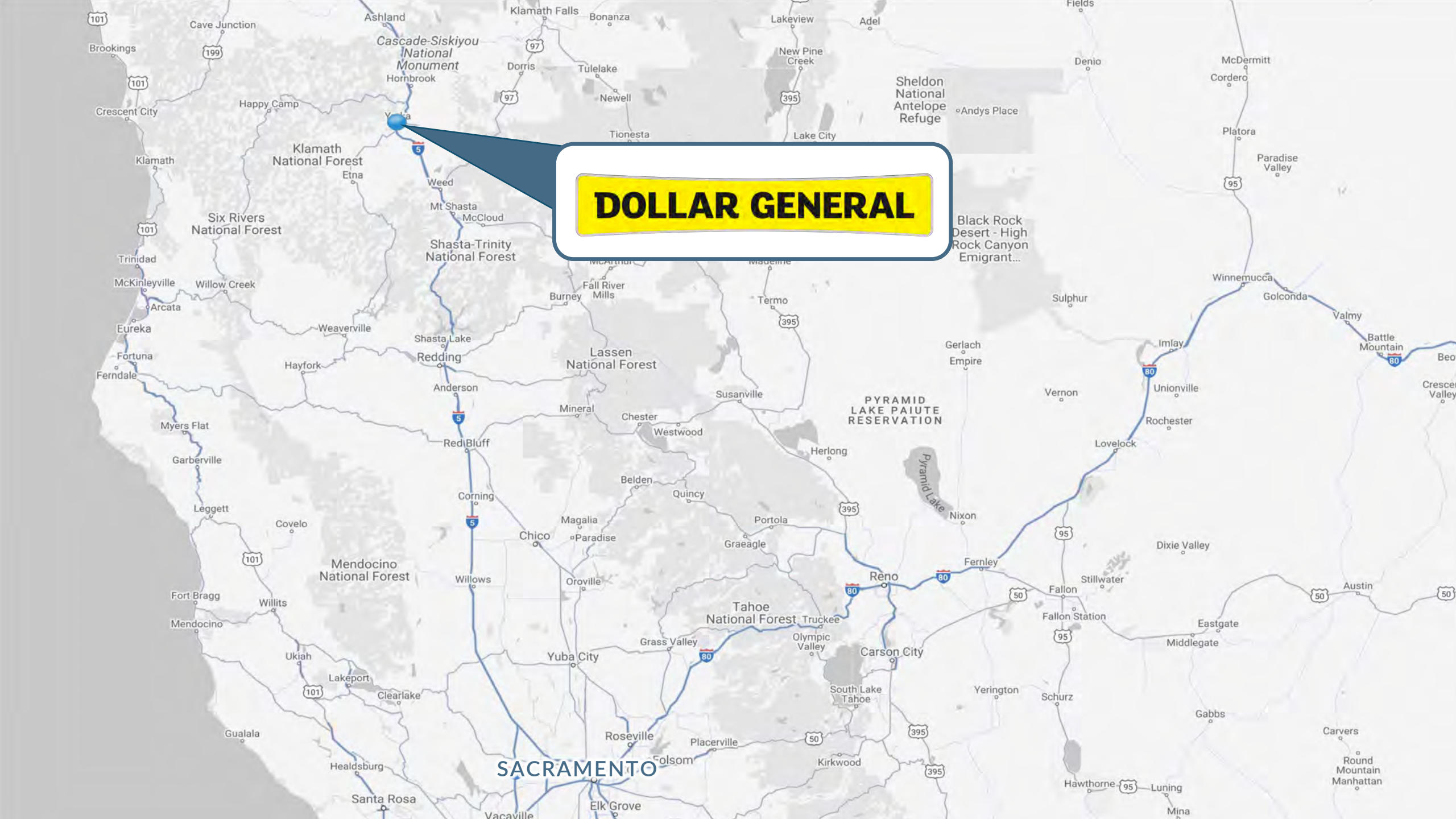
\$174,264

\$19.15



SITE PLAN & ELEVATIONS





**DOLLAR GENERAL**

SACRAMENTO



**DOLLAR GENERAL**

**GROCERY OUTLET**  
Bargain Market



Yreka Union  
High School



**Mobil**



**BW** Best Western  
Hotels & Resorts



Yreka RV  
Park

Foothill  
Mini Storage

**usbank**

Shasta  
Courtyards

**Do it  
Best**



**GNC**  
LIVE WELL



**CHASE**

**ACE**

**sears**



**SUBWAY**





## YREKA | SISKIYOU COUNTY | CA

Yreka is the county seat of Siskiyou County, California, located near the Shasta River. Siskiyou county is situated along Highway 5 in the northernmost part of California and is the fifth largest county in the state. As of the 2016 census, the population was 44,900.

Siskiyou County is strategically located just hours from the World's largest marketplaces including Eugene, Oregon and Sacramento, California. The Siskiyou region offers inherent strengths in Working Landscapes, Tourism, Agriculture and Retail.

Siskiyou is paving the way for strong businesses, prosperous communities, and sustainable economic growth. Siskiyou is home to some of the leading agricultural producers in California. Siskiyou has been a leader in high-value agricultural products for decades. In recent years, Siskiyou has attracted a number of agricultural producers that are paving the way to provide high-value products to marketplaces along the West Coast and internationally. Siskiyou is home to industry leaders including Prather Ranch, Novy Ranches, and Belcampo Farms.

In 2015, lodging property owners joined forces with the Siskiyou Economic Development Council to implement Siskiyou County's first-ever Tourism Improvement District. This district unites eight jurisdictions as well as county territory with the shared goal to raise sustainable funds to market the region as a travel and tourism destination.

With year-round outdoor recreation opportunities and a rich Gold Rush era history, Siskiyou is an adventure seeker's dream destination. From whitewater rafting to kayaking, camping to hiking, snowshoeing to skiing, Siskiyou has something to discover and activities abound during all four seasons of the year. Explore our majestic mountains, gaze at our gigantic trees and encounter untamed adventure in California's north.



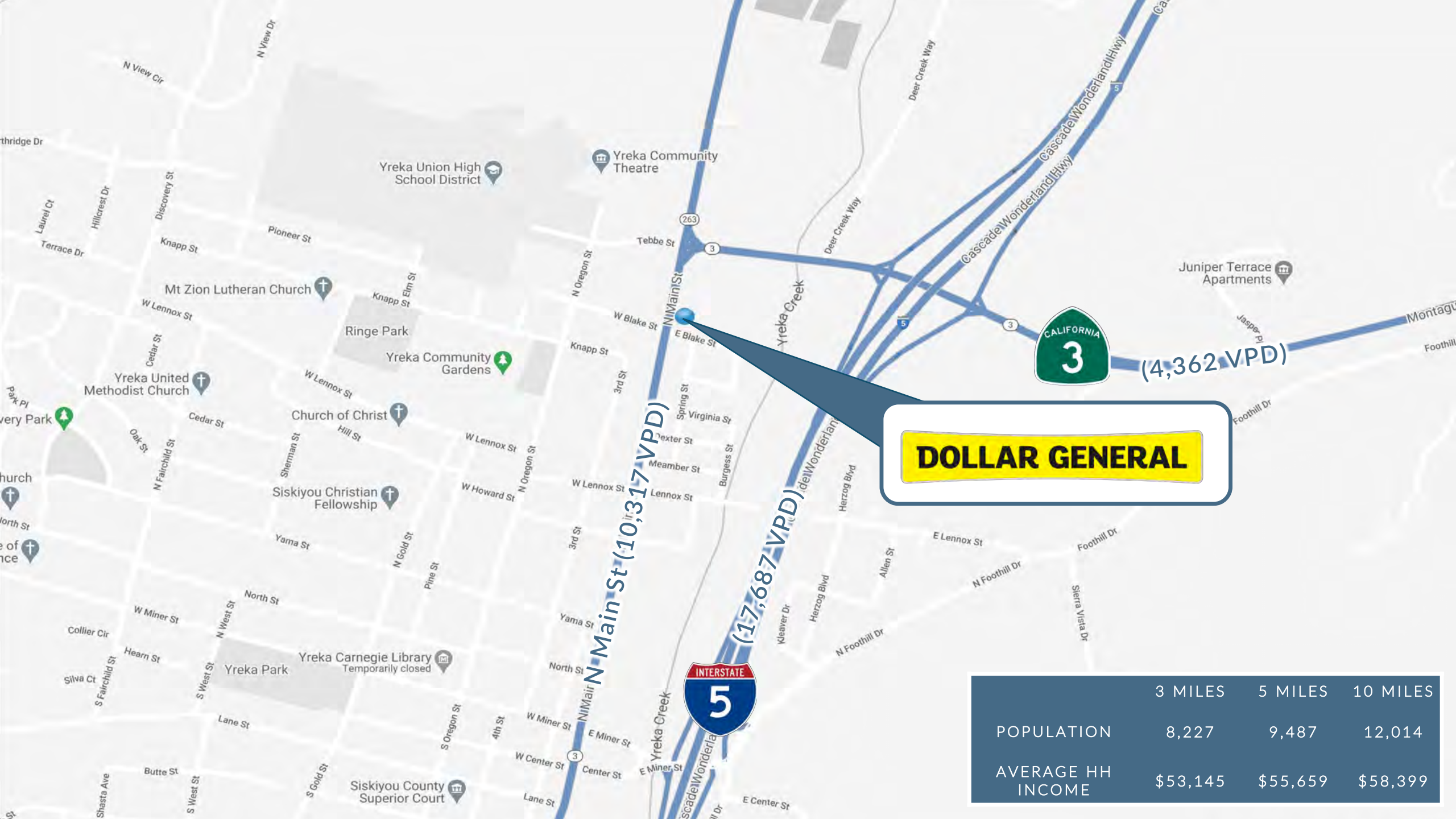
TRINITY RIVER RAFTING



SISKIYOU COUNTY







**DOLLAR GENERAL**

	3 MILES	5 MILES	10 MILES
POPULATION	8,227	9,487	12,014
AVERAGE HH INCOME	\$53,145	\$55,659	\$58,399



# TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 80 years. Dollar General helps shoppers Save time. Save money.

Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.

Dollar General operates over 16,720 stores in 46 states as of July 31, 2020. Fiscal year 2019 net sales increased 8.3% to \$27.8 billion, compared to \$25.6 billion in fiscal year 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures. Same-store sales increased 3.9% compared to fiscal year 2018, driven by increases in both average transaction amount and customer traffic. The Company reported net income of \$1.7 billion for fiscal year 2019 compared to \$1.6 billion for fiscal year 2018.



COMPANY TYPE  
NYSE: DG



FOUNDED  
1939



# OF LOCATIONS  
16,720+



HEADQUARTERS  
Goodlettsville, TN



WEBSITE  
[dollargeneral.com](https://dollargeneral.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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