



OFFERING MEMORANDUM

DOLLAR GENERAL

530 SOLANO STREET | CORNING, CA 96021

**DOLLAR
GENERAL®**

Exclusively Marketed By: **Paul Z. Matysek, CCIM**

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Broker License # 01757671

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT DESCRIPTION



Matysek Investment Group is pleased to present this Dollar General store located in Corning, California. The property offers a 10-year, Absolute NNN Lease, leaving zero landlord responsibilities with this true "passive" net lease investment. Dollar General is the Nation's Largest Small-Box Discount Retailer with over 15,000 Locations in 44 States. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The lease contains three (5) Year Options to renew, each with a 10% rental rate increase.

This Dollar General is highly visible as it is strategically positioned off Solano Street, in close proximity to several national credit retailers: including Rite-Aid, Safeway, Starbucks, Taco Bell, Subway, Dollar Tree, Burger King, and AutoZone. The 5-mile population from the site is over 14,000 and an average household income \$58,539 per year, making this location ideal for a Dollar General.

INVESTMENT SUMMARY

Tenant	Dollar General
Property Address	530 Solano St Corning, CA 96021
Property Type	Single Tenant Retail
Price	\$2,400,000
Price/SF/Bldg	\$265.90
Net Operating Income	\$135,021
CAP Rate	5.63%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	10.0 Years
Occupancy	100%
Building Size	9,026 SF
Land Size	82,328 SF
Year Built / Renovated	2015
APN	073-010-066-000

INVESTMENT HIGHLIGHTS

- NNN Lease: 10 Year Absolute NNN Lease; No Landlord Responsibilities
- Investment Grade Tenant: Occupied Dollar General, the Nation's Largest Small-Box Discount Retailer with over 15,000 Locations in 44 States
- Standard & Poor's Investment Grade (S&P: "BBB") Tenant: The Only Small-Box Retailer with Investment Grade Credit
- In close proximity to several national credit retailers: including Rite-Aid, Safeway, Starbucks, Taco Bell, Subway, Dollar Tree, Burger King, and AutoZone.
- Dense Demographics: Over 14,000 residents and an average household income of \$58,539 in a 5-mile radius.

The Dollar General logo is displayed in a yellow rounded rectangle. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of the word "GENERAL".

RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Dollar General	9,026	100%	\$11,252	\$1.25	\$135,021	\$14.96	7/1/2015	7/1/2030		NNN	Three 5 Year Options at 10% Increase each
TOTAL	9,026	100%	\$11,252		\$135,021						

DOLLAR GENERAL

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DOLLAR GENERAL

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123.[Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

Dollar General operates over 16,094 stores in 44 states as of November 1, 2019 with 16 different distribution centers. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. For fiscal 2018, the company has also had \$25.6 billion in sales. 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.

For more information, please visit www.dollargeneral.com

COMPANY TYPE	# OF LOCATIONS	REVENUE	HEADQUARTERS
NASDAQ : DG	15,000	25.6 Billion	Goodlettsville, TN

Corning, CA

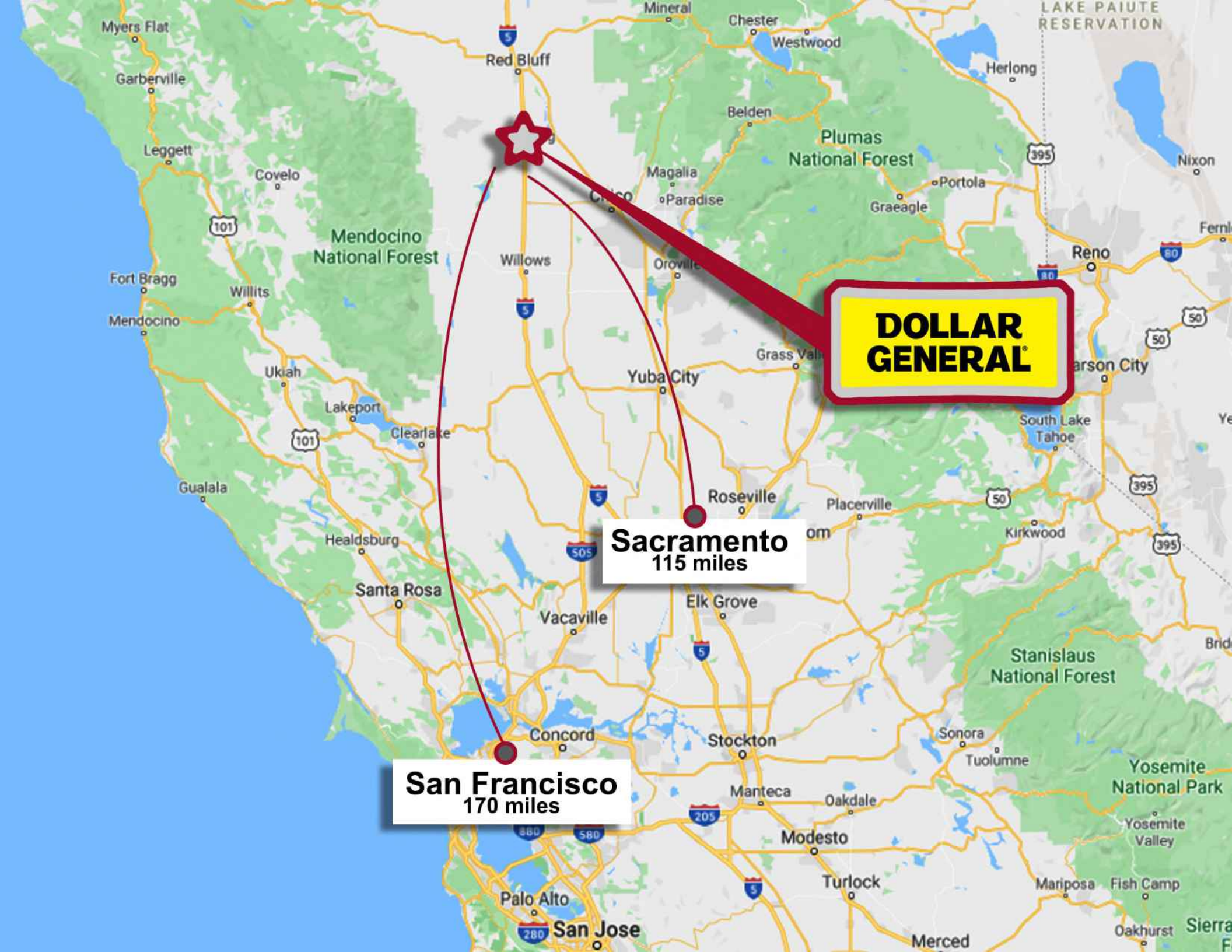
Corning is a city in Tehama County, California that is located about 19 miles south of Red Bluff and about 100 miles north of Sacramento. The population was 14,056 at a 5 mile radius.

The Census reported that Corning had a population of 14,056 people. The population density was 2,158.8 people per square mile. The racial makeup of Corning was 5,510 (71.9%) White, 44 (0.6%) African American, 201 (2.6%) Native American, 82 (1.1%) Asian, 11 (0.1%) Pacific Islander, 1,496 (19.5%) from other races, and 319 (4.2%) from two or more races. Hispanic or Latino of any race were 3,271 individuals (42.7%).

The Census reported that 7,638 people (99.7% of the population) lived in households, 19 (0.2%) lived in non-institutionalized group quarters, and 6 (0.1%) were institutionalized.

The population was spread out with 2,479 people (32.4%) under age 18, 864 people (11.3%) aged 18 to 24, 1,931 people (25.2%) aged 25 to 44, 1,617 people (21.1%) aged 45 to 64, and 772 people (10.1%) who were 65 years of age or older. The median age was 29.2 years. For every 100 females there were 94.5 males. For every 100 females aged 18 and over, there were 89.5 males.

The major local industry is growing and preparing table olives. Corning also has a significant agricultural industry based on olive oil, dried plums (prunes, including the Sunsweet label), walnuts, and almonds.



**DOLLAR
GENERAL®**

Sacramento
115 miles

San Francisco
170 miles

**DOLLAR
GENERAL®**

\$ SAV·MOR \$
FOODS

Solano Street

Prune Street

N



Marguerite Avenue (2,940 VPD)

**DOLLAR
GENERAL**

**Corning Union
High School**

North Street

Solano Street

\$ SAV-MOR \$
FOODS

East Street



Corning Union
High School

(30,500 VPD)



Solano Street



DOLLAR
GENERAL

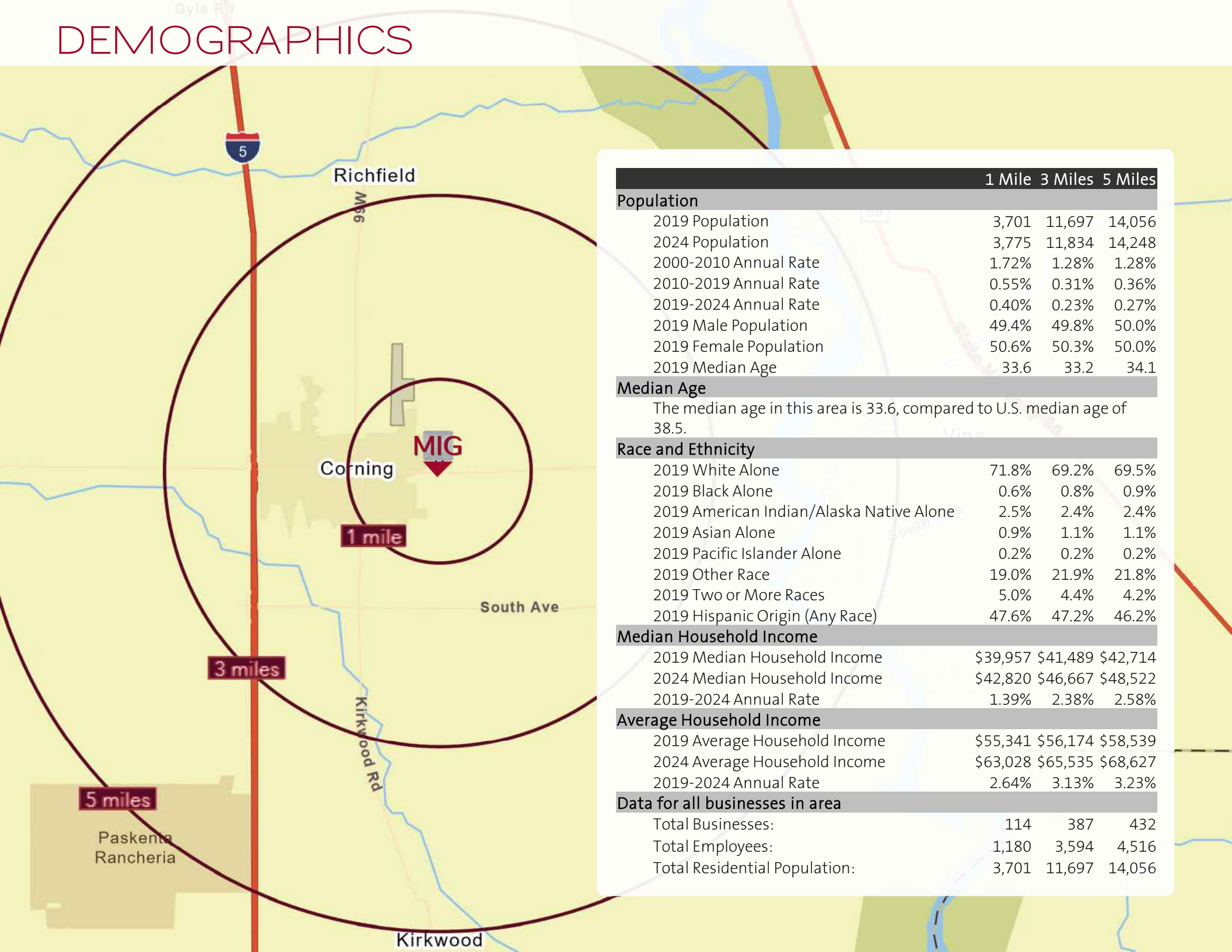


**DOLLAR
GENERAL®**

Solano Street



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2019 Population	3,701	11,697	14,056
2024 Population	3,775	11,834	14,248
2000-2010 Annual Rate	1.72%	1.28%	1.28%
2010-2019 Annual Rate	0.55%	0.31%	0.36%
2019-2024 Annual Rate	0.40%	0.23%	0.27%
2019 Male Population	49.4%	49.8%	50.0%
2019 Female Population	50.6%	50.3%	50.0%
2019 Median Age	33.6	33.2	34.1
Median Age			
The median age in this area is 33.6, compared to U.S. median age of 38.5.			
Race and Ethnicity			
2019 White Alone	71.8%	69.2%	69.5%
2019 Black Alone	0.6%	0.8%	0.9%
2019 American Indian/Alaska Native Alone	2.5%	2.4%	2.4%
2019 Asian Alone	0.9%	1.1%	1.1%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	19.0%	21.9%	21.8%
2019 Two or More Races	5.0%	4.4%	4.2%
2019 Hispanic Origin (Any Race)	47.6%	47.2%	46.2%
Median Household Income			
2019 Median Household Income	\$39,957	\$41,489	\$42,714
2024 Median Household Income	\$42,820	\$46,667	\$48,522
2019-2024 Annual Rate	1.39%	2.38%	2.58%
Average Household Income			
2019 Average Household Income	\$55,341	\$56,174	\$58,539
2024 Average Household Income	\$63,028	\$65,535	\$68,627
2019-2024 Annual Rate	2.64%	3.13%	3.23%
Data for all businesses in area			
Total Businesses:	114	387	432
Total Employees:	1,180	3,594	4,516
Total Residential Population:	3,701	11,697	14,056

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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