



CONFIDENTIAL OFFERING MEMORANDUM

**DOLLAR GENERAL**

30757 E. KINGS CANYON RD.  
SQUAW VALLEY, CA 93675

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### Exclusively Offered By

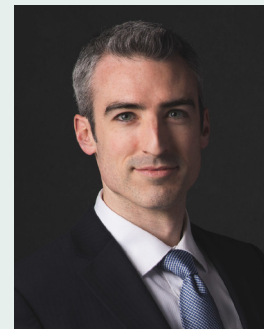


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## EXECUTIVE SUMMARY

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# PROPERTY & LEASE DETAILS

## Offering Overview

Embree Capital Markets is pleased to offer for sale a high-quality, single-tenant, net-leased, discount retail asset. It is a unique opportunity for an investor to acquire a build-to-suit, well-located, investment-grade, credit-tenant asset in a desirable California geography.



PURCHASE PRICE

**\$2,838,000**



CAP RATE

**5.50%**



ESTIMATED NOI

**\$156,096**



LEASE TYPE

**ABSOLUTE NNN**

## THE OFFERING

Address	30757 Kings Canyon Rd. Squaw Valley, CA 93675
Tenant	Dolgen California, LLC
Guarantor	Dollar General Corporation

## SITE DESCRIPTION

Year Built	2021
Building SF	Approx. 9,026 SF
Lot Size	Approx. 4.82 Acres
Construction Type	Structural Steel & Split-Face Concrete Masonry

## INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Retail
Ownership Interest	Fee-Simple
Annual Rent	\$156,096
Monthly Rent	\$13,008
Cap Rate	5.50%
Purchase Price	\$2,838,000
Est. Rent Commencement	02.06.2021
Est. Lease Expiration	02.29.2036
Lease Term	15-Years
Lease Type	Absolute NNN
Renewal Options	Three, 5-Year
Lease Escalations	10% at Options



## AREA OVERVIEW

### Squaw Valley, California

Squaw Valley is a census-designated place located in Fresno County, California. Squaw Valley is located just 30 miles East of Fresno, CA and 30 miles North of Visalia, CA.

The subject property is located directly off Highway 180, the main highway connecting Fresno and Kings Canyon National Park. According to the 2010 United States Census Bureau the total population of Squaw Valley was 3,162 and has a total area of 56.6 square miles.





# COMPANY OVERVIEW

## DOLLAR GENERAL



### Investment Summary

Company Type	Public (NYSE: DG)
2019 Net Sales	\$27.8 Billion+
2020 Q2 Net Income	\$2.91 Billion+
Store Count	16,970+
Employees	143,000+
S&P Credit Rating	Baa2
Website	<a href="http://www.DollarGeneral.com">www.DollarGeneral.com</a>

- Dollar General Corporation (NYSE: DG) is the nation's largest "smallbox" discount retailer, operating over 16,979 stores in 46 states as of October 30, 2020.
- The company plans to execute 2,900 real estate projects in 2021 which include 1,050 new store openings, 1,750 remodels, and 100 store relocations.
- In 2020 Dollar General opened 1,000 new stores, remodeled 1,670 mature stores, and relocated 110 stores for a total of 2,780 real estate projects.
- In 2019 Dollar General opened 975 new stores, remodel 1,024 stores, and relocate 100 stores in 2019 for a total of 2,075 real estate projects.
- Based in Goodlettsville, Tennessee, the company was founded in 1939 and has weathered 12 technical recessions.
- The company makes shopping for everyday needs simpler and hassle free by offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General

ranks among the largest retailers of top-quality brands made by America's most-trusted manufacturers, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills and Nabisco.

- Most of the company's products are priced at \$10 or less, with approximately 25% priced at \$1 or less. Consumables is their largest category and includes paper and cleaning products, food (including packaged and perishables), beverages and snacks, health and beauty products, and pet supplies.
- Dollar General Corporation (NYSE: DG) has experienced 30 consecutive years of same-store sales growth. The 2020 2nd Quarter same-store sales increased by 18.8% and Net Sales increased 24.4% to \$8.68 billion.
- Dollar General is ranked #112 in the Fortune 500, in 2019 Dollar General was ranked #119, and #123 in 2018.
- Moody's recently upgraded Dollar General Corporation's credit rating from Baa3 to Baa2 on June 1, 2016.

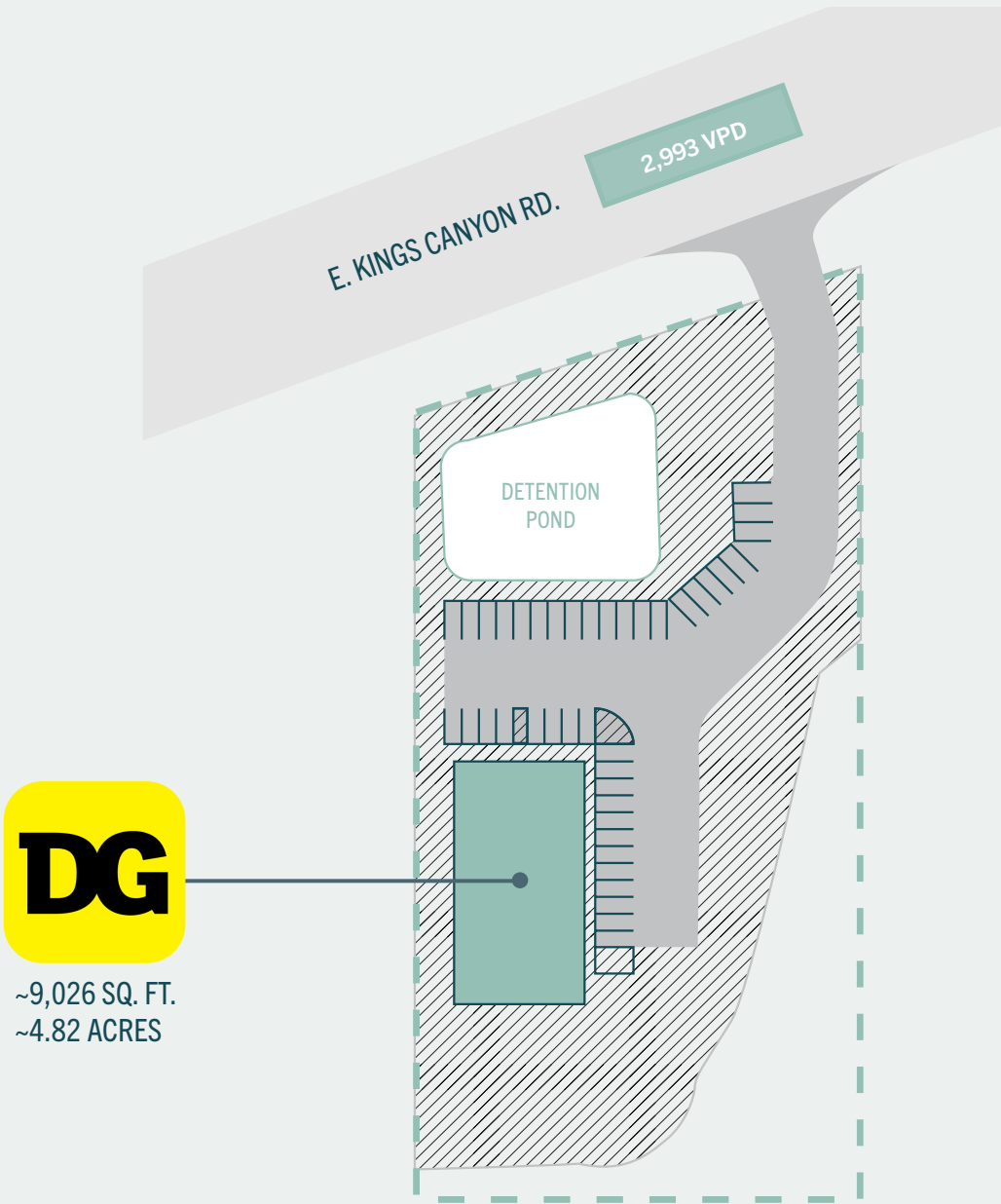
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## THE PROPERTY

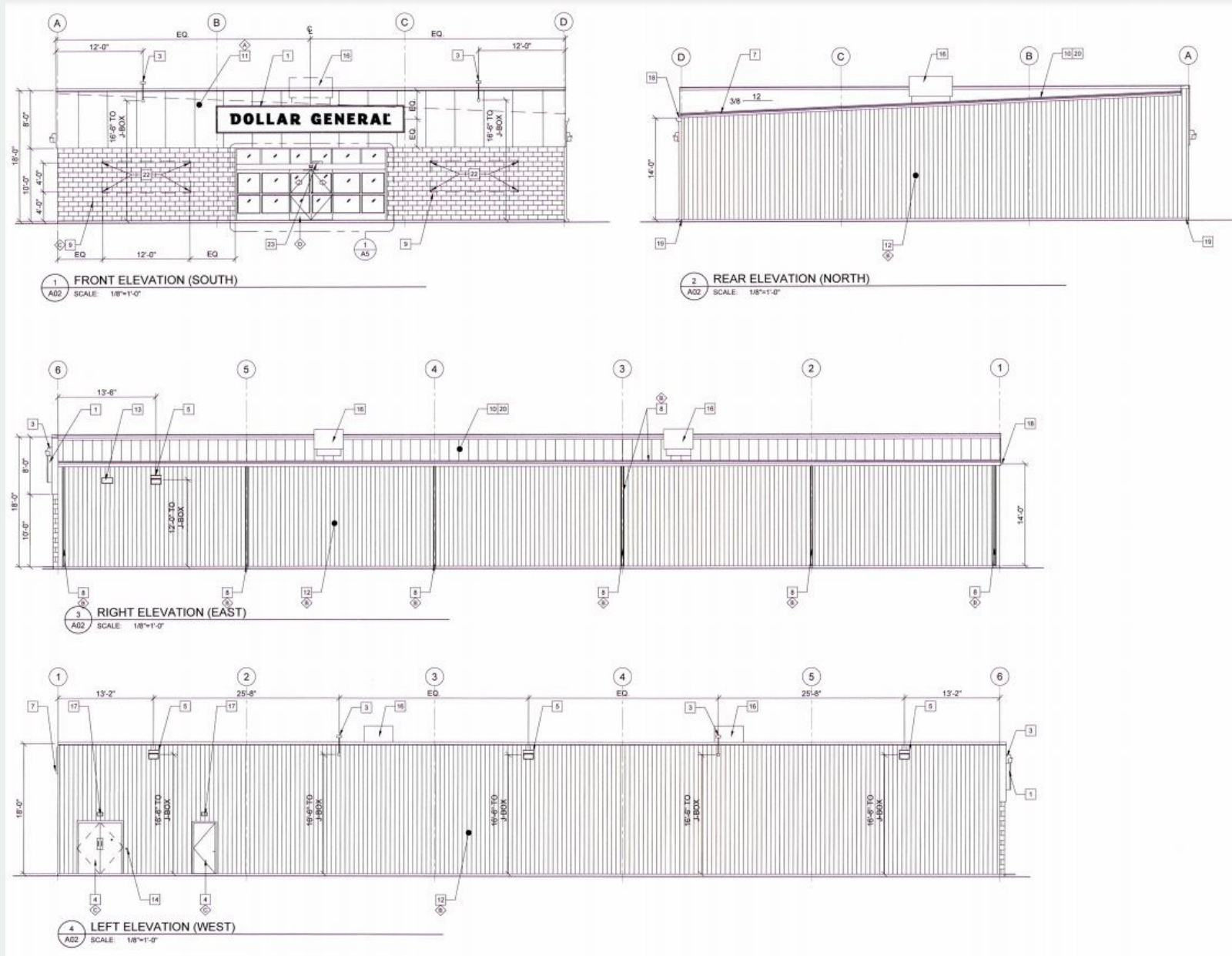
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# SITE MAP



# ELEVATIONS



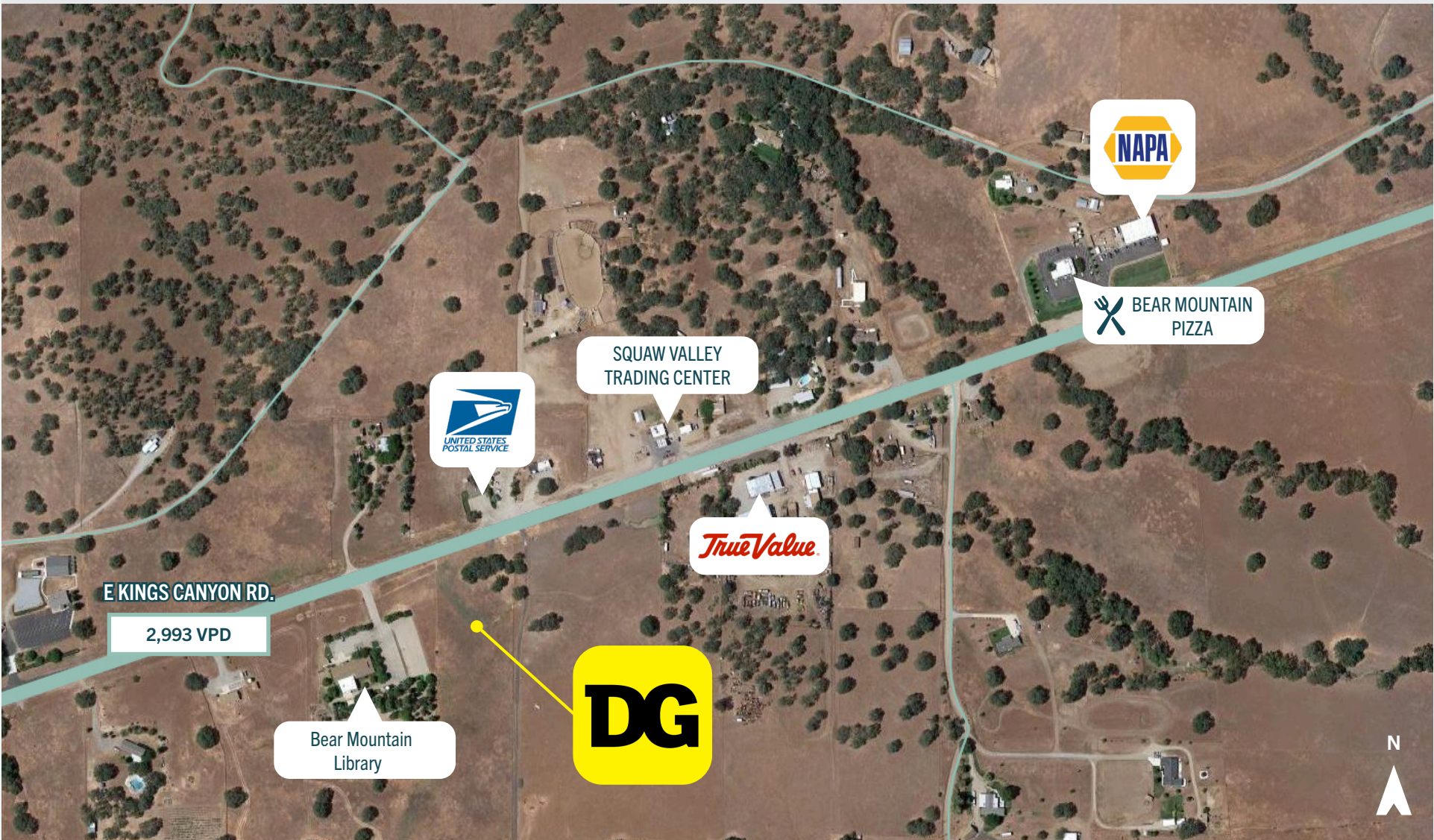
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## MAPS & AERIALS

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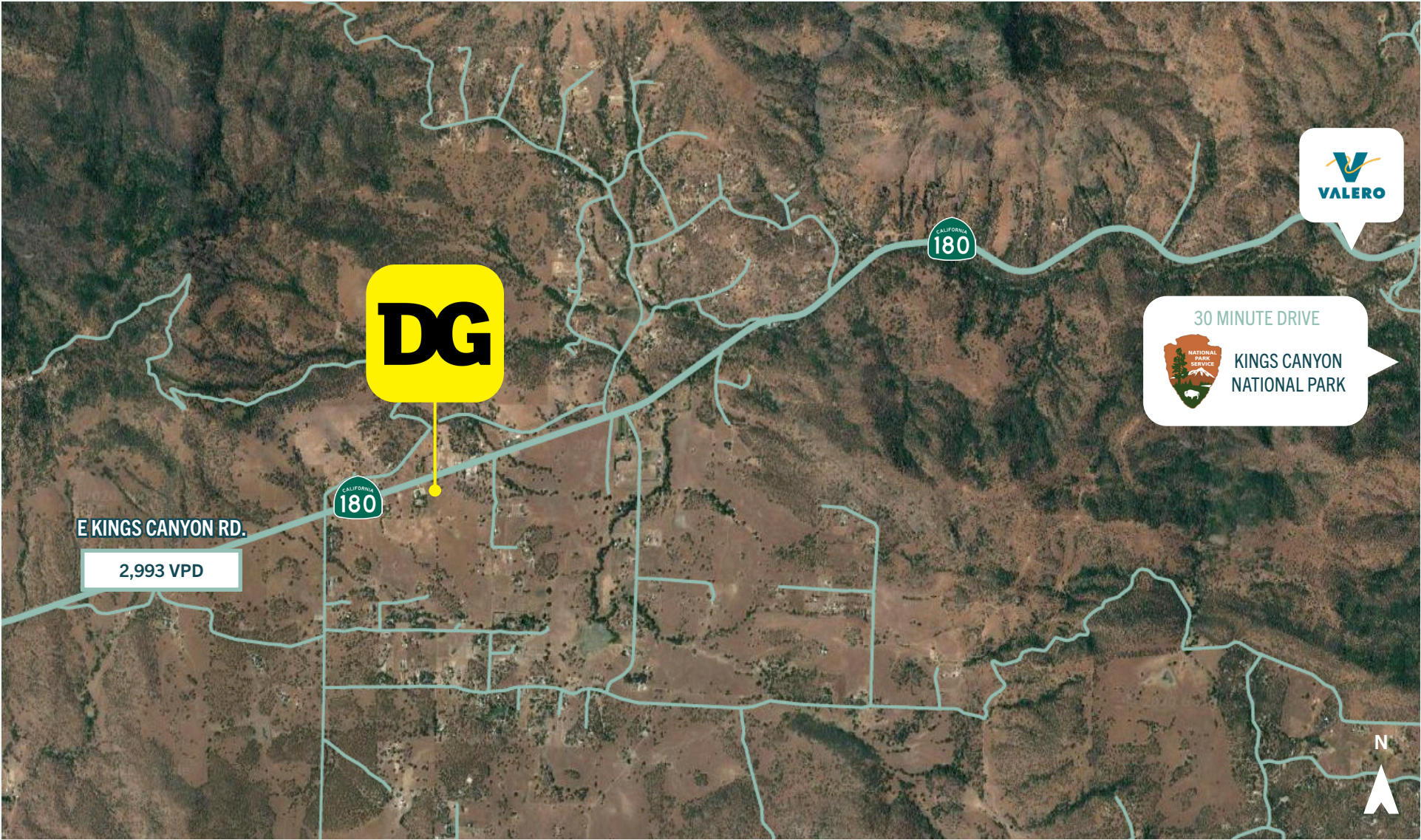


# SITE AERIAL





# SURROUNDING AERIAL





## LOCAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 33 MILES FROM DOWNTOWN FRESNO.

## REGIONAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 100 MILES FROM BAKERSFIELD AND 180 MILES FROM SAN JOSE.

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## ANALYTICS

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# DEMOGRAPHIC ANALYSIS



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

2025 Projection

222

1,243

3,059

2020 Estimate

217

1,213

2,969

Growth 2020-25

2.30%

2.47%

3.03%

## HOUSEHOLDS

2025 Projection

80

448

1,108

2020 Estimate

78

438

1,078

Growth 2020-25

2.56%

2.28%

2.78%

## AVG. HOUSEHOLD INCOME

Average Household Income

\$86,147

\$85,464

\$83,446

Less than \$25,000

9

53

177

\$25,000 - 50,000

9

53

117

\$50,000 - 75,000

18

103

271

\$75,000 - 100,000

15

80

166

\$100,000 - 125,000

7

40

91

\$125,000 - 150,000

13

71

148

\$150,000 - 200,000

7

40

101

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Embree Group of Companies provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix and the DFW area. Over the past 40 years, Embree's executive team has developed, built, or transacted more than 14,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

### Contact Details

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