

OFFERING MEMORANDUM



**DOLLAR
GENERAL**

DOLLAR GENERAL
BLYTHE, CALIFORNIA



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414



JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

JIM SCHUCHERT
SCHUCHERT RETAIL GROUP, INC.
BROKER OF RECORD
CA License #01969414





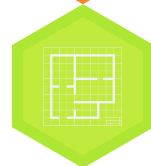
INVESTMENT SUMMARY



LIST PRICE
\$3,062,700



CAP RATE
6.00%



BUILDING SIZE
12,380 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
8 YEARS



RENEWAL OPTIONS
3 - 5 YEAR



PARKING
50 SPACES



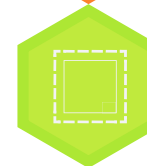
APN
851-061-012



LOCATION
**1101 E. HOBSONWAY
BLYTHE, CA 92225**



ANNUAL RENT
\$183,762.00



LAND AREA
1.27 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
09/30/2028



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2013



TRAFFIC COUNTS
3,212 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 7 Years Remaining in the Initial 15 Year Lease Term
- 2013 Construction - 12,380 SF
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

PROXIMITY FROM BLYTHE, CA:

- Parker, Arizona | 51 Miles
- Palm Springs, California | 122 Miles
- Phoenix, Arizona | 150 Miles
- San Bernardino, California | 172 Miles
- Las Vegas, Nevada | 207 Miles
- San Diego, California | 216 Miles
- Los Angeles, California | 226 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 7,334 Residents
- 1-Mile Average Household Income = \$71,749
- 3-Mile Population = 13,661 Residents
- 3-Mile Average Household Income = \$73,861
- 5-Mile Population = 16,269 Residents
- 5-Mile Average Household Income = \$69,731

TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,000 Stores in 46 States as of November 13, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- Ranked #91 on the Fortune 500 List - Up 21 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 12 Consecutive Years)



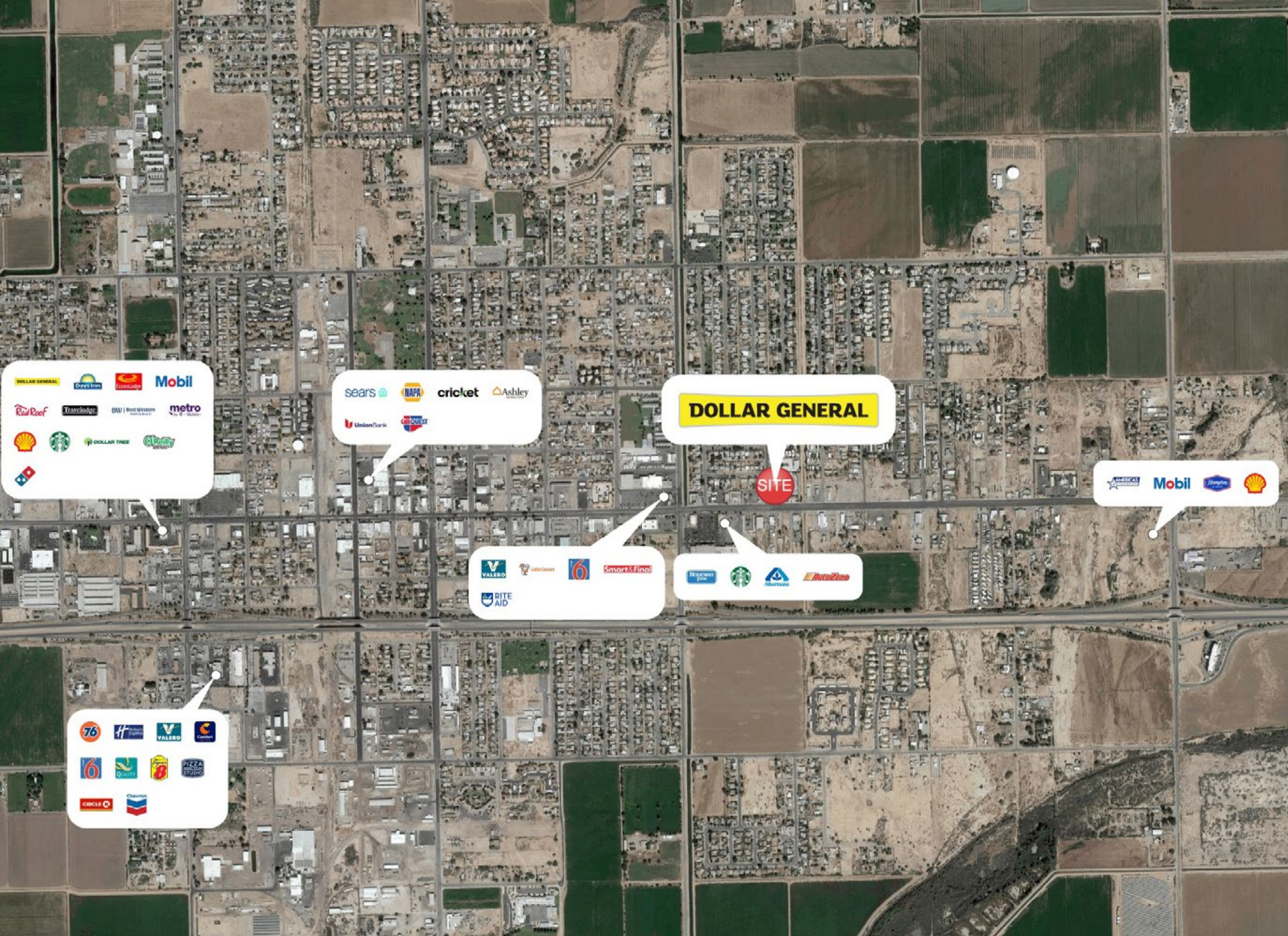


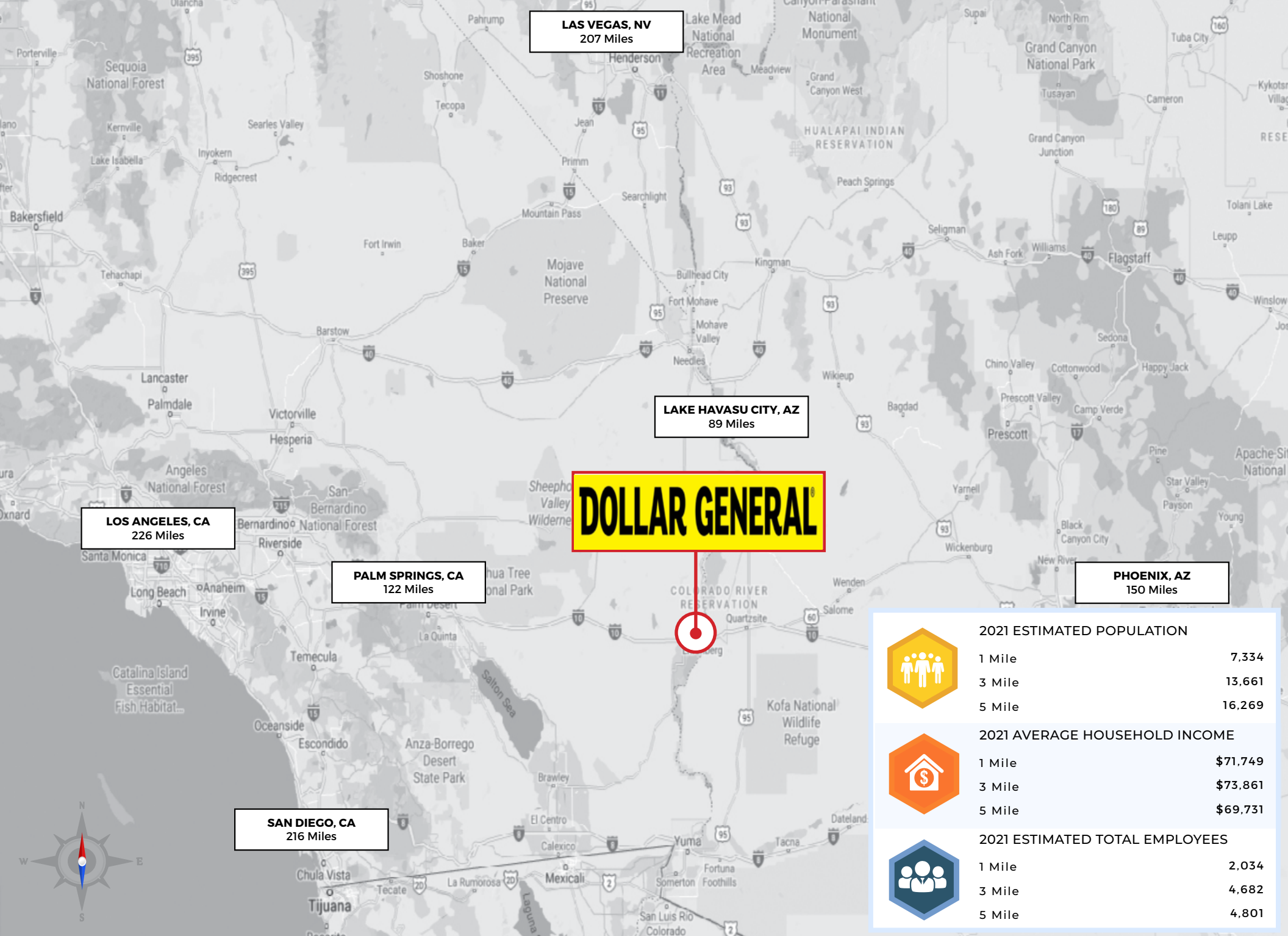












2021 ESTIMATED POPULATION	
1 Mile	7,334
3 Mile	13,661
5 Mile	16,269



2021 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$71,749
3 Mile	\$73,861
5 Mile	\$69,731



2021 ESTIMATED TOTAL EMPLOYEES	
1 Mile	2,034
3 Mile	4,682
5 Mile	4,801

AREA OVERVIEW



BLYTHE, CALIFORNIA

Blythe is a city in Riverside County, CA, at the California-Arizona border and is located 89 miles south of Lake Havasu City, AZ, 120 miles east of Palm Springs and 150 miles west of Phoenix, AZ.

Blythe's population is 19,682 and within a 4 hour car ride of 10% of the United States' population. The agriculture and tourism industries are the major component of the local economy.

The city's strategic location sits along the Colorado river offering an abundant water source for year-round agriculture and great outdoor recreation. Water sports, golfing, fishing and hiking are all available in the immediate area and boating at the beautiful Lake Havasu is accessible for day trips or fun-filled vacations.

The City of Blythe's future holds economic growth and steady increase in home values. Blythe's key proximity, combined with its economic availability, have positioned the city to take advantage of all future prosperity.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2021 Population	7,334	13,661	16,269
2026 Projected Population	7,348	13,702	16,374
2010 Projected Population	7,068	13,042	15,564
Annual Growth Rate: 2021 to 2026	0.00%	0.00%	0.13%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2021 Households	2,557	4,702	5,811
2026 Households	2,575	4,737	5,816
2010 Households	2,430	4,422	5,459
Annual Growth Rate: 2021 to 2026	0.14%	0.15%	0.00%
Average Household Size	2.84	2.86	2.76



INCOME

	1 MILE	3 MILE	5 MILE
2021 Average Household Income	\$71,749	\$73,861	\$69,731
2021 Median Household Income	\$50,081	\$55,006	\$53,446
2021 Per Capita Income	\$25,161	\$25,604	\$25,062



HOUSING

	1 MILE	3 MILE	5 MILE
2021 Housing Units	2,557	4,702	5,811
2021 Owner-Occupied Units	1,246	2,425	3,123
2021 Renter Occupied Housing Units	1,311	2,277	2,689



PLACE OF WORK

	1 MILE	3 MILE	5 MILE
2021 Businesses	213	393	413
2021 Employees	2,034	4,682	4,801

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,000



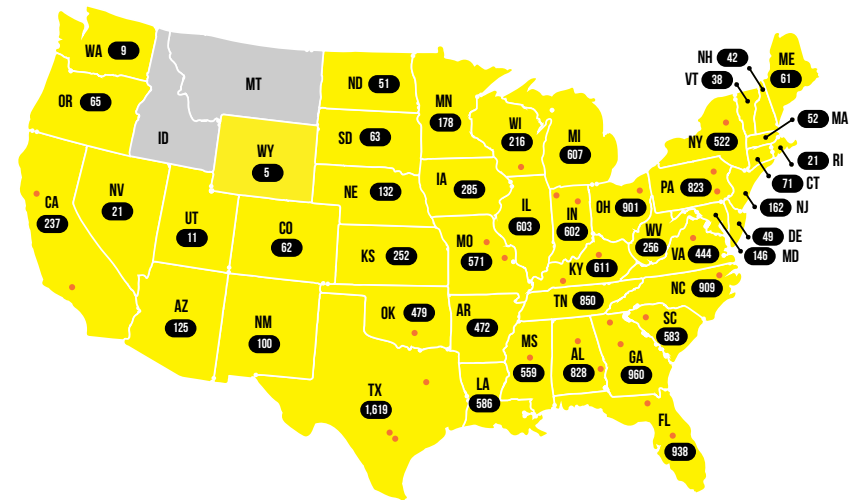
NO. EMPLOYEES
157,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 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 everyday low prices in convenient neighborhood locations. Dollar General operated 18,000 stores in 46 states as of November 13, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

18,000 STORES | **IN 46 STATES** |
AS OF 11/13/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 1101 E. Hobsonway, Blythe, CA 92225 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluation a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



**EXCLUSIVELY
LISTED BY:**

JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com
D 310.321.4020
M 310.971.3892
CA License #01969414

JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com
D 310.935.4732
M 310.971.3116
CA License #01973172

JIM SCHUCHERT

Schuchert Retail Group, Inc.

Broker of Record
CA License #01969414