

OFFERING MEMORANDUM

DOLLAR GENERAL®

Absolute NNN
Corporate Guarantee

7440 S WILMOT RD
TUCSON, AZ

\$2,450,000 | 4.75% CAP

NNN
Retail Investment Group



ACTUAL SITE



EXCLUSIVELY LISTED BY

MARK MCLOONE

Managing Partner

AZ Lic: SA673250000

602.790.1526

mark@retail1031.com

STEVEN DAVIS

Managing Partner

AZ Lic: BR101032000

602.625.8338

steven@retail1031.com





ACTUAL SITE



DOLLAR GENERAL | TUCSON, AZ

EXECUTIVE SUMMARY

\$2,450,000

PRICE

4.75%

CAP

\$116,454

NOI

LOCATION

7440 S Wilmot Rd
Tucson, AZ 85707

LEASE TYPE

Absolute NNN
Zero Landlord Responsibilities

LEASE EXPIRATION June 30, 2033

LESSEE

Dollar General Corporation
(NYSE: DG)

GUARANTOR

Dollar General

OPTIONS

(3) 5-Year Options

INCREASES

10% In Each Option Period

LAND SIZE

±1.10 Acres

BUILDING SIZE

±9,100 SF

YEAR BUILT

2018

ROFR

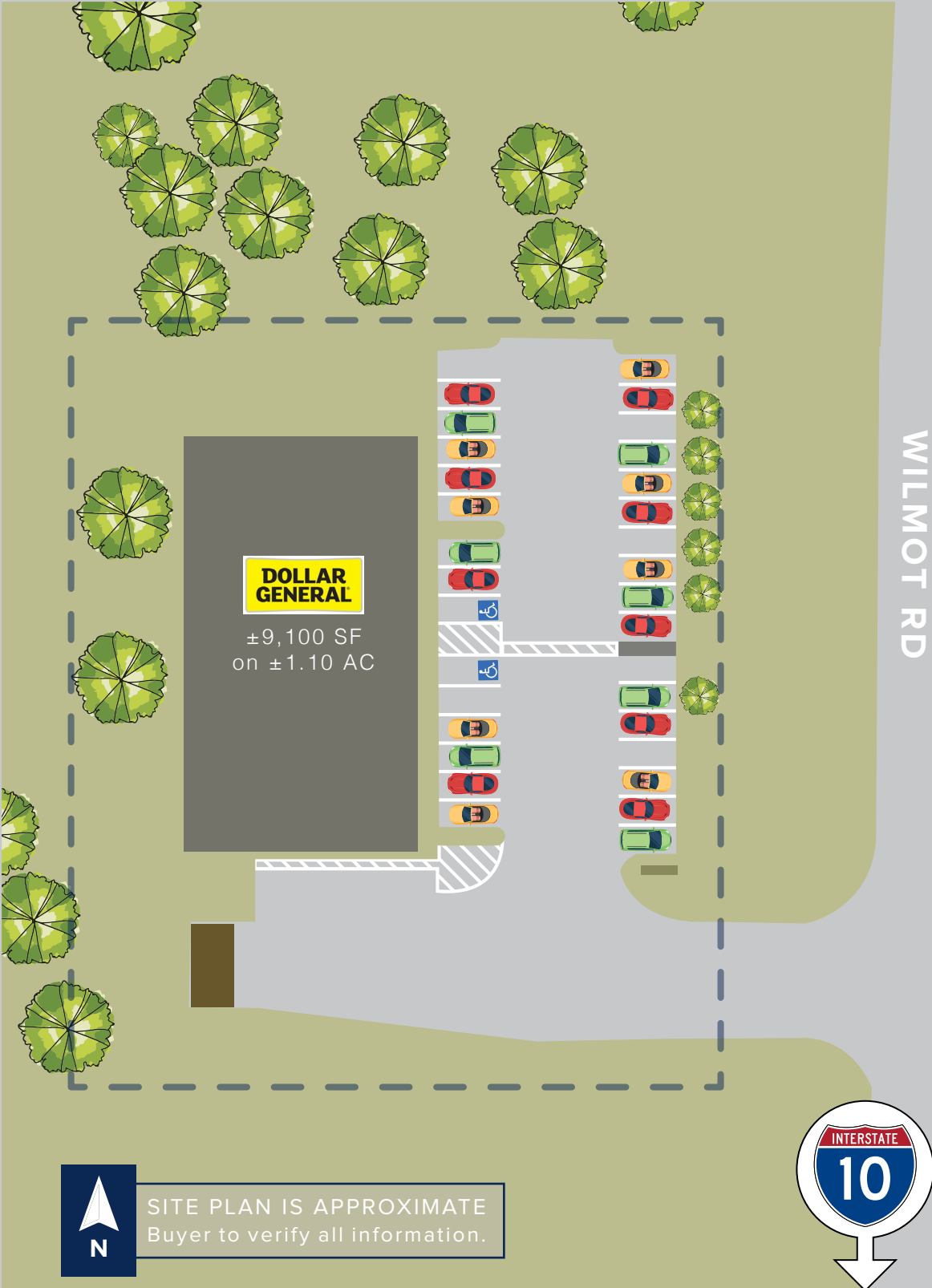
None

Retail Investment Group

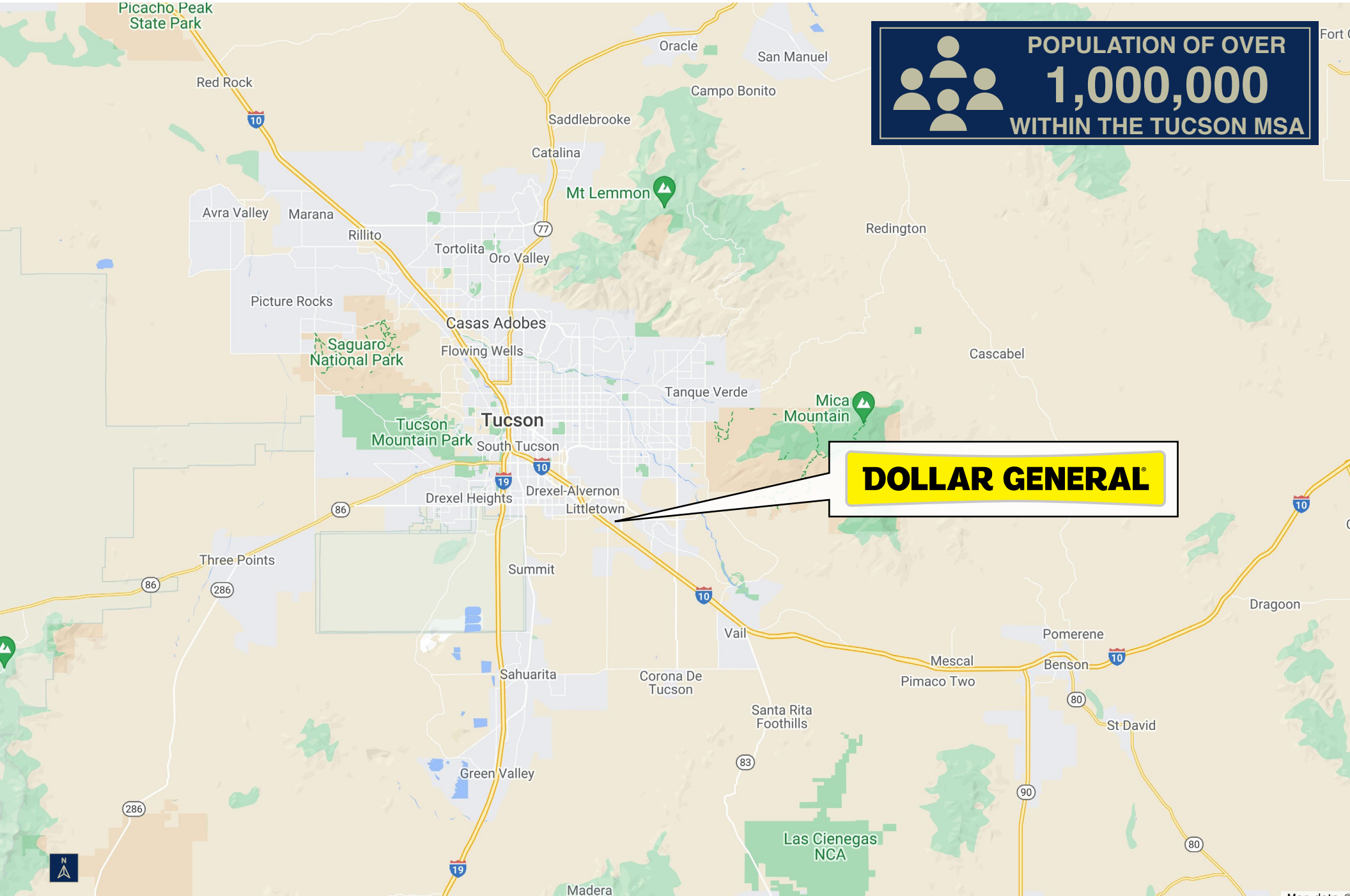
480.429.4580 | retail1031.com

PROPERTY HIGHLIGHTS

- Absolute NNN lease — zero landlord responsibilities
- Long-term corporate backed lease
- Tucson MSA with strong supporting demographics with a population of over 51,000 and an average household income of over \$67,000 within 5 miles
- Visibility from I-10
- Nearby tenants include Travel Inn (46 rooms), Chevron, A&W and Carondelet St. Raphael's Emergency Center
- Nearby industrial facilities include Amazon Fulfillment Center, MTD Products, Keffe Group and more
- Located about 15 minutes from Davis-Monthan Air Force Base — over 46,000 people make up the Davis-Monthan AFB and contribute more than \$2.6B to the local economy annually (www.dm.af.mil)
- ±6 miles from Tucson International Airport with ±3.8 million travelers annually
- ±11 miles from University of Arizona with over 49,000







POPULATION OF OVER
1,000,000
WITHIN THE TUCSON MSA

DOLLAR GENERAL®

TENANT PROFILE

DOLLAR GENERAL



**+17,000
Locations**



**www.dg.com
Website**



**±46 STATES
in the U.S.**



**±143,000
Employees**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

Dollar General operates more than 17,000 convenient, easy-to-shop stores in 46 states. 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, Nestlé, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General sells similar products as wholesale retailers Walmart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer. Dollar General's(DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities.





AREA OVERVIEW

Tucson is the county seat of Pima County, Arizona. It is the second largest city in Arizona, with a population of 542,629 in the 2020 United States Census, while the population of the entire Tucson metropolitan statistical area (MSA) is 1,043,433. The Tucson MSA forms part of the larger Tucson-Nogales combined statistical area (CSA). Tucson is the second most-populated city in Arizona behind Phoenix. The city is 108 miles southeast of Phoenix and 60 mi north of the U.S.–Mexico border. Tucson is home to the University of Arizona (U of A) with over 49,000 students enrolled.



AT A GLANCE



**Tucson MSA
Population**
±1,043,433



**Founded
in**
1775



**Located
in**
Pima County



**Tucson
Population**
±542,629



**U of A
Enrollment**
±49,471



Size
±2,251.44
Square Miles

POPULATION



	3 Miles	5 Miles	10 Miles
2021 Est	3,690	51,191	435,576
2026 Proj	3,893	52,865	451,564



AVERAGE HOUSEHOLD INCOME OF
±\$75,905
WITHIN 3-MILES

2021 HOUSEHOLD INCOME



	3 Miles	5 Miles	10 Miles
Avg Household Income	\$75,905	\$67,010	\$63,461
Med Household Income	\$59,036	\$55,769	\$46,962



2021 POPULATION OF
±51,191 RESIDENTS
WITHIN 5-MILES

HOUSEHOLDS



	3 Miles	5 Miles	10 Miles
2021 Est	1,189	16,915	165,777
2026 Proj	1,251	17,467	171,919



South Wilmot Road @ I- 10 NW ±10,419 VPD
S Wilmot Rd @ E Frontage Rd N ±10,324 VPD

Costar 2020

EXCLUSIVELY LISTED BY

MARK MCLOONE

Managing Partner

AZ Lic: SA673250000

602.790.1526

mark@retail1031.com

STEVEN DAVIS

Managing Partner

AZ Lic: BR101032000

602.625.8338

steven@retail1031.com



480.429.4580 | retail1031.com

CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical 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. Retail Investment Group has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



ACTUAL SITE