

OFFERING MEMORANDUM

**DOLLAR GENERAL®**

Absolute NNN  
Corporate Guarantee

160 EAST US HIGHWAY 70  
PIMA, AZ

**\$1,803,124 | 5.25% CAP**



# EXCLUSIVELY LISTED BY

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ACTUAL SITE



Parcel line is approximate  
Buyer to verify all information

# EXECUTIVE SUMMARY

<b>\$1,803,124</b> PRICE	<b>5.25%</b> CAP	<b>\$94,664*</b> NOI
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\*NOI is based on 3% Rent Increase in September 2023 and Seller will Credit the Difference at COE.

<b>LOCATION</b>	160 East US Highway 70 Pima, AZ 85543
<b>LEASE TYPE</b>	Absolute NNN Zero Landlord Responsibilities
<b>LEASE EXPIRATION</b>	August 31, 2028
<b>LESSEE</b>	Dollar General Corporation
<b>GUARANTOR</b>	Dollar General Corporation
<b>OPTIONS</b>	(3) 5-Year Options
<b>INCREASES</b>	10% in Each Option
<b>LAND SIZE</b>	±0.72 Acres
<b>BUILDING SIZE</b>	±9,100 SF
<b>YEAR BUILT</b>	2013
<b>ROFR</b>	None

## PROPERTY HIGHLIGHTS

- Absolute NNN Lease with zero landlord responsibilities
- Long-term corporate backed lease
- 10% increases in each of the 3x5 options
- Nearby tenants include Optimal Health Systems, United States Postal Service, Taylor Freeze, Speedway and more
- Fee simple ownership - land and building
- Only dollar store brand with investment grade credit rating (Baa2 - Moody's)

CENTER ST

**DOLLAR  
GENERAL**

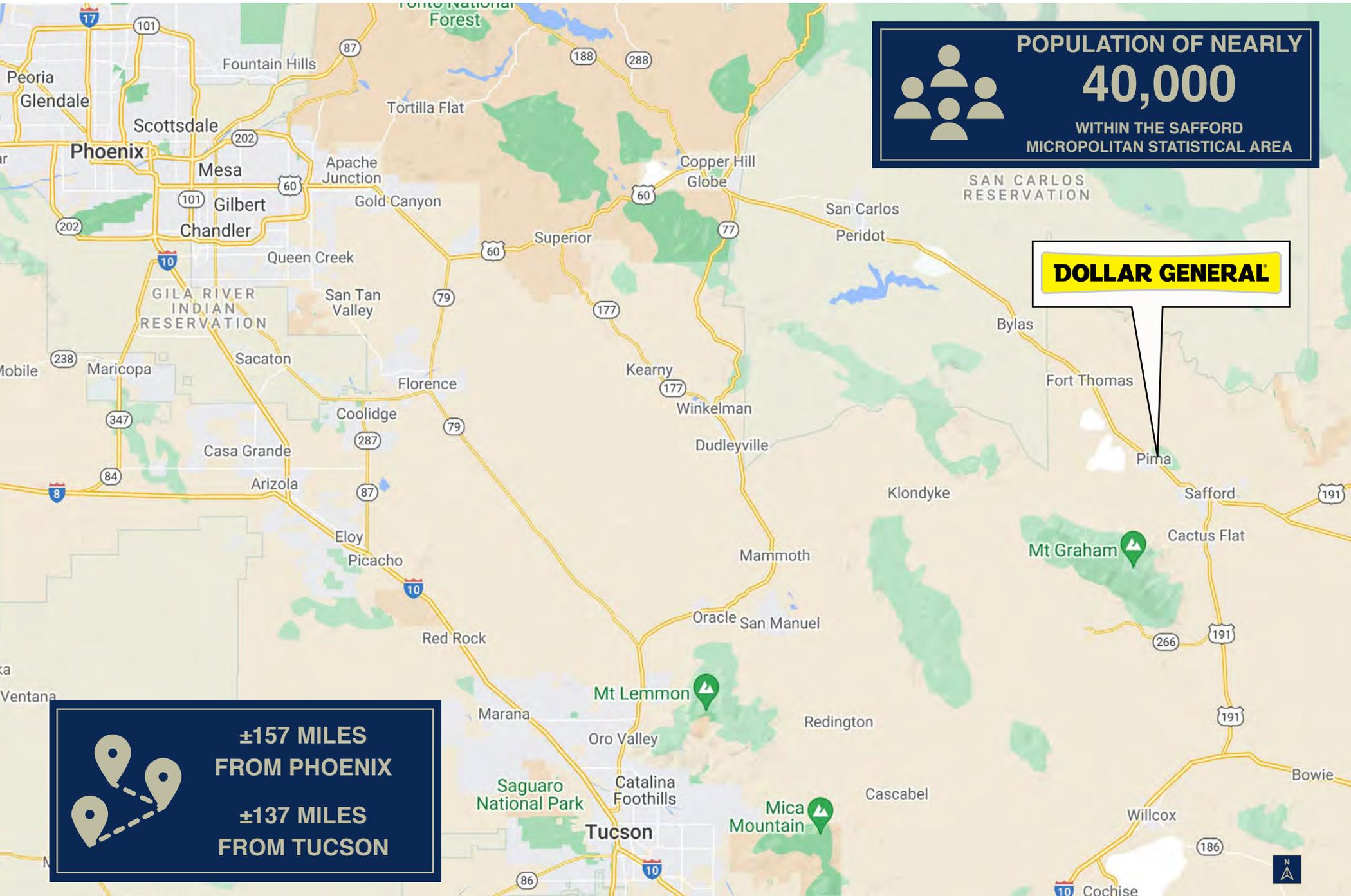
±9,100 SF  
on ±0.72 AC



± 8,591 VPD



SITE PLAN IS APPROXIMATE  
Buyer to verify all information.



 POPULATION OF NEARLY  
**40,000**  
WITHIN THE SAFFORD  
MICROPOLITAN STATISTICAL AREA

**DOLLAR GENERAL**

 ±157 MILES  
FROM PHOENIX  
±137 MILES  
FROM TUCSON

## 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

Pima is a town in Graham County, Arizona. The estimated population in 2020 was 2,847. Pima is part of the Safford Micropolitan Statistical Area.

Pima is located in central Graham County in the valley of the Gila River. U.S. Route 70 passes through the town, leading southeast 8 miles to Safford, the county seat, and northwest 68 miles to Globe.

According to the United States Census Bureau, the town has a total area of 5.9 square miles.



### AT A GLANCE



Pima is part of the Safford Micropolitan Statistical Area with a population of ±39,783 as of 2021.



Pima is located in central Graham County.

# DEMOGRAPHICS

## POPULATION

	3 Miles	5 Miles	10 Miles
 2021 Est	3,114	5,914	24,418
2026 Proj	3,206	6,107	25,492



**AVERAGE HOUSEHOLD INCOME OF**  
**±\$67,188**  
 WITHIN 10-MILES

## 2021 HOUSEHOLD INCOME

	3 Miles	5 Miles	10 Miles
 Avg Household Income	\$62,601	\$65,752	\$67,188
Med Household Income	\$55,818	\$56,633	\$59,586



**2021 POPULATION OF**  
**±24,418 RESIDENTS**  
 WITHIN 10-MILES

## HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
 2021 Est	1,019	1,898	8,331
2026 Proj	1,049	1,958	8,702

## TRAFFIC COUNTS



**US Hwy 70 @ 200 E SE** ± 8,591 VPD

*Costar 2020*

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## CONFIDENTIALITY DISCLAIMER

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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