

OFFERING MEMORANDUM

DOLLAR GENERAL®

Absolute NNN
Corporate Guarantee

160 EAST US HIGHWAY 70
PIMA, AZ

\$1,803,124 | 5.25% CAP

NNN
Retail Investment Group



REPRESENTATIVE PHOTOS



EXCLUSIVELY LISTED BY

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ACTUAL SITE



Parcel line is approximate
Buyer to verify all information

DOLLAR GENERAL | PIMA, AZ

EXECUTIVE SUMMARY

\$1,803,124

PRICE

5.25%

CAP

\$94,664*

NOI

**NOI is based on 3% Rent Increase in September 2023 and Seller will Credit the Difference at COE.*

LOCATION

160 East US Highway 70
Pima, AZ 85543

LEASE TYPE

Absolute NNN
Zero Landlord Responsibilities

LEASE EXPIRATION

August 31, 2028

LESSEE

Dollar General Corporation

GUARANTOR

Dollar General Corporation

OPTIONS

(3) 5-Year Options

INCREASES

10% in Each Option

LAND SIZE

±0.72 Acres

BUILDING SIZE

±9,100 SF

YEAR BUILT

2013

ROFR

None

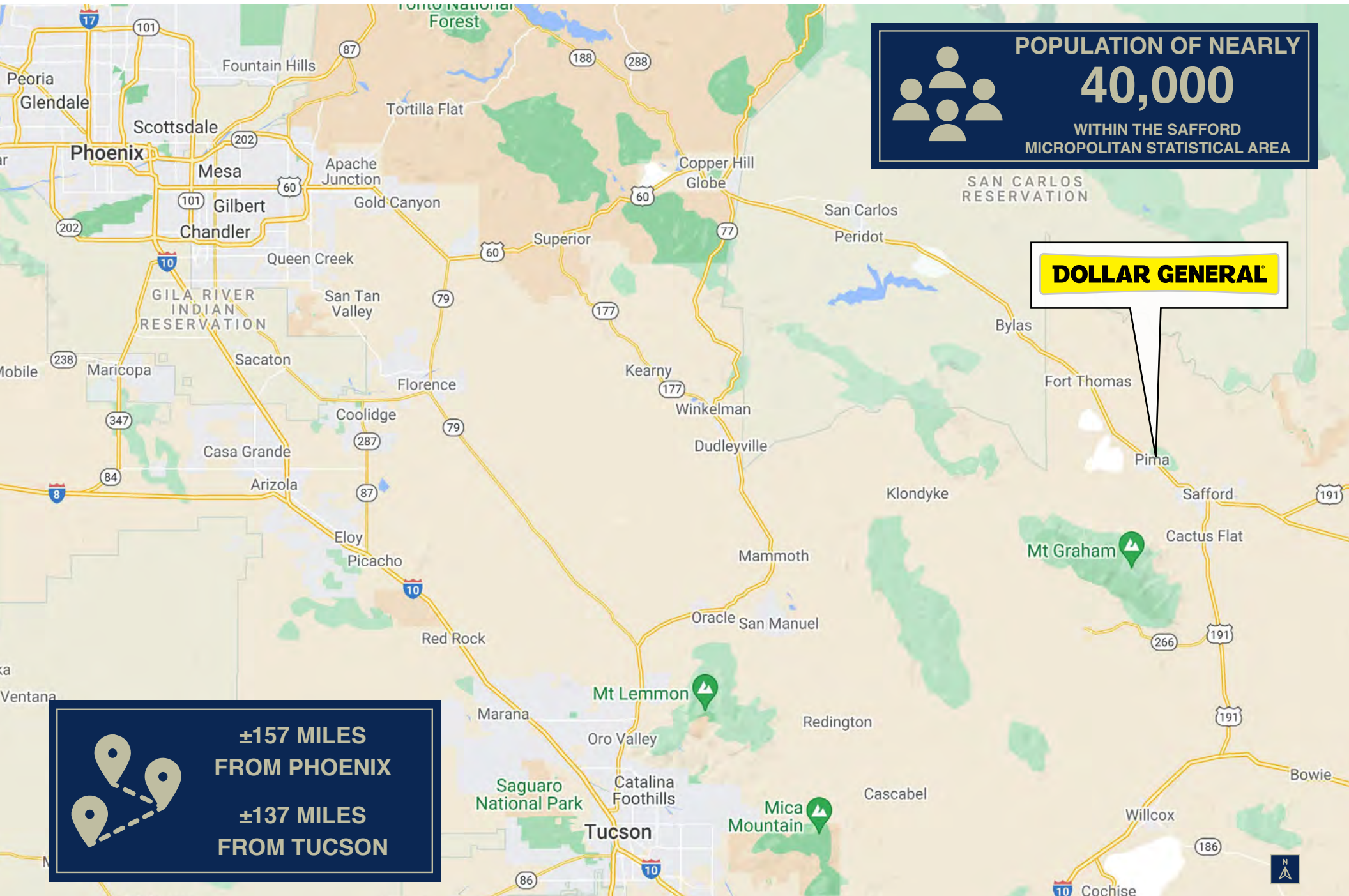
Retail Investment Group

480.429.4580 | retail1031.com

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)





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.





DOLLAR GENERAL | PIMA, AZ

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 $\pm 39,783$ as of 2021.



Pima is located in central Graham County.

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 |



US Hwy 70 @ 200 E SE

± 8,591 VPD

Costar 2020

TRAFFIC COUNTS

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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