



Brand New Build-to-Suit



New 15-Year Absolute Triple Net (NNN) Lease with Corporate Guarantee



Gateway To/From Regional Recreation Destinations



Proximity to Salton Sea Basin With Reserves of Lithium ion



Strong Demographics



Investment Grade & Recession Resistant Tenant



Strategically Positioned for High Visibility and Traffic



Representative Photo

Dollar General Brawley, CA

Stan Johnson Company, on behalf of the Ownership as its exclusive advisor, is pleased to offer the opportunity to acquire the fee simple ownership interest in the Dollar General Plus property located at 1275 Main St, Brawley, CA ("Property"). The Property comprises a 10,640 square foot building on 1.49 acres of land. The Property is scheduled for delivery in July 2022 as a build-to-suit for Dollar General. The Property is subject to a long-term Absolute NNN lease which is guaranteed by Dollar General Corporation ("Tenant"), the largest discount retailer in the United States with over 17,266 locations in 46 states. Dollar General carries an investment grade credit rating of BBB/Stable by S&P Global Ratings. The Property offers an ungraded concrete block construction, providing a higher quality of construction over the traditional metal exterior concept.

View the OM For Full Details

