



# DOLLAR GENERAL

NEC SW 4th Ave & S Dorian Way - Ontario, OR 97914

*Representative Image*

DOLLAR GENERAL - ONTARIO, OR

*EXCLUSIVELY MARKETED BY*



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SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present a 9,026 SF Dollar General Located at NEC SW 4th Ave & S Dorian Way in Ontario, OR. This Deal Includes a Brand New Build-to-Suit Construction With Zero Landlord Responsibilities, Providing For a Unique Investment.

Sale Price

\$2,400,000

## OFFERING SUMMARY

Cap Rate:	5.60%
NOI:	\$134,364
Price / SF:	\$265.90
Guarantor:	Corporate

## BUILDING INFORMATION

Street Address:	NEC SW 4th Ave & S Dorian Way
City, State, Zip:	Ontario, OR 97914
County:	Malheur
Building Size:	9,026 SF
Lot Size:	0.84 Acres
Year Built:	2022



Representative Image



Representative Image



# INVESTMENT HIGHLIGHTS



Representative Image



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## PROPERTY HIGHLIGHTS

- Brand New Build-to-Suit Construction
- Dollar General is a Publicly Traded (NYSE:DG) Fortune 500 Company With an S&P Rating of BBB and Moody's Rating of Baa2
- Dollar General Has Been in Business For Over 80 Years and Has a Current Net Worth of Over \$6.2 Billion
- Dollar General Operated 18,356 Stores in 47 States as of April 29, 2022
- Well Located in Ontario, OR Approximately 40 Minutes North of Nampa and Boise, ID in Growing Suburb
- Approximately 1-Mile From Treasure Valley Community College to the East and 1-Mile From the Ontario Municipal Airport to the West
- Larger Market DG Location With National Name Brand Big Box Retailers and Approximately 25,000 People Within a 5-Mile Radius
- Nearby Retailers Include Walmart Supercenter, Home Depot, Albertsons, Ashley Furniture, Tractor Supply Company, Dutch Bros, Subway, McDonald's, Bank of the West and More



DOLLAR GENERAL

DOLLAR  
GENERAL

SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



Representative Image

## LEASE ABSTRACT

Tenant:	Dollar General
Premises:	9,023 SF
Base Rent:	\$134,364
Rent Per SF:	\$14.89
Lease Commencement:	3/01/2022
Expected Rent Commencement:	1/13/2023
Expected Lease Expiration:	1/31/2038
Lease Term:	15 Years
Renewal Options:	3 x 5 Years
Rent Increases:	10% at Each Option
Lease Type:	Triple Net (NNN)
Use:	Dollar Store
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate





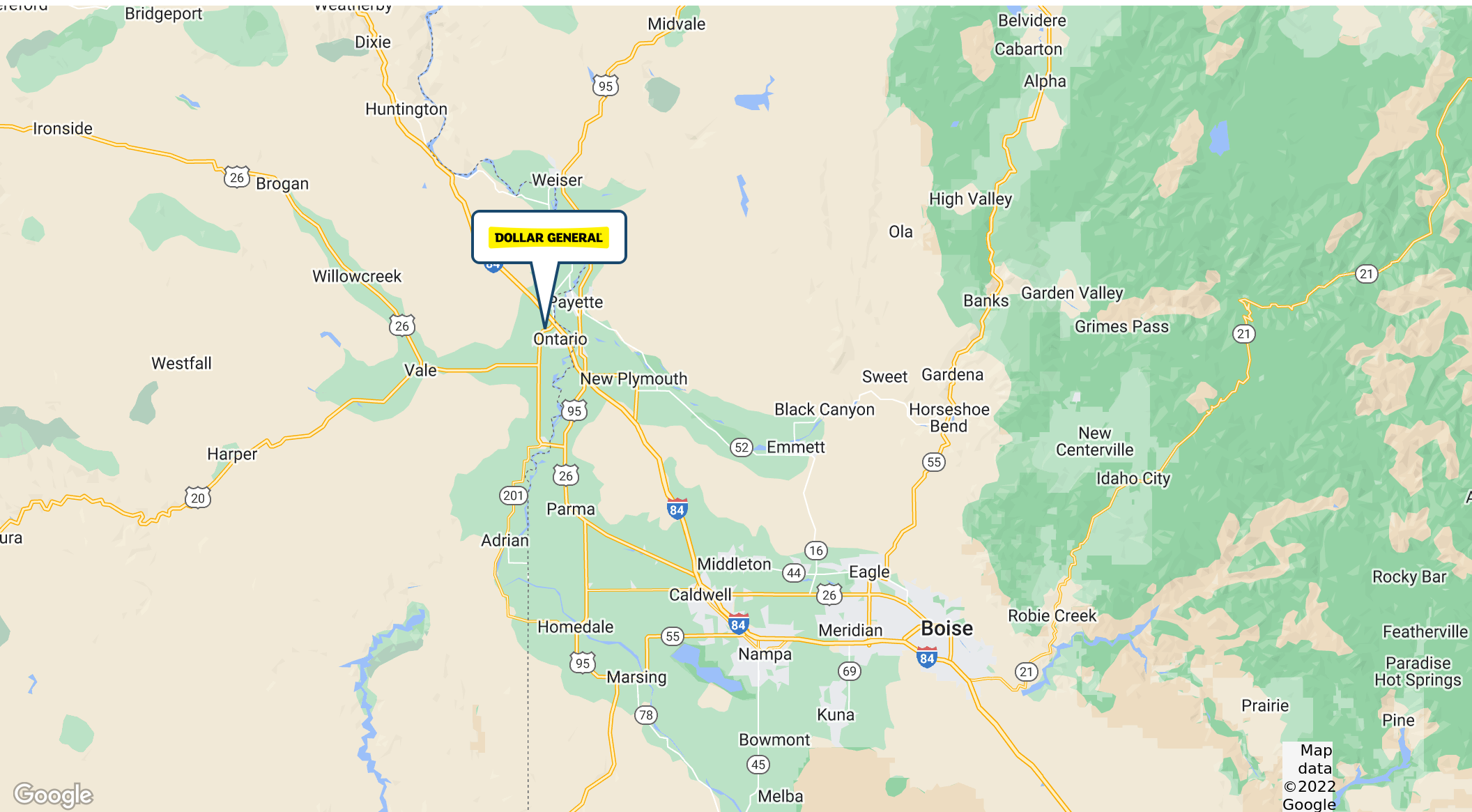
DOLLAR GENERAL

Now hiring!

SECTION 3

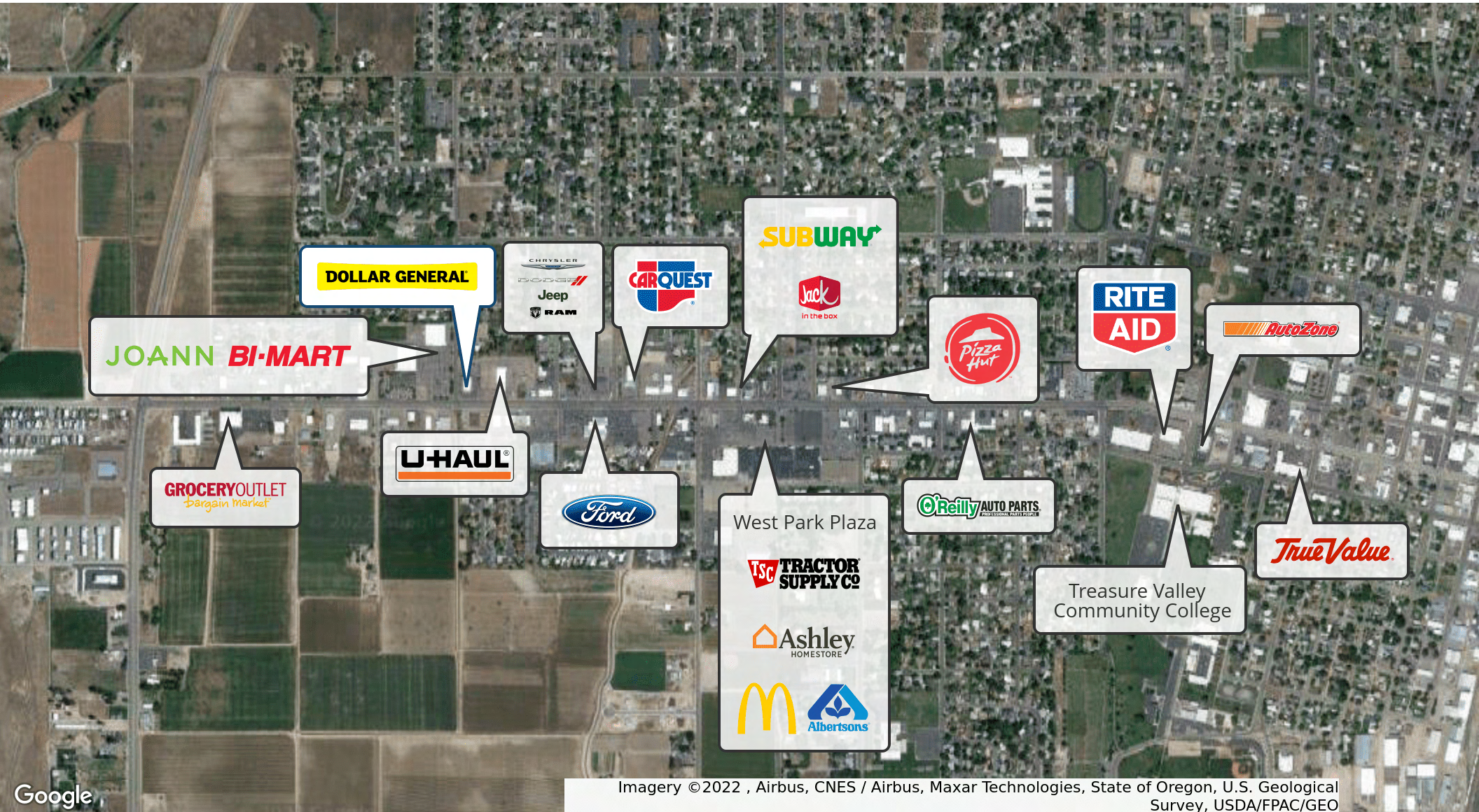
# PROPERTY INFORMATION

# LOCATION MAP





# RETAILER MAP



Google

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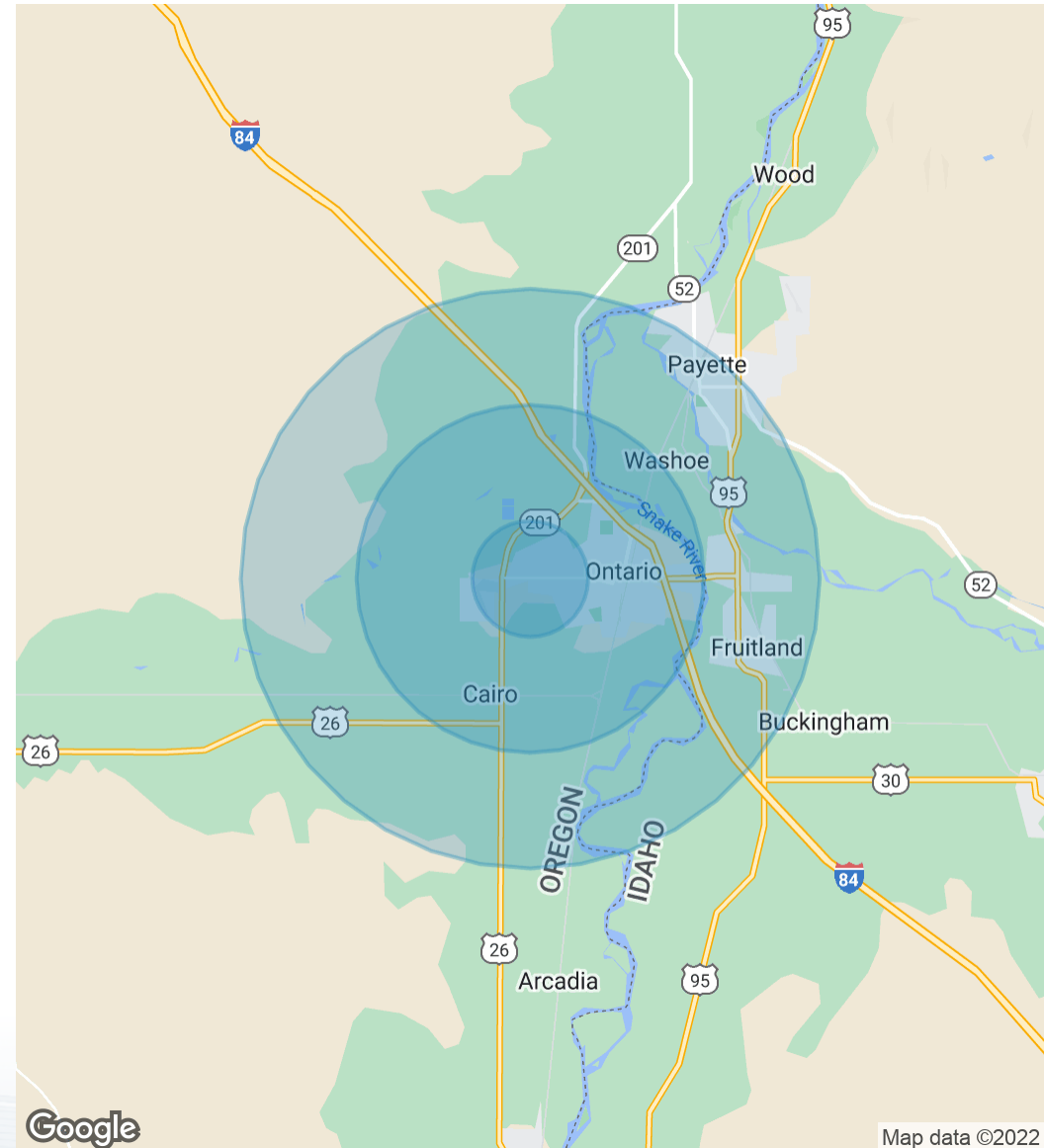


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,144	13,634	26,326
Average Age	49.1	36.6	36.9
Average Age (Male)	44.7	33.6	34.2
Average Age (Female)	53.7	40.2	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,086	5,065	9,802
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$65,858	\$57,682	\$62,880
Average House Value	\$170,797	\$147,083	\$164,714

TRAFFIC COUNTS	
SW 4th Avenue	13,736 VPD
Highway 201	5,332 VPD
Oregon Trail Freeway	21,202 VPD







SECTION 4

# AREA OVERVIEW





# CITY OVERVIEW



Treasure Valley Community College



Ontario, OR

## ONTARIO, OR

Ontario, Oregon, in Malheur county, is 39 miles NW of Nampa, Idaho and 298 miles E of Portland, Oregon. The city is located in Malheur County, which was created on February 17, 1887. It lies along the Snake River at the Idaho border. Oregon is also referred to as the Western Treasure Valley. Ontario is the principal city of the Ontario, OR-ID Micropolitan Statistical Area, which includes Malheur County in Oregon and Payette County in Idaho. According to the United States Census Bureau, the city has a total area of 5.17 square miles. The City of Ontario had a population of 11,685 as of July 1, 2022.

Home to over 1,000 retail and service-based businesses, Ontario is committed to building and sustaining businesses of any size. Fertile land is the basis of all that lies within Malheur County. A mild climate and rich soil provide optimal means for flourishing farms and ranches. Because of this, the agricultural industry is undeniably the main structure for the local economy. Crops include onions, potatoes, sugar beets, corn, alfalfa, mint, seeds, grain, and hay. The locally raised livestock includes cattle, sheep, llamas, and buffalo. Trucking companies, as well as Union Pacific rail lines, help transport these commodities and processed food products to markets throughout the nation and world. Medical facilities are excellent. Ontario offers a variety of medical offices cover many areas of the medical field, everything from dialysis to dentistry. The Saint Alphonsus Medical Center Ontario offers a 49-bed acute care wing and a level III trauma center. Treasure Valley Community College is the local institution of higher education. Boise State University, Walla Walla Community College and Eastern Oregon University offer courses in higher studies. Boise Airport provides facilities for air transportation.

Ontario offers a wide variety of recreational opportunities in the form of Laxson Park, Eastside Park, Beck-Kiwanis Park, Lions Park and Treasure Valley Ball Park. The Four Rivers Cultural Center and Museum is a popular local spot as well. The Ontario State Recreation Site, the Farewell Bend State Recreation Area and the Succor Creek State Natural Area are all nearby. The Ontario Municipal Golf Course provides facilities for local golfers. Ontario hosts the Malheur County Fair every August. Major local events include the America's Global Village Festival, Japanese Obon Festival, Malheur County Fair, Winter Wonderland Parade, and Basque Dinner & Dance. The Malheur County Fairground hosts events year-round. Civic clubs sponsor a variety of activities and events that are both social and recreational. Snake River Sportsman Club is a hunter's paradise; Pheasants Forever is involved in both recreation and conservation.





SECTION 5

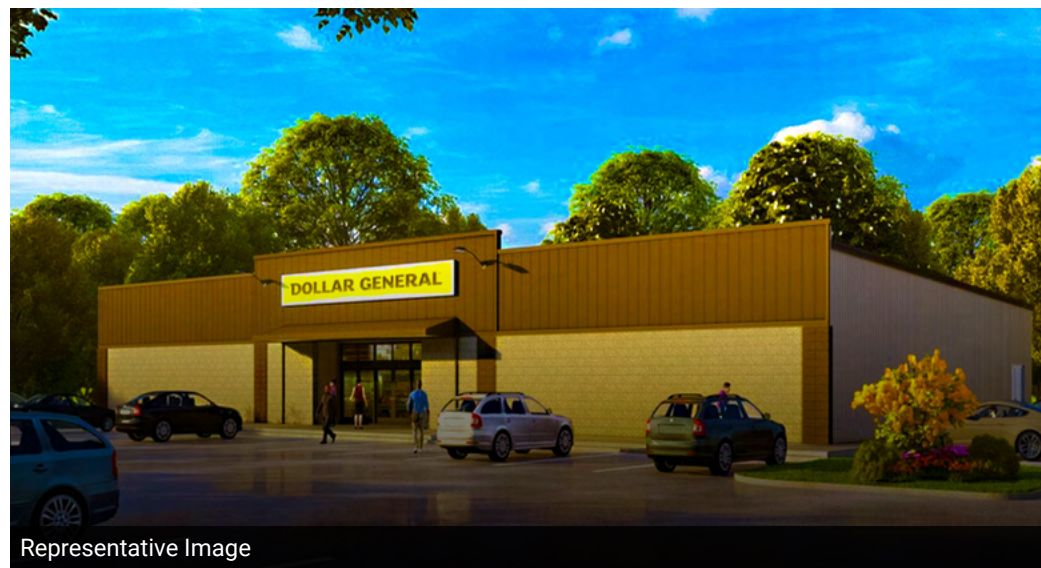
# TENANT OVERVIEW



# TENANT PROFILE



Representative Image



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## DOLLAR GENERAL®

### TENANT OVERVIEW

Company:	NYSE: DG
Founded:	1939
Locations:	18,356
Headquarters:	Goodlettsville, TN
Website:	dollargeneral.com

### DOLLAR GENERAL

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 75 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 low everyday prices in convenient neighborhood locations. 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, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General operated 18,356 stores in 47 states as of April 29, 2022. During the year, we completed 2,780 real estate projects, including the opening of our 17,000th store and the launch of our new pOpshelf concept, while also delivering the 31st consecutive year of same-store sales growth. In addition, the Company is reiterating its plans to execute 2,900 real estate projects in fiscal year 2021, including 1,050 new store openings, 1,750 store remodels, and 100 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



# CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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