



DOLLAR GENERAL

34124 North Newport Highway - Chattaroy, WA 99003

Representative Image

DOLLAR GENERAL - CHATTAROY, WA

EXCLUSIVELY MARKETED BY



CHRIS NAYLON

CalDRE #01839132
310.438.5525 | DIRECT
cnaylon@SIGnnn.com

BoR: Marianne Christian - Lic. WA #12244

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 10,640 SF Dollar General Located at 34124 North Newport Highway in Chattaroy, WA. This Deal Includes a Brand New 15 Year Triple Net (NNN) Build-to-Suit Lease With No Landlord Responsibilities, Providing a Secure Investment.

Sale Price	\$2,572,200
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OFFERING SUMMARY

Cap Rate:	5.70%
NOI:	\$146,616
Price / SF:	\$241.75
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	34124 North Newport Highway
City, State, Zip:	Chattaroy, WA 99003
County:	Spokane
Building Size:	10,640 SF
Lot Size:	1.396 Acres
Year Built:	2022



Representative Image

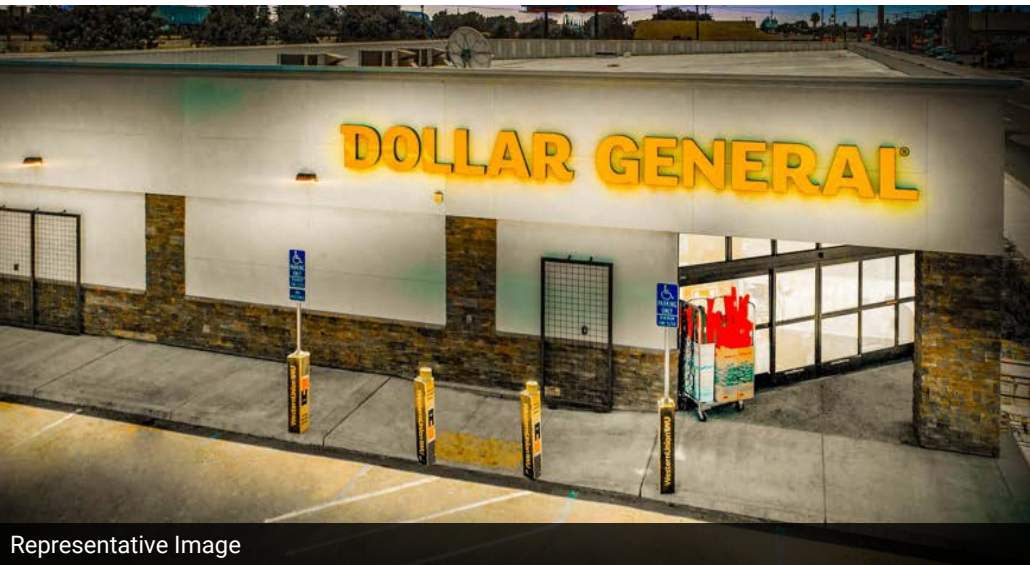


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INVESTMENT HIGHLIGHTS



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
- Situated in Spokane County Approximately 20 Minutes North of Spokane and Across From Riverside Middle School and Riverside High School on US Hwy 2

DOLLAR GENERAL



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Representative Image

LEASE ABSTRACT

Tenant:	Dollar General
Premises:	10,640 SF
Base Rent:	\$146,616
Rent Per SF:	\$13.78
Lease Commencement:	8/26/2021
Rent Commencement:	1/13/2023
Lease Expiration:	1/31/2038
Lease Term:	15 Years Remaining
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:	None
Guarantor:	Corporate

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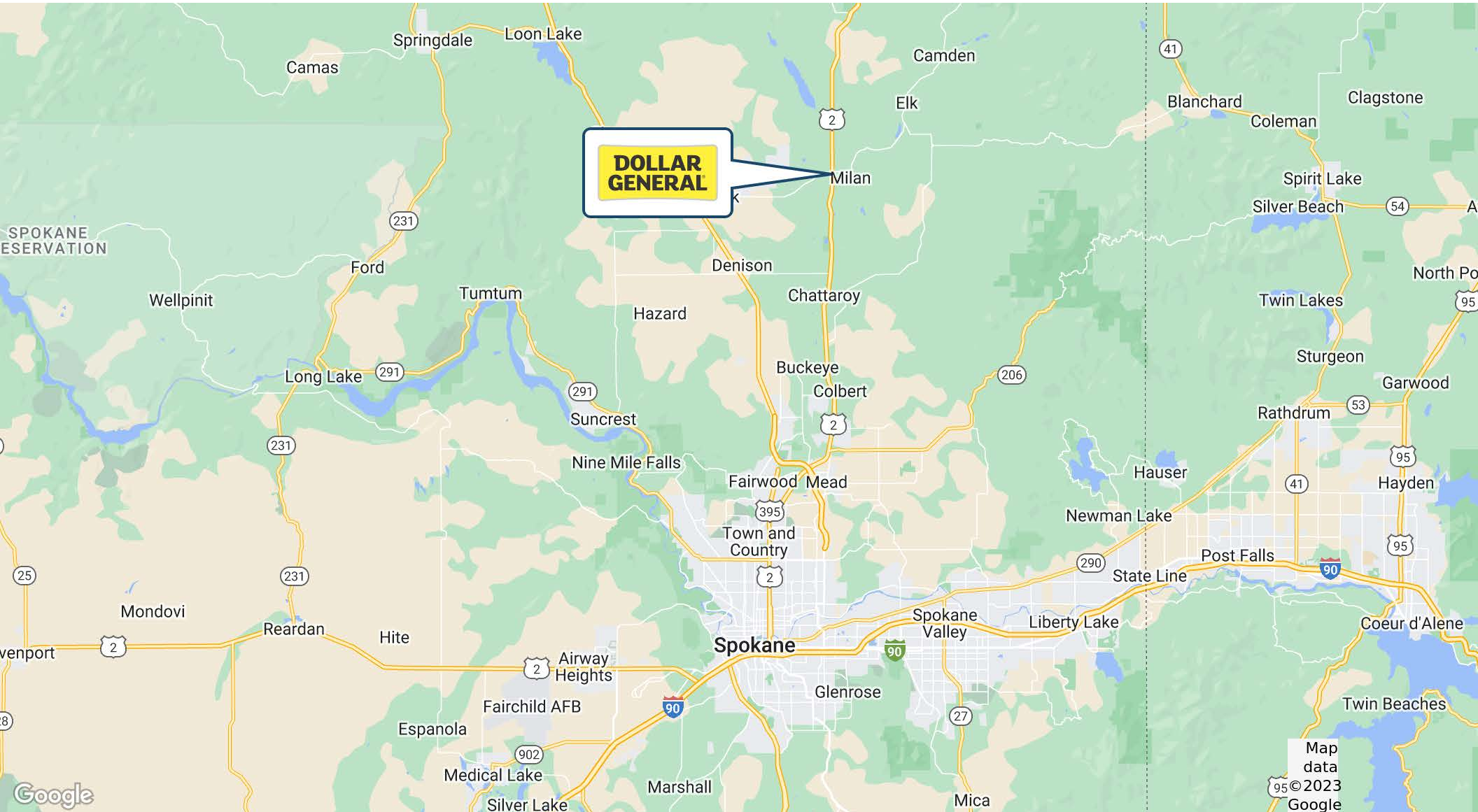


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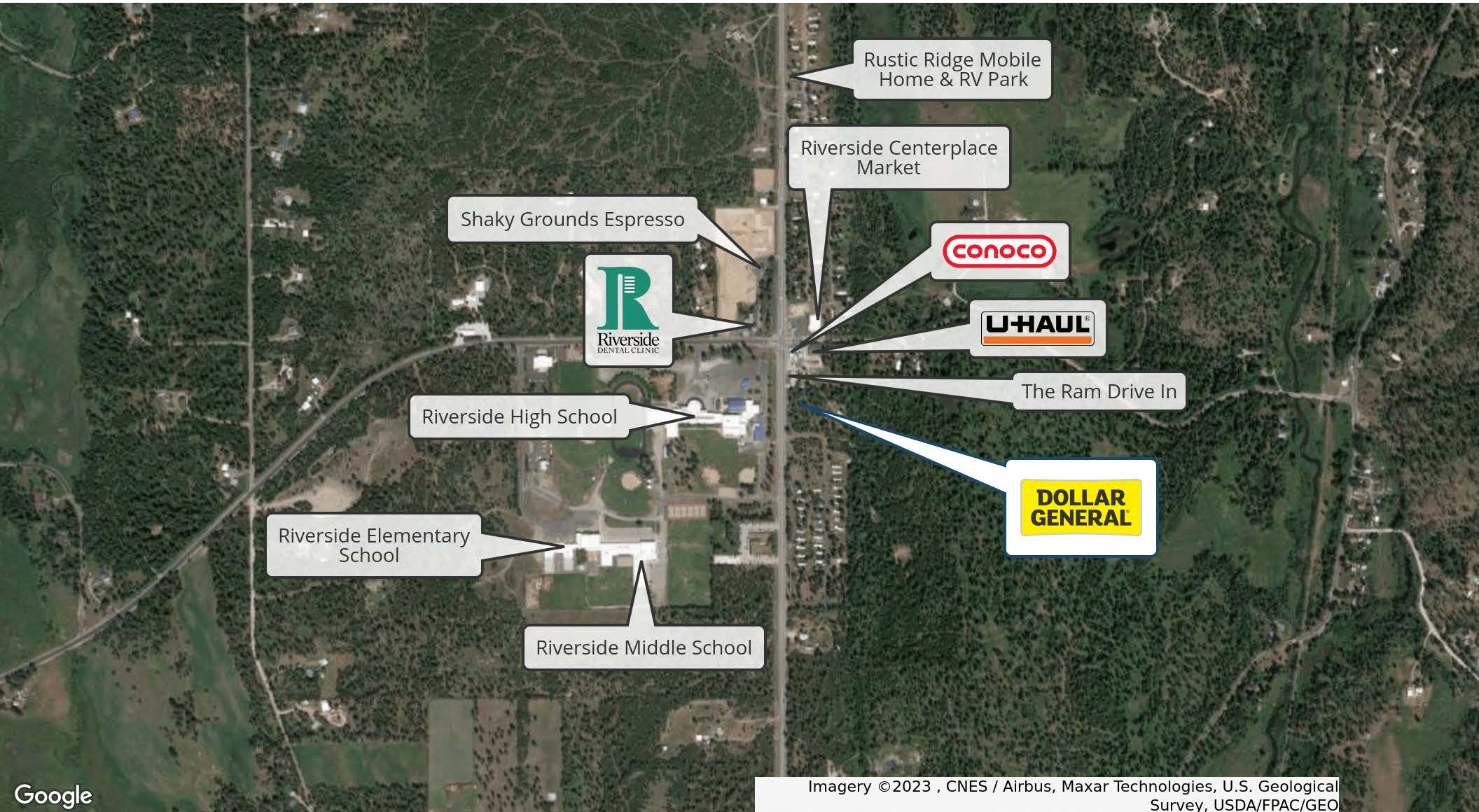
SECTION 3

PROPERTY INFORMATION

LOCATION MAP



RETAILER MAP



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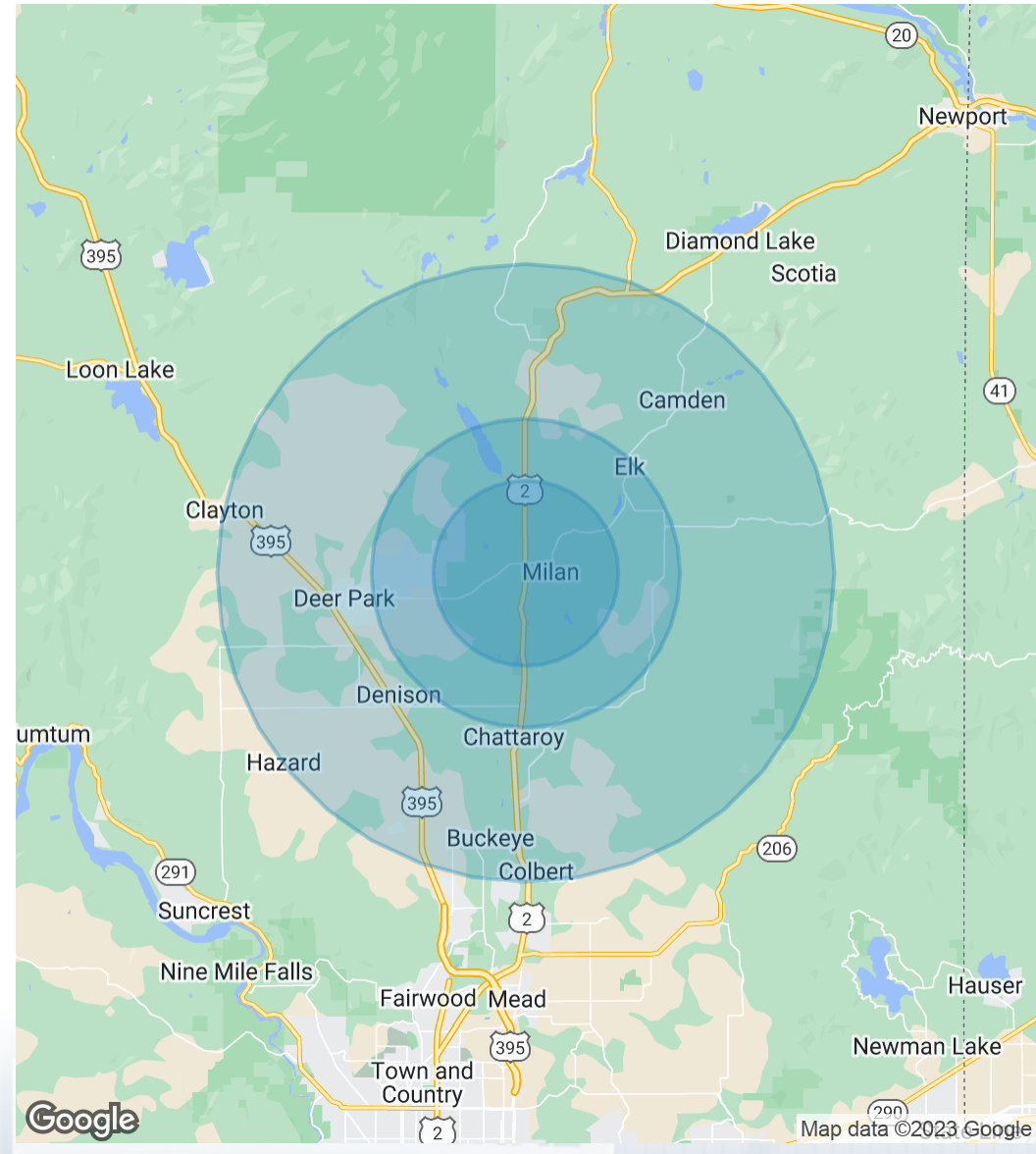
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,666	8,916	25,230
Average Age	44.1	42.7	44.1
Average Age (Male)	42.4	42.3	43.4
Average Age (Female)	45.3	42.9	43.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,009	3,376	9,488
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$80,012	\$80,560	\$85,242
Average House Value	\$316,667	\$307,854	\$316,846

TRAFFIC COUNTS

N Newport Hwy	11,214 VPD
E Laurel Rd	9,494 VPD
N Pend Oreille Rd	8,298 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Spokane, WA



Fairchild Air Force Base

CHATTAROY, WA

Chattaroy is an unincorporated community in Spokane County, Washington, United States. Chattaroy, Washington has a population of 5,415. The town is located on U.S. Route 2 approximately 10 miles north-northeast of Spokane at the confluence of the Little Spokane River and Deer Creek. The City of Spokane, as the county seat, is the largest City in Spokane County. Spokane is located in the heart of the Inland Northwest and is the second most populous city in Washington. The Spokane River runs through the city and beautiful Riverfront Park in downtown Spokane. The City of Spokane is the 2nd largest city in Washington with a population of 233,034 as of July 1, 2022.

Proximity to Spokane is beneficial for the economy of Chattaroy. Spokane serves as the major hub for the Inland Northwest, particularly for service industries, wholesale and retail trade, medical industries, education, and entertainment. Productive industries have included construction and mining, manufacturing, transportation, communication and networking utilities, finance, insurance, real estate, health care, and government. Forests in the surrounding areas are responsible for one-quarter of the world's white pine trees. There are almost 30 million acres of profitable forests in the Spokane exchange. Highlights of the City's healthcare industry include 9 major hospitals employing 43,000 people; well over 20% of Spokane's employment base. Spokane is competitive with other urban centers in attracting national and international investment in the form of tourism and conventions, the military and research. Major employers in the city include: Fairchild Air Force Base, Providence Health Care, State of Washington, Multicare - Inland Northwest Region and Spokane Public Schools among the top.

Just a drive away, Spokane has something for everyone. The Northwest Museum of Arts & Culture includes several galleries, an outdoor amphitheater, and an 1898 restored mansion. The First Interstate Center for the Arts is a 2,700-seat facility which hosts a variety of entertainment events including symphony concerts, country and rock music spectacles, and musical stage productions. In the heart of Spokane's downtown section is the 100-acre Riverfront Park. Situated on the site of the 1974 World's Fair, the Park is the site of some of Spokane's largest events. Spokane is home to a number of annual festivals and celebrations which draw large crowds from surrounding areas. Hoopfest is the largest 3-on-3 basketball tournament in the world and attracts a variety of participants across all ages and talent levels.

DOLLAR GENERAL



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



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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