



WESTERN
RETAIL ADVISORS



AARON'S / DOLLAR
TREE

TWO NATIONAL TENANT NNN OPPORTUNITY

1307 E Main St, Barstow, CA 92311

 [CLICK TO VIEW ON GOOGLE MAPS](#)

\$2,380,000 PRICE

7.00% CAP RATE



EXCLUSIVELY LISTED BY



Andrew Lundahl
Western Retail Advisors
Managing Director
602.838.4105
alundahl@w-retail.com

Alfredo Arguello
Western Retail Advisors
Vice President
949.988.3205
aarguello@w-retail.com



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OBLIQUE VIEW - WEST

INVESTMENT OVERVIEW



INVESTMENT SUMMARY

Offering Price	\$2,380,000
Cap Rate	7.00%
NOI	\$166,593
Lease Type	NNN*
Tenants	Aaron's & Dollar Tree
Guarantees	Both Corporate
GLA	± 23,200 SF
Year Built	1974
Property Address	1307 E Main St, Barstow, CA 92311
Total Land Size	±1.7 Acres (± 74,052 SF)
Ownership	Fee Simple (Land + Building)
Debt	Offered Free & Clear



INVESTMENT HIGHLIGHTS

- **Aaron's has been at this site for more than 17 years** and recently renewed for 3 years.
- **Corporate guarantee from publicly traded Aaron's (NYSE: AAN)** with a market capitalization of \$405 million and more than 1,270 stores as of June 2023.
- **Corporate guarantee from publicly traded Dollar Tree (NASDAQ: DLTR)** with a market capitalization of \$30.3 billion and more than 16,000 stores as of June 2023.
- Dollar Tree has been operating at this site for **nearly 12 years**.
- **Dollar Tree is an investment grade tenant with a Baa2 credit rating** from Moody's.
- Future renovations planned for the entire shopping center.



LOCATION HIGHLIGHTS

- The subject property is the first major shopping center for traffic exiting the **Interstate 15 Highway with more than 51,000 VPD**.
- **The interstate 15 highway is less than a quarter mile away** from the subject property.
- Interstate 15 is the major highway **connecting Barstow to San Bernadino and the greater Los Angeles Metro Area**.
- **Zero new competing retail product under construction** in a 1-mile trade area.
- **Surrounding National Tenants:** McDonald's, Chase Bank, Taco Bell, Starbucks, Circle K, T-Mobile, Popeye's, & Starbucks.
- **Surrounding Major Employers:** Barstow Community Hospital, Cameron Elementary School, Barstow High School, & Barstow City Hall.

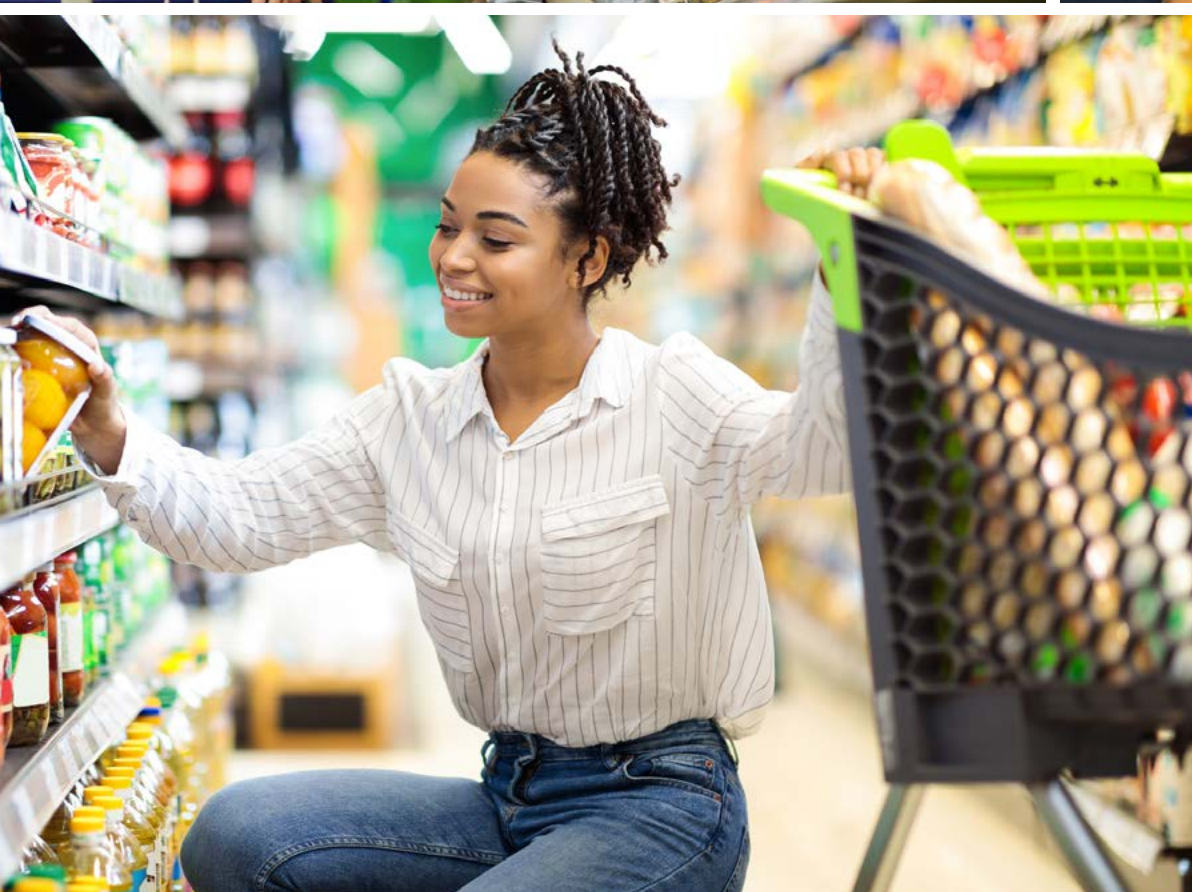
FINANCIAL OVERVIEW



RENT ROLL & UNDERWRITING

LEASE TERMS					SCHEDULED RENT				ADDITIONAL DETAILS	
TENANT	SF	%GLA	START	END	DATE	\$/SF	MONTHLY	ANNUAL	REIMB.	OPTIONS
Occupied Suites										
Dollar Tree	14,500	62.5%	Sep-11	Jun-26	Current	\$7.26	\$8,772.50	\$105,270	NNN* + 10% Admin	5, 5-Year
Family Dollar Inc.										
Notes: Each 5-Year option includes a 10% rental increase. *Reimb Notes: Landlord responsible for roof, & structure. 5.0% Annual CAM Cap.										
Aaron's	8,700	37.5%	Sep-05	Sep-26	Current	\$8.22	\$5,959.50	\$71,514	NNN* + 10% Admin	1, 5-Year
Aaron's LLC										
Notes: 5-Year option is at \$9.04 PSF (10% increase). *Reimb Notes: Landlord responsible for significant HVAC repairs or replacement, roof, & structure. 5.0% Annual CAM Cap.										
Occupied SF	23,200	100.0%	CURRENT TOTALS					\$14,732	\$176,784	
Vacant SF	0	0.0%								
Total SF	23,200	100.0%								

INCOME SUMMARY	
Rental Revenue	
Dollar Tree	\$105,270
Aaron's	\$71,514
Total Rental Revenue	\$176,784
Reimb. Revenue	
Dollar Tree	\$34,940
Aaron's	\$19,112
Total Reimb. Revenue	\$54,052
Gross Revenue	\$230,836
Operating Expenses	
CAM	\$33,783
Insurance	\$10,462
Taxes	\$16,032
Management	\$3,966
Total OPEX	\$64,243
Net Operating Income	\$166,593



BRAND
PROFILE



±16,000
LOCATIONS



Public
COMPANY TYPE

DOLLAR TREE

Dollar Tree, founded in 1953, is a prominent retail brand with a vast network of over 16,000 locations across the United States and Canada. Dollar Tree is publicly traded (NASDAQ: DLTR) with a market capitalization exceeding \$30 billion (as of June 2023) and more than 207,000 employees. As a leading discount variety store, Dollar Tree is dedicated to providing its customers with an extensive range of high-quality, everyday essential products at the unbeatable price point of one dollar. From household items and party supplies to food, health, and beauty products, Dollar Tree prides itself on delivering exceptional value, convenience, and affordability. With its commitment to customer satisfaction and a diverse product assortment, Dollar Tree continues to be a trusted destination for budget-conscious shoppers seeking exceptional bargains without compromising on quality.



CLICK TO VISIT DOLLAR TREE'S WEBSITE



BRAND PROFILE



±1,270

LOCATIONS



Public

COMPANY TYPE

AARON'S

Aaron's, established in 1955, is a well-established retail brand with a wide presence, encompassing more than 1,250 locations across the United States and Canada. Operating under the ticker symbol "AAN" on the New York Stock Exchange, Aaron's specializes in lease-to-own options, offering an extensive selection of furniture, electronics, appliances, and accessories to cater to diverse customer needs. With a focus on providing flexible payment plans and exceptional customer service, Aaron's has become a go-to destination for individuals and families looking to furnish their homes affordably and conveniently. The brand's commitment to helping customers achieve their dreams through accessible ownership has made it a trusted name in the industry, solidifying its reputation as a reliable partner in fulfilling customers' aspirations for a comfortable and stylish living space.



CLICK TO VISIT AARON'S WEBSITE

LEASE DETAILS

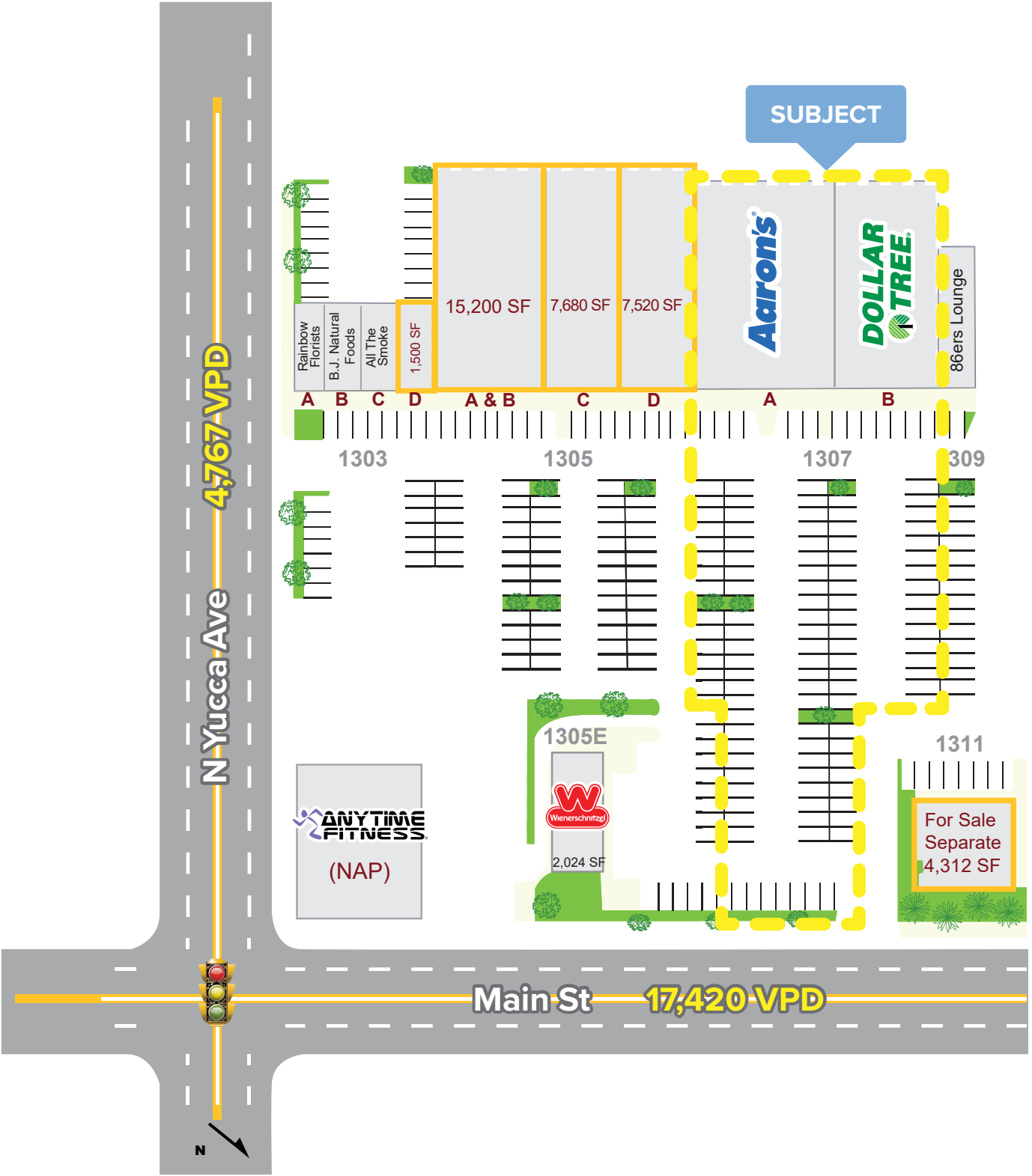
AARON'S

Reimbursement Details	
Common Area Maintenance	Paid by Tenant + 10% Admin Fee CAM cannot exceed 105% of prior year
Property Taxes	Paid By Tenant
Insurance	Paid By Tenant
HVAC	Tenant maintains, Landlord replaces
Roof	Paid By Landlord
Structure	Paid By Landlord
Notable Lease Clauses	
Co-Tenancy	No
Right of First Refusal	No
Go Dark	No
Sales Reporting	No
Tenant Financial Reporting	No
Assignment w/out LL Approval	Yes

DOLLAR TREE

Reimbursement Details	
Common Area Maintenance	Paid by Tenant + 10% Admin Fee CAM cannot exceed 105% of prior year
Property Taxes	Paid By Tenant
Insurance	Paid By Tenant
HVAC	Paid By Tenant
Roof	Paid By Landlord
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SITE DETAILS

Location Information

Address	1307 E Main St
City / State / Zip	Barstow, CA 92311
County	San Bernardino County

Ownership	Fee Simple
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Parcel Data

Parcel Number	0181-841-38
Parcel Size (SF)	± 74,052 SF
Parcel Size (Acres)	± 1.7 Acres

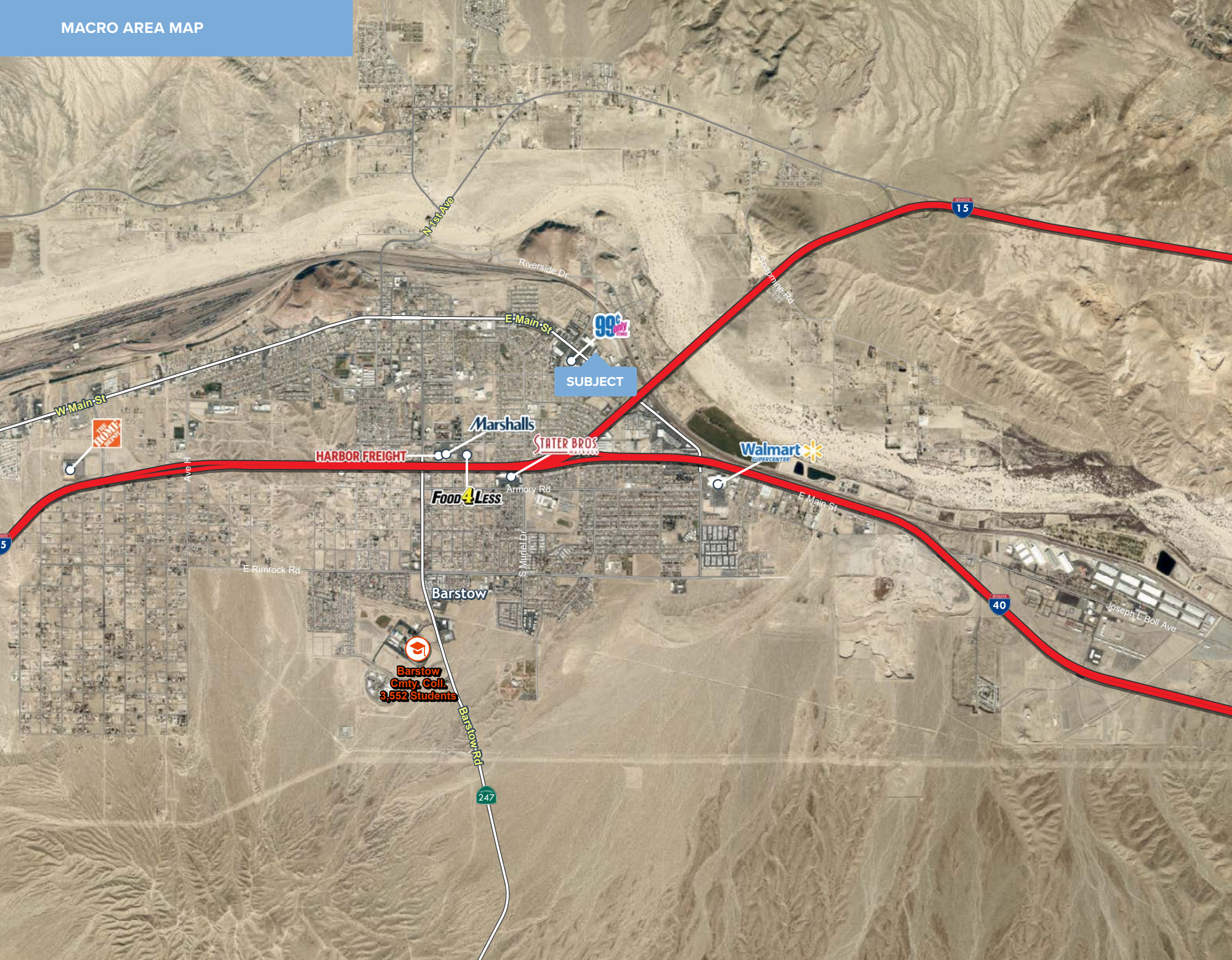
Zoning:	COM, City of Barstow
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Building Information

Year Built / Renovated	1974
Building SF	± 23,000 SF
Parking	± 133 Spaces

Traffic Counts

Main Street	± 17,420 VPD
Yucca Avenue	± 4,767 VPD
Total Traffic Counts	± 22,187 VPD



DISCLOSURE AND CONFIDENTIALITY STATEMENT

Aaron's & Dollar Tree

1307 E Main St, Barstow, CA 92311

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the subject property. It is not to be used for any other purpose or made available to any other person without the express written consent of Western Retail Advisors (the "Broker"). The material is based in part upon information deemed to be reasonably reliable by Broker. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the subject property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the subject property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the

property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Broker is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The subject property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Western Retail Advisors and the Owner.

All property showings are by appointment only. Please contact Broker for more details. Do not disturb the tenant.

With the exception of the Western Retail Advisors and Realty Resources Network logos, all other brand logos represented in this Offering Memorandum, if trademarked, are trademarked through their parent companies.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



CONTACT

Andrew Lundahl
Managing Director
602.838.4105
alundahl@w-retail.com

Alfredo Arguello
Vice President
949.988.3205
@w-retail.com



2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016
602.778.3747 | **w-retail.com**