

INTERACTIVE OFFERING MEMORANDUM



2140 W AMERICAN AVE, ORACLE, AZ 85623



EXCLUSIVELY LISTED BY

SIMON ASSAF

Broker of Record

License No. CO701910000 (AZ)

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- 2024 build-to-suit construction for Family Dollar Tree
- ±9.5 Years remaining on an initial 10-Year lease
- Three, 5-Year renewal options all of which include a \$0.50/SF rent increase
- Corporately guaranteed lease
- Family Dollar Tree Combo stores have proven 20% higher sales volume than non-co-branded stores
- The subject property comes with a 20-Year roof warranty
- 10-mile population of 18,536 residents
- Average household income of \$91,125 annually within a 10-mile radius
- Traffic counts on Hwy 77 exceed 7,500 vehicles daily
- Oracle is located 30 miles north of Tucson and 50 miles north of Saguaro National Park

TENANT HIGHLIGHTS

- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second largest discount retailer in the United States with more than 16,000 locations
- Family dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability
- Investment Grade Credit Tenant – S&P Rated BBB



FINANCIAL OVERVIEW



\$1,591,935
LIST PRICE



\$123,375
NOI



7.75%
CAP RATE



2024
YEAR BUILT



±10,500 SF
GLA



±1.36 AC
LOT SIZE



REPRESENTATIVE PHOTO

TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility (20-Year Roof Warranty)
Original Lease Term	10 Years
Rent Commencement Date	3/27/2024
Lease Expiration Date	4/1/2034
Term Remaining on Lease	±9.5 Years
Increase	\$5,250 (\$.50 PSF) in Options
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current	\$10,281.25	\$123,375	7.75%
Option 1	\$10,718.75	\$128,625	8.08%
Option 2	\$11,156.25	\$133,875	8.41%
Option 3	\$11,593.75	\$139,125	8.74%

FINANCING INQUIRIES

For financing options reach out to:

COREY RUSSELL

(817) 932-4333

corey.russell@matthews.com



STATE HIGHWAY 77 ±7,500 VPD

ROCKLIFE BLVD



IN SELF-STORAGE



ORACLE FIRE DEPARTMENT



ORACLE VALLEY ESTATES



RV STORAGE RELIANCE WEST



MOUNTAIN VISTA SCHOOL
391 STUDENTS

ORACLE APARTMENTS
40 UNITS



ROCKLIFE BLVD

TRIANGLE RANCH
HISTORIC HIGH DESERT HIGHWAY
Travis Cottman • Barbara • Priscilla • Colleen

STATE HIGHWAY 77 ±7,500 VPD

FAMILY DOLLAR
DOLLAR TREE

Nonna Maria's
Ristorante & Pizzeria

IN SELF-STORAGE

CIRCLE K

CARQUEST
AUTO PARTS

CREATING HEALTH NATURALLY
HEALTH
PRODUCTS DISTRIBUTORS, INC.

HIGH DESERTS FIRST

ORACLE ADVENTURE TRENTALS

WALDO'S
ORACLE, ARIZONA

De Marco's
PIZZERIA

ORACLE FIRE DEPARTMENT

Sun Life
PHARMACY

The Oracle
PATIO CAFE
and Market

ups

MOUNTAIN VISTA SCHOOL
391 STUDENTS

Life under the Oaks
Lavender Farm

ORACLE APARTMENTS
40 UNITS

TRADING POST

RANCHO
ROBLES

ORACLE PINN
SPRINKLER & LOGS

ORACLE 24 HR FITNESS

RANCHO
LINDA VISTA
All Communities

ORACLE ELEMENTARY
390 STUDENTS

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



16,000+

LOCATIONS



\$30.6B

2023 REVENUE



1959

FOUNDED

AREA OVERVIEW

ORACLE, AZ

Nestled 31 miles north of Tucson amidst the picturesque foothills of the Catalina Mountains, Oracle stands as an inviting retreat for nature enthusiasts and art aficionados alike. As an official Dark Sky Community, Oracle offers unparalleled opportunities for stargazing, drawing visitors and residents alike to marvel at the celestial wonders above. The town prides itself on its vibrant art scene, with local artists and craftspeople opening their studios for tours and exhibitions as well as hosting world-class musical events that captivate audiences from near and far.

Home of six guest ranches, great local eateries and shops, and exciting outdoor and off-roading businesses. Outdoor enthusiasts can immerse themselves in the natural beauty of the surroundings through activities like birding, hiking, camping, and mountain biking, all set against the backdrop of rolling hills and cool oak forests. Biosphere 2, an Earth science research facility that designed to be a closed ecological system intended to simulate different ecosystems and provide insights into how they function. Visitors can tour its various environments, including a rainforest, ocean and savannah, all enclosed within a large glass and steel structure. It's proximity to Tucson And the University of Arizona as well the bustling metropolis of Phoenix offers residents and visitors alike access to world-class education, cultural amenities, and urban opportunities.



DEMOGRAPHICS		
POPULATION	8-MILE	10-MILE
2023 Estimate	11,275	20,086
HOUSEHOLDS	8-MILE	10-MILE
2023 Estimate	5,690	9,756
INCOME	8-MILE	10-MILE
Avg. Household Income	\$93,436	\$94,752



REGIONAL MAP



PHOENIX, AZ

±113 MILES

SUBJECT PROPERTY

±30 MILES

±50 MILES



TUCSON, AZ



SAGUARO NATIONAL PARK



TUCSON, AZ

With 543,242 residents, Tucson is the second largest city, behind Phoenix. The entire Tucson MSA has a population of over 1 million people. It is the county seat of Pima county and is approximately 108 miles southeast of Phoenix, via the I-10. Downtown Tucson is a hub for eateries, museums, and nightlife. Downtown Tucson is home to the Tucson Museum of Art, the Fox Theatre, the University of Arizona Museum of Art, The Children's Museum Tucson, MOCA Tucson, and many art galleries. The University of Arizona is located just outside downtown Tucson. Residents of the city enjoy the low cost of living, which is 6% lower than the national average.



ECONOMY

The University of Arizona is the city's main economic driver and top employer. Tucson is also a major hub for the Union Pacific Railroad's Sunset Route that links the Los Angeles ports with the South/Southeast regions of the country. The city has the nickname, "Optics Valley" due to the high concentration of optics companies spawned by research at the University of Arizona. Tourism also greatly impacts Tucson's economy, bringing in \$2 billion per year and over 3.5 million visitors annually.



MAJOR EMPLOYERS

EMPLOYER	NUMBER OF EMPLOYEES
University of Arizona	11,604
Raytheon	11,500
U.S. Army Intelligence Center & Ft. Huachuca	9,039
Davis-Monthan Air Force Base	8,215
Pima County	8,132
Wal-Mart Stores, Inc	7,900
Tucson Unified School District No. 1	6,739
Freeport McMoRan Copper and Gold Inc	4,800
Tohono O'Odham Nation	4,679
Carondelet Health Services	4,566

HIGHER EDUCATION

The University of Arizona, a land-grant university with two independently accredited medical schools, is one of the nation's top public universities, according to U.S. News & World Report. Established in 1885, the UA is widely recognized as a student-centric university and has been designated as a Hispanic Serving Institution by the U.S. Department of Education. The UA ranked in the top 25 in 2018 in research expenditures among all public universities, according to the National Science Foundation, and is a leading Research 1 institution with \$687 million in annual research expenditures. The UA advances the frontiers of interdisciplinary scholarship and entrepreneurial partnerships as a member of the Association of American Universities, the 62 leading public and private research universities in the U.S. It benefits the state with an estimated economic impact of \$4.1 billion annually. The university accepts over 43,800 students each academic year, with over 35,600 being undergraduate students. The campus stretches across 380 acres with a total of 179 buildings on the main campus. U of A does not just rank academically, the U of A Wildcats have been Division 1 champions in football, baseball, softball, golf, and basketball. Their well-known motto, "Bear Down, Arizona," has become a staple for the school as a whole.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2140 W American Ave, Oracle, AZ 85623** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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