



## OFFERING MEMORANDUM

# Dollar General | Absolute NNN Investment

11 W AZ-92, Bisbee, AZ 85603

*Representative Photo: Same construction style as subject property*

BRAND NEW CONSTRUCTION

**\$2,461,980.00 5.15% CAP**

- Limited local competition
- High traffic area along retail corridor
- Heavily traveled tourist destination



**DOLLAR GENERAL**

For more information, please contact:

Dave Hammack, Principal  
Retail Properties  
+1 520 546 2712  
[dhammack@picor.com](mailto:dhammack@picor.com)

PICOR Commercial Real Estate Services  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)



## Investment Summary

<b>Offering Price:</b>	<b>\$2,461,980.00</b>
<b>CAP Rate:</b>	<b>5.15%</b>
<b>Annual Rent:</b>	<b>\$126,792.00</b>
<b>Building Size:</b>	<b>10,640 SF</b>
<b>Land Area:</b>	<b>±2.12 acres</b>
<b>Year Built:</b>	<b>Under Construction (Est. January 2024)</b>

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## Lease Abstract

<b>Property Address</b>	11 W AZ-92, Bisbee, AZ 85603
<b>Tenant</b>	DG Retail, LLC
<b>Guarantor</b>	Dollar General Corporation (NYSE:DG)
<b>Lease Term</b>	Fifteen (15) years with Three (3), Five (5) year renewal options
<b>Lease Type</b>	Absolute NNN (zero Landlord responsibility)
<b>Rent increases</b>	10% each option period
<b>Est. Lease Commencement</b>	January 2024
<b>Est. Lease Expiration</b>	January 2039



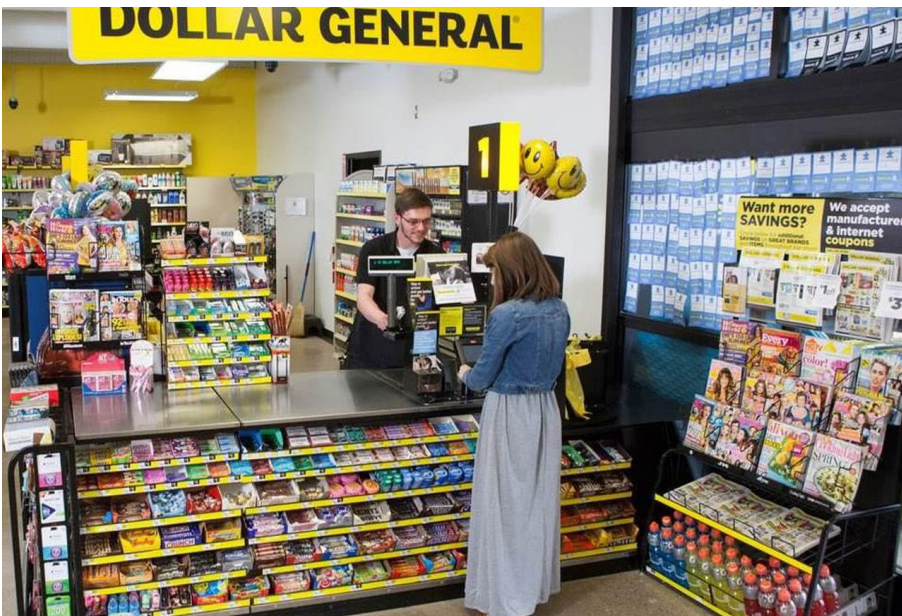
Representative Photo  
Not Subject Property

## Tenant Profile

<b>Company Type</b>	Public (NYSE: DG)
<b>Revenue</b>	\$34.5 billion LTM ending April 2022
<b>Store Count</b>	+18,356 as of February 2023
<b>Employees</b>	140,000+
<b>S&amp;P Credit Rating</b>	BBB
<b>Moody's Credit Rating</b>	Baa2
<b>Website</b>	www.dollargeneral.com

- The first Dollar General store opened in Springfield, Kentucky on June 1, 1955.
- Dollar General offers 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 manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.
- Dollar General is the only dollar store chain with an investment grade rating from S&P and Moody's.
- Ranked #106 on the *Fortune 500* list as of January 2023.
- Dollar General is the country's largest small box retailer.

Source: [www.dollargeneral.com](http://www.dollargeneral.com), [www.standardandpoors.com](http://www.standardandpoors.com), and [www.moodys.com](http://www.moodys.com)



## Location Overview

Located in the heart of Bisbee's historic district, this property is situated in a prime location with high traffic and excellent visibility. In close proximity to popular tourist attractions and local businesses further enhances its appeal. With easy access to major highways, it's conveniently located less than 30-minutes from Sierra Vista, Arizona, and only 15-minutes from the international border crossing into Naco, Sonora, Mexico.



### Demographics 5 Mile Radius

Est. Population 2023	5,815
Avg Household Income	\$60,715

Source: Regis Online, <https://regis.sitesusa.com/>

Site Plan

