

# ARIZONA DOLLAR GENERALS

Offering Memorandum | Portfolio Sale

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*Representative Photo  
Not Subject Property*





# PROPERTY HIGHLIGHTS

**Total Consideration: \$6,400,748.72**  
**4 - Properties Sale**

PROPERTY DETAILS		
ADDRESS	PRICE	CAP RATE
1323 High St, Sunsites, AZ 85625	\$1,419,623.50	7.15%
28890 S Nogales Hwy, Amado, AZ 85645	\$1,485,296.22	7.15%
6780 N Sandario Rd, Tucson, AZ 85743	\$1,822,844.00	6.25%
7265 Concho Dr, Kingman, AZ 86401	\$1,672,985.00	6.50%

# 1323 High St Sunsites, AZ 85625

## Investment Summary

Offering Price: \$1,419,623.50

CAP Rate: 7.15%

Annual Rent: \$101,503.08

Building Size: 9,100 SF

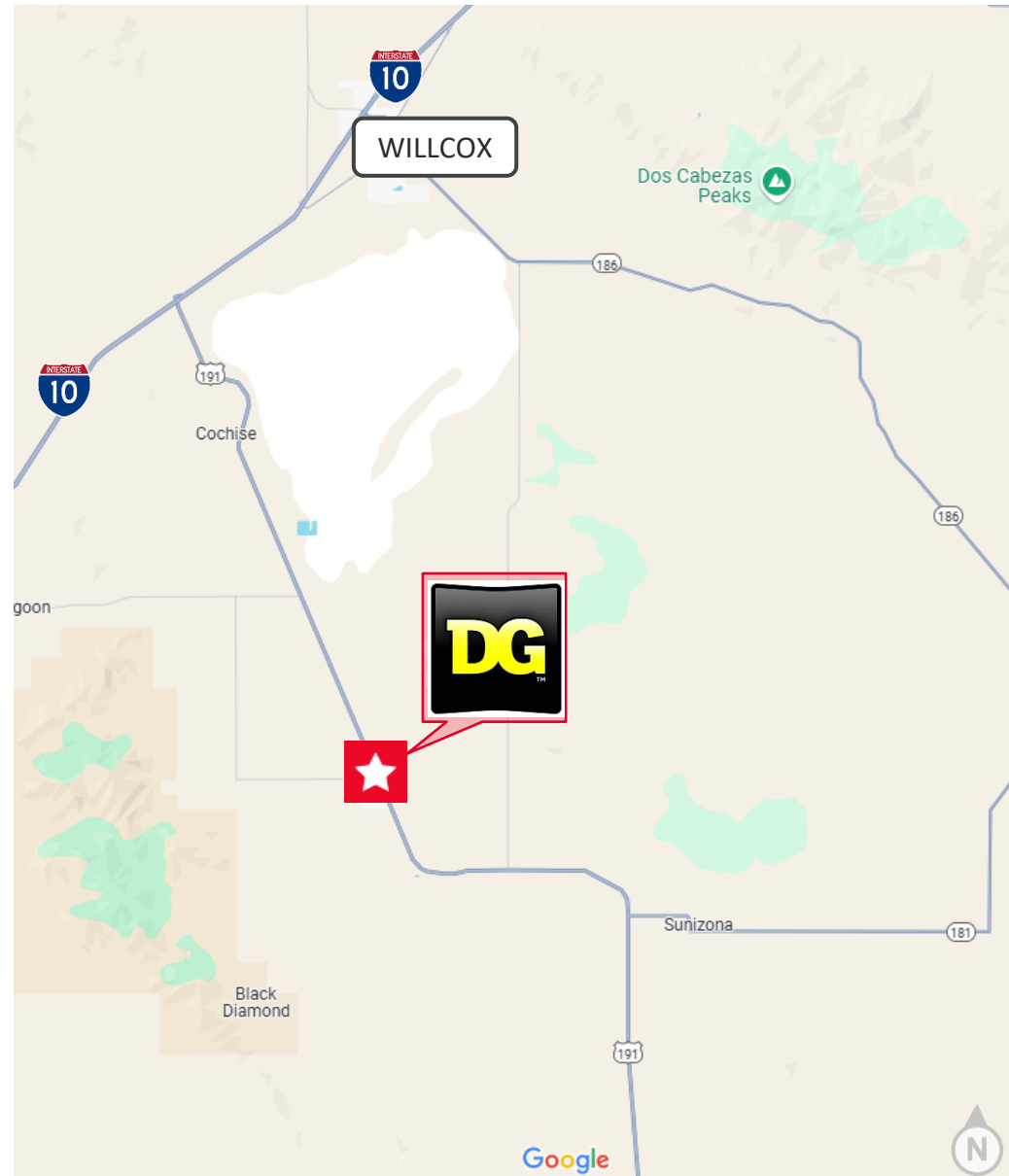
Land Area: ±1.11 Acres

Year Built: 2017

## Lease Abstract

Tenant	DG Retail, LLC
Guarantor	Dollar General Corporation
Lease Term	±7 years, 5 months remaining with three (3), five (5) years renewal options
Lease Type	Absolute NNN (zero landlord responsibility)
Rent increases	10% each option period
Lease Commencement	September 1, 2017
Lease Expiration	August 31, 2032

Sunsites, Arizona is located in Cochise County in the southeastern portion of Arizona and is approximately 80 miles from Tucson, Arizona. This site is positioned on a hard corner on Highway 191, which runs south from Interstate 10 approximately 50 miles to Douglas, Arizona port of entry into Agua Prieta, Mexico. This location benefits from the limited competition in the surrounding area.





# 28890 S Nogales Hwy

## Amado, AZ 85645

### Investment Summary

Offering Price: \$1,485,296.22

CAP Rate: 7.15%

Annual Rent: \$106,198.68

Building Size: 9,100 SF

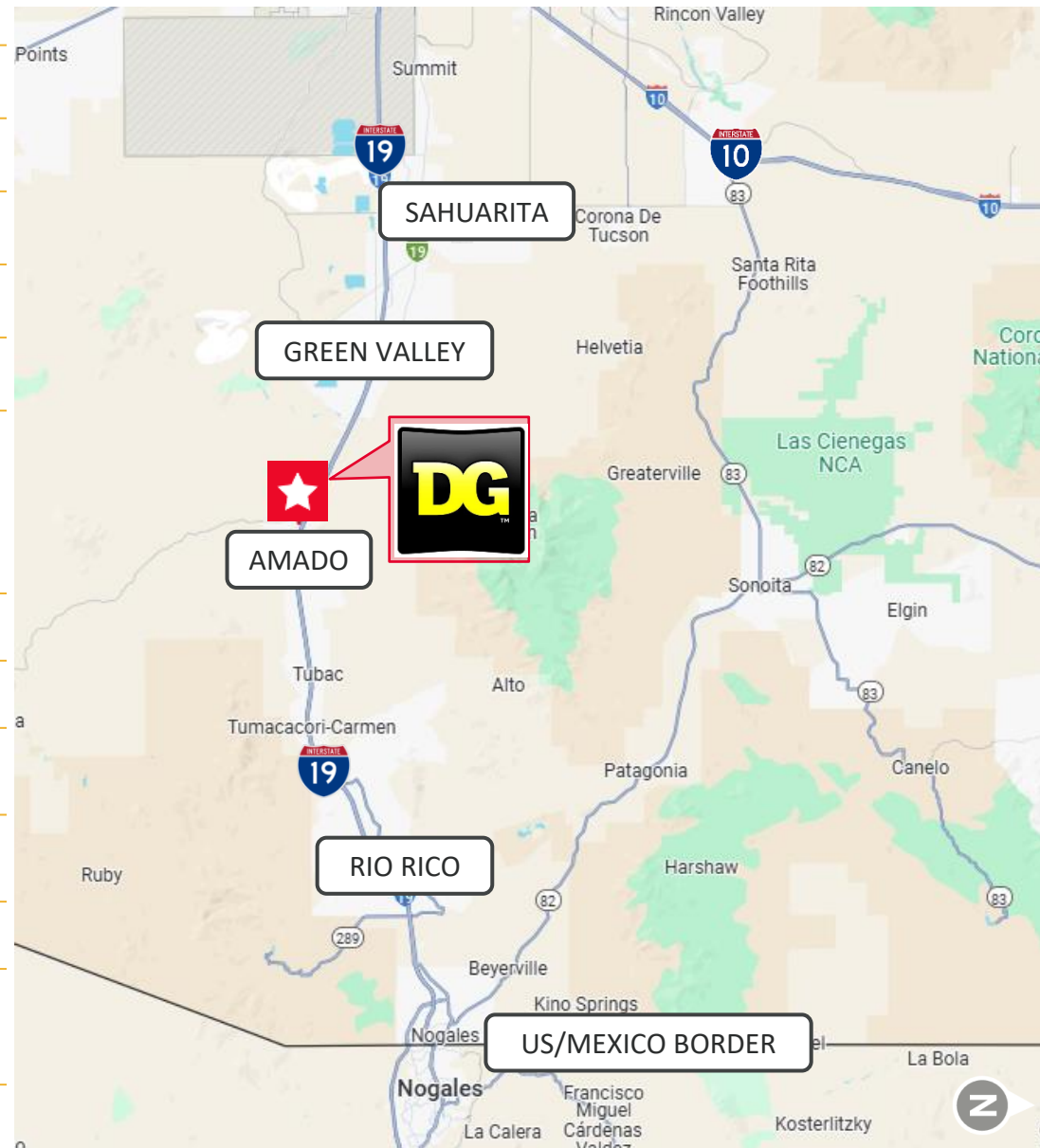
Land Area: ±1.80 Acres

Year Built: 2019

### Lease Abstract

Tenant	DG Retail, LLC
Guarantor	Dollar General Corporation
Lease Term	Approximately 9 years remaining with three (3), five (5) year renewal options
Lease Type	Absolute NNN (zero landlord responsibility)
Rent increases	10% each option period
Lease Commencement	May 1, 2019
Lease Expiration	April 15, 2034

Located just off Interstate 19 on the “main & main” corner in Amado, Arizona. Dollar General takes advantage of the lack of competition in Amado – the nearest grocery store is over 10 miles away. Green Valley, AZ is less than 20 minutes north of the site and the International border crossing into Nogales Sonora, Mexico is only 30 minutes south of the site.



# 6780 N Sandario Rd Tucson, AZ 85743

## Investment Summary

Offering Price: \$1,822,844.00

CAP Rate: 6.25%

Annual Rent: \$110,030.28

Building Size: 9,002 SF

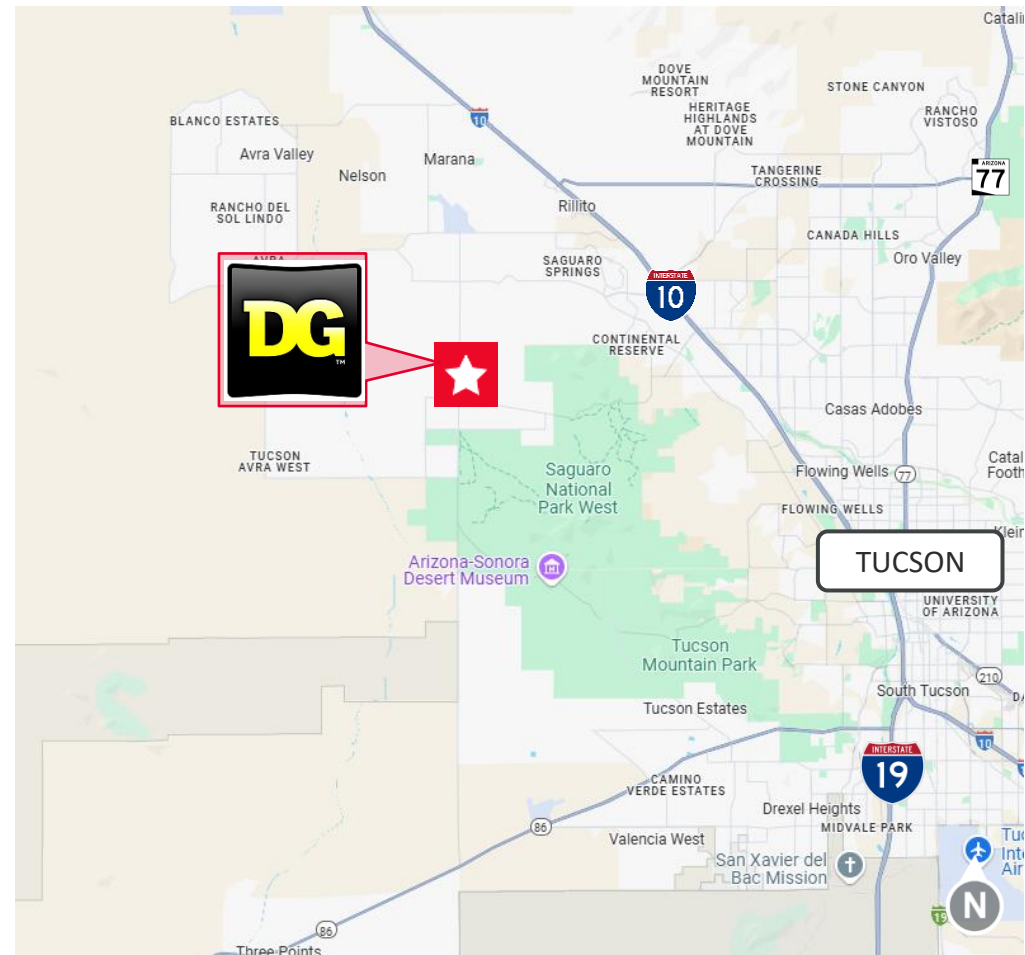
Land Area: ±1.25 Acres

Year Built: 2017

## Lease Abstract

Tenant	DG Retail, LLC
Guarantor	Dollar General Corporation
Lease Term	Approximately 7 years, 5 months remaining with three (3), five (5) year renewal options
Lease Type	Absolute NNN (zero landlord responsibility)
Rent increases	10% each option period
Lease Commencement	August 19, 2017
Lease Expiration	August 19, 2032

*Strong performing Dollar General situated in the community of Picture Rocks in Northwest Tucson, this hard corner location takes advantage of the limited area competition. Metro Tucson, Arizona has a population of nearly one million people.*



# 7265 Concho Dr Kingman, AZ 86401

## Investment Summary

Offering Price: \$1,672,985.00

CAP Rate: 6.50%

Annual Rent: \$108,744.00

Building Size: 9,100 SF

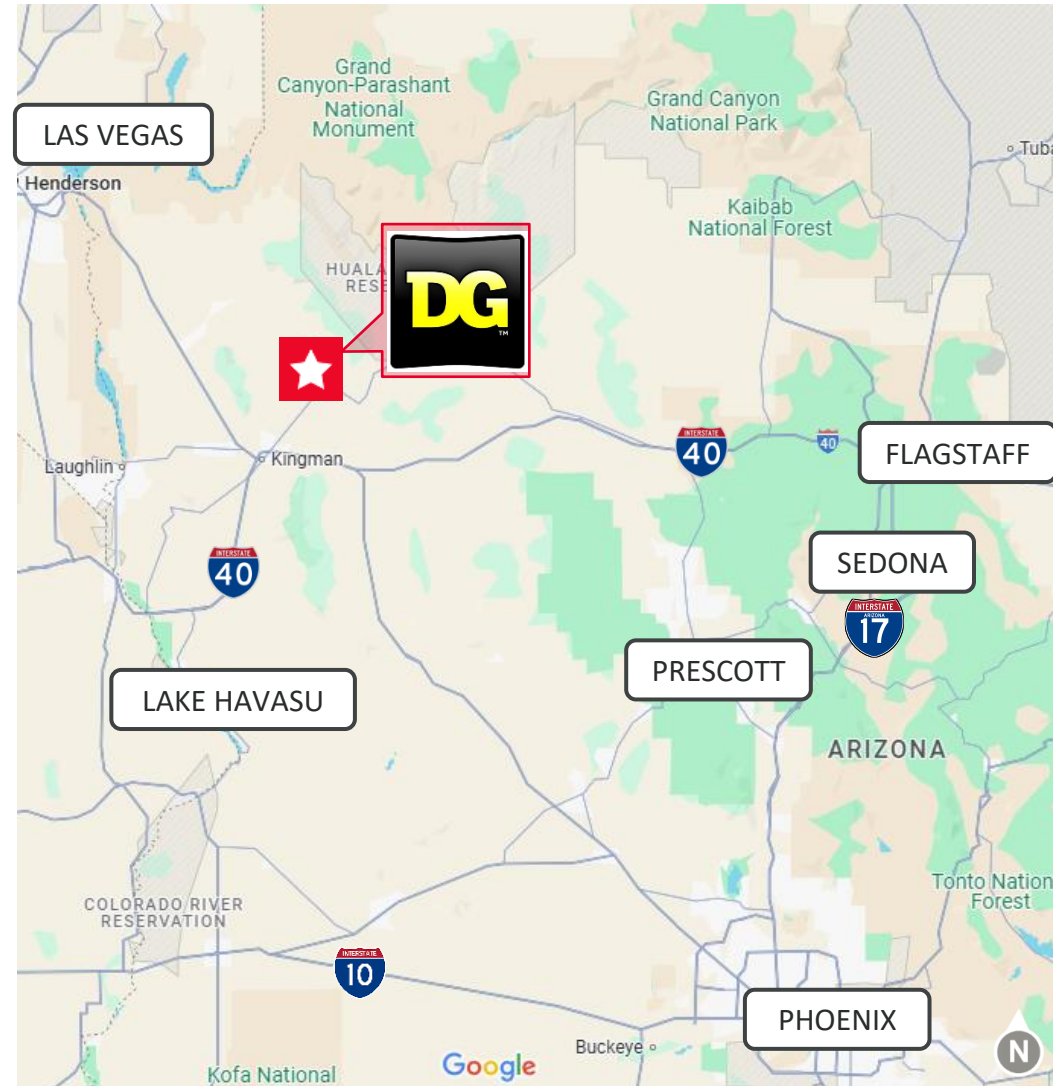
Land Area: ±1.38 Acres

Year Built: 2020

## Lease Abstract

Tenant	DG Retail, LLC
Guarantor	Dollar General Corporation
Lease Term	Approximately 10 years remaining with three (3), five (5) year renewal options
Lease Type	Absolute NNN (zero landlord responsibility)
Rent increases	10% each option period
Lease Commencement	April 30, 2020
Lease Expiration	April 30, 2035

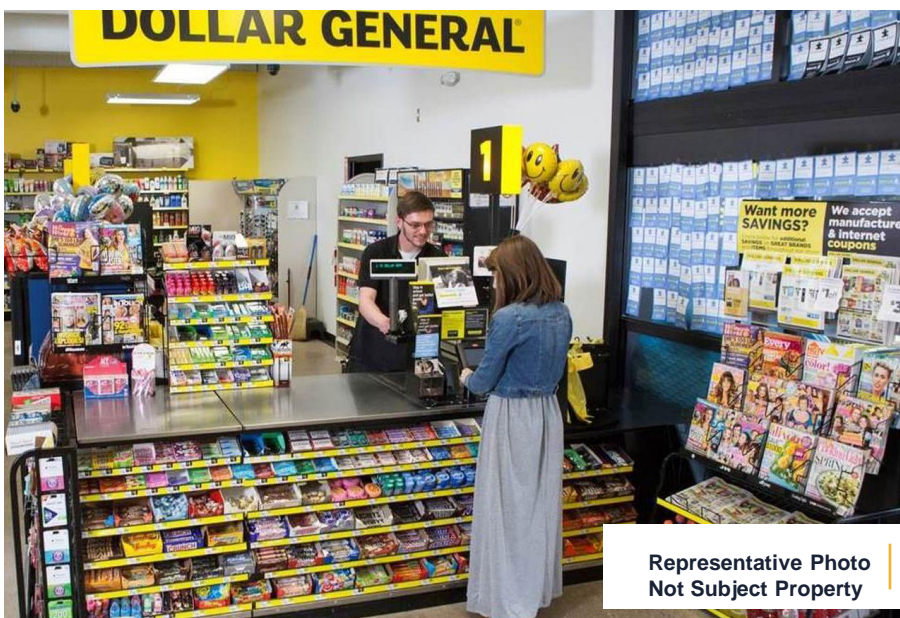
Strategically located Dollar General at 7265 Concho Dr, Kingman, AZ is situated in an underserved retail area with limited competition. Kingman is centrally positioned between Las Vegas and Phoenix. With a population of 35,334, Kingman, part of Mohave County, offers a growing population and strong demand for convenient retail services, making this location a valuable asset for serving the local community.





# TENANT PROFILE

Company Type	Public (NYSE: DG)
Revenue	\$40.6 billion (fiscal 2024 net sales)
Store Count	+20,453 as of March 2025
Employees	185,800+
S&P Credit Rating	BBB
Moody's Credit Rating	Baa2
Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

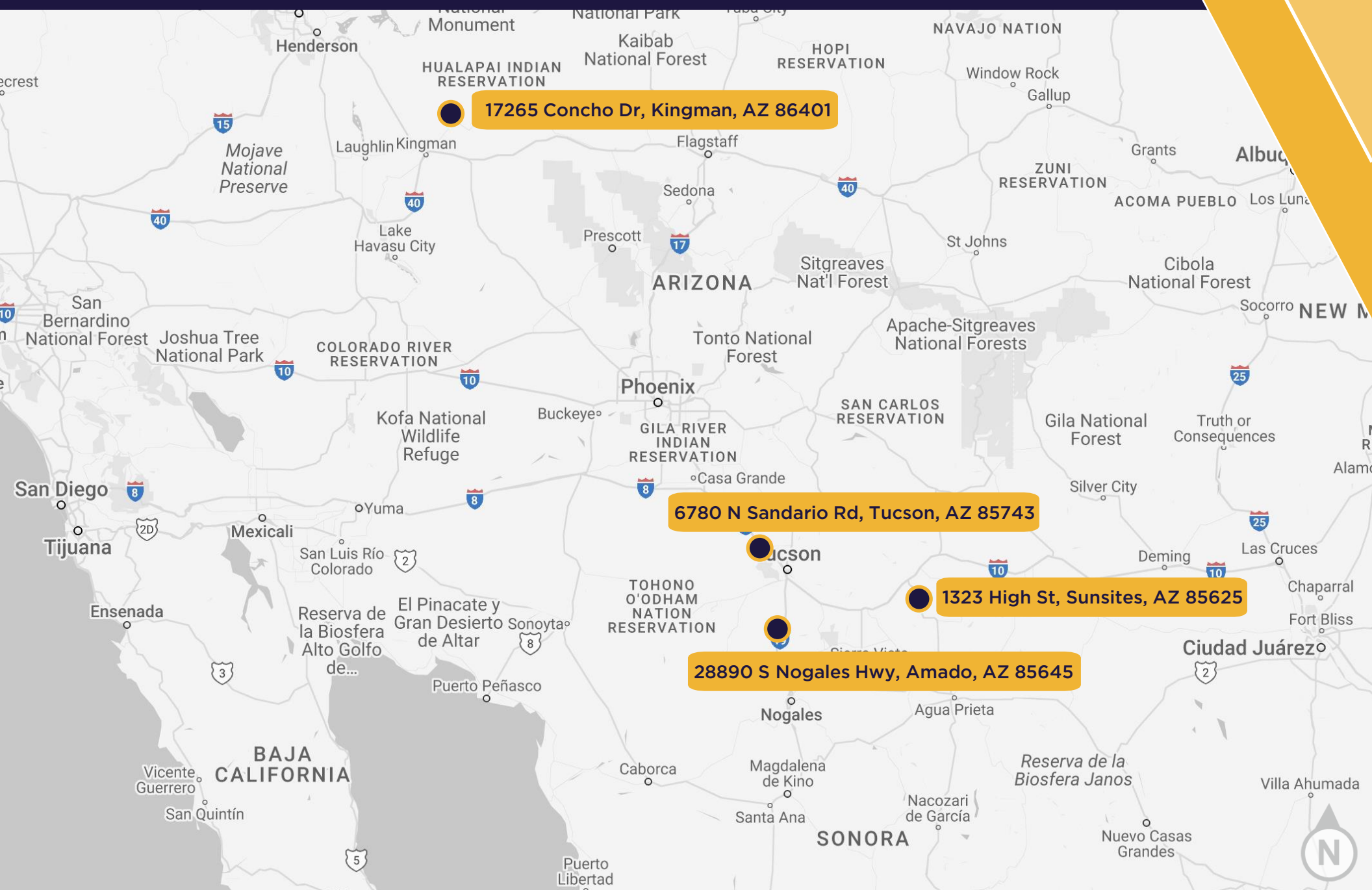


# ABOUT

- 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 sell 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 [ww.moody.com](http://ww.moody.com)

# PROPERTY LOCATION MAP





Representative Photo  
Not Subject Property



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