



OFFERING MEMORANDUM

Dollar General | Absolute NNN Investment

28890 S. Nogales Highway
Amado, AZ 85645

Representative Photo



Exclusively Represented By:

Dave Hammack
Principal, Retail Properties
+1 520 546 2712
dhammack@picor.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Investment Summary

Offering Price:	\$1,549,665.00
CAP Rate:	6.55%
Annual Rent:	\$106,198.68
Building Size:	9,100 SF
Land Area:	±1.8 acres
Year Built:	2019

For more information, contact:

Dave Hammack
Principal, Retail Properties
+1 520 546 2712
dhammack@picor.com

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

Lease Abstract

Property Address	28890 S. Nogales Highway Amado, AZ 85645
Tenant	DG Retail, LLC
Guarantor	Dollar General Corporation
Lease Term	Ten (10) years and Five (5) months remaining. 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 30, 2034

Representative Photo
Not Subject Property

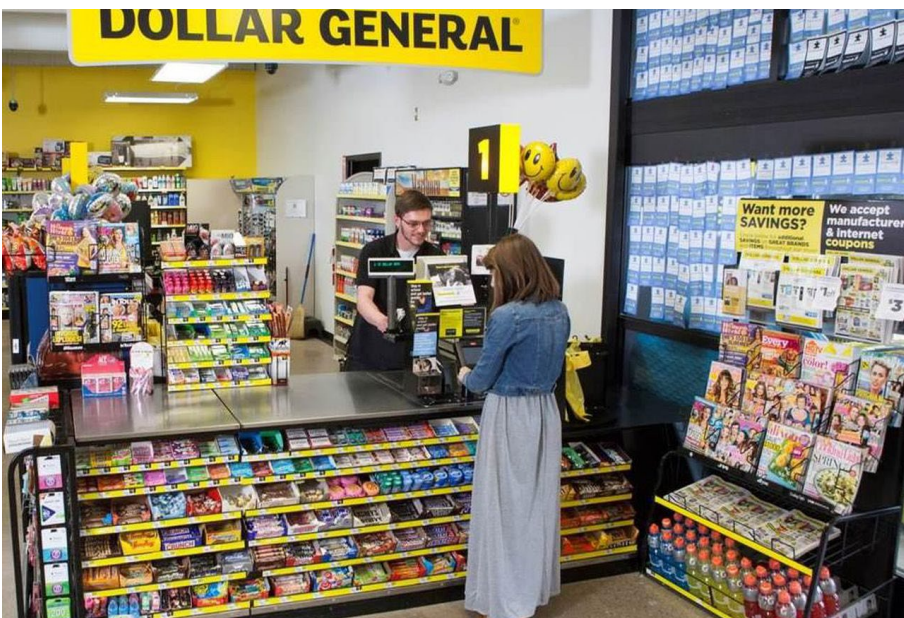


Tenant Profile

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



Location Overview

Located just off Interstate 19 on the “main & main” corner in Amado, Arizona. 2019 construction with over 10 years remaining on the Initial Lease Term. Lease is absolute NNN with zero Landlord responsibilities. 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.



Aerial

