

OFFERING MEMORANDUM



FAMILY DOLLAR
VADO, NEW MEXICO



SCHUCHERT
RETAIL GROUP



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SCHUCHERT RETAIL GROUP

EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$665,500



LOCATION
**106 VADO ROAD
VADO, NM 88072**



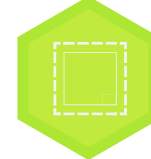
CAP RATE
10.00%



ANNUAL RENT
\$66,550.08



BUILDING SIZE
8,000 SQ. FT.



LAND AREA
1.46 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN+



TERM REMAINING
2 YEARS



LEASE EXPIRATION
6/30/2022



RENEWAL OPTIONS
2 - 5 YEAR



RENT INCREASES
**OPTION 1 = 21%
OPTION 2 = 10%**



PARKING
34 SPACES



YEAR BUILT
2002



APN
4-014-148-024-281



TRAFFIC COUNTS
9,400 VPD

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE GUARANTEED LEASE:

- 2 Years Remaining in the Current Lease Term
- Two (2) - Five (5) Year Options with a 21% Rent Increase in Option 1 & a 10% Rent Increase in Option 2

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Structural Portions of the Building
- Tenant is Responsible for Maintaining, Repairing & Replacement of HVAC Units
- Tenant is Responsible for Patching, Resealing, Restriping & Resurfacing the Parking Areas
- Tenant is Responsible for Repairs to the Roof Covering
- Tenant Pays Property Taxes Directly to Taxing Authority

STRONG OPERATING HISTORY:

- Family Dollar has Operated at this Location Since 2002

LOCATION:

- Located at the Corner of Vado Road & New Mexico State Highway 478
- Traffic Counts of Approximately 9,400 Vehicles Per Day on Vado Road
- Vado is Located in Dona Ana County

PROXIMITY TO OTHER CITIES:

- Las Cruces, New Mexico | 17 Miles
- El Paso, Texas | 29 Miles
- Carlsbad, New Mexico | 193 Miles
- Albuquerque, New Mexico | 239 Miles
- Tucson, Arizona | 294 Miles
- Santa Fe, New Mexico | 301 Miles
- Midland, Texas | 332 Miles

VADO SPEEDWAY:

- 3,400 Seat Venue
- 3/8 Mile Track
- Located off Interstate 10
- Approximately 1.20 Miles from Subject Property

CONSISTENT GROWTH IN TRADE AREA:

- 1-Mile Annual Population Growth = 1.33% (6.72% Over the Next 5 Years)
- 3-Mile Annual Population Growth = 1.38% (6.94% Over the Next 5 Years)
- 5-Mile Annual Population Growth = 1.36% (6.84% Over the Next 5 Years)
- 7-Mile Annual Population Growth = 1.33% (6.67% Over the Next 5 Years)

TENANT:

- Dollar Tree, Inc. (NASDAQ: DLTR) Features Investment Grade Credit (BBB-) by Standard & Poor's
- 15,370 Stores Across 48 States and Five Canadian Provinces as of May 2, 2020
- Ranked #135 on Fortune 500 List



DOLLAR GENERAL

FAMILY DOLLAR

SITE

DOLLAR GENERAL 

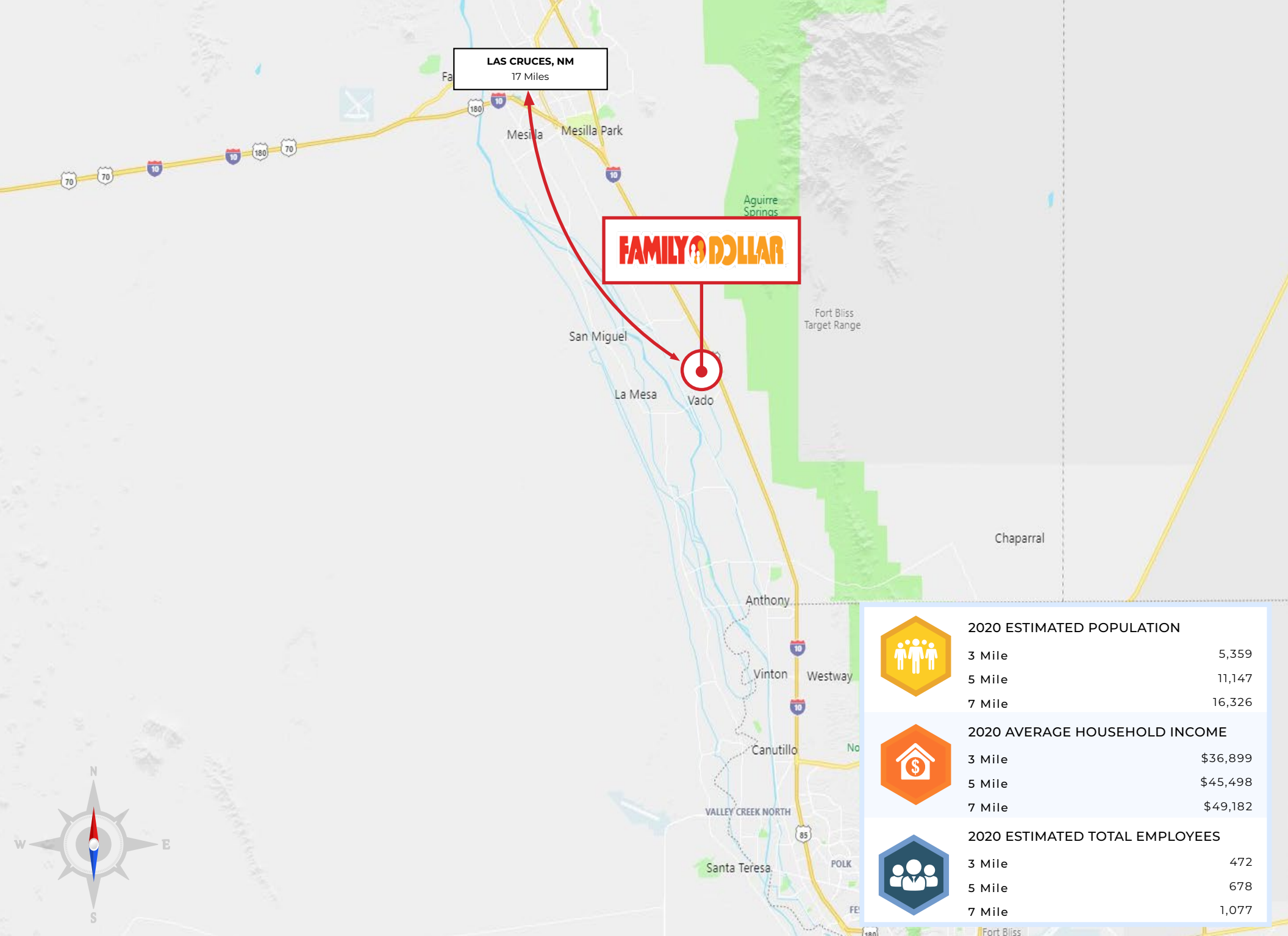
ACE True Value DISCOUNT TIRE
 AutoZone O'Reilly DOLLAR GENERAL
 ANN TAYLOR BANANA REPUBLIC GAP
 LANE BRYANT LOFT OUTLET FOSILL
 rue21 OLD NAVY THE CHILDREN'S PLACE MCDONALD'S
 DO WARDEN STARBUCKS SUBWAY PIZZA HUT
 SHELL AMERICAN EAGLE LUCKY*BRAND
 NIKE TACOS FOOTWEAR FAMOUS FOOTWEAR claire's
 Bath&BodyWorks Justice NEW YORK & COMPANY
 WILLIAMS-SONOMA AÉROPOSTALE H&M
 SONIC VITAMIN WORLD IHOP carter's
 MATTRESS FIRM COACH ALDO
 metro JOHNSTON & MURPHY ExtraSpace Storage
 SKECHERS EXPRESS Speedway
 cricket Clarks Columbia
 nerie MELROSE

Little Caesars AutoZone
 O'Reilly DOLLAR TREE
 FAMILY DOLLAR Walgreens
 WELLS FARGO BANK OF WEST UNY PARIBAS BURGER KING
 MCDONALD'S TACO BELL SONIC
 Kentucky Fried Chicken CIRCLE K
 SUBWAY Denny's
 BW | Best Western DOLLAR GENERAL
 cricket metro
 AMERICAS Pilot
 FLYING J Love's
 GANDER OUTDOORS VALERO TA

AutoZone FAMILY DOLLAR
 DOLLAR GENERAL VALERO SUBWAY
 cricket metro by F-Mobile

Pizza Hut Walgreens
 BURGER KING SUBWAY
 TACO BELL
 ALBERTSONS SHELL 9
 Marshalls DOLLAR TREE
 SCHWAB'S BIG LOTS
 petco ROSS GNC rue21
 Walmart GNC SALLY BEAUTY petco pizza pizza
 SUPERCUTS SportClips
 verizon CROSBY'S SECRET STORIES
 MATTRESS FIRM DOLLAR GENERAL
 metro Starbucks COFFEE STORE

DOLLAR GENERAL Little Caesars CIRCLE K
 SUBWAY cricket
 FAMILY DOLLAR MCDONALD'S
 TACO BELL SHELL U-HAUL
 Carls Jr. ExtraSpace Storage DOLLAR TREE



LAS CRUCES, NM
17 Miles

	2020 ESTIMATED POPULATION	
	3 Mile	5,359
	5 Mile	11,147
	2020 AVERAGE HOUSEHOLD INCOME	
	3 Mile	\$36,899
	5 Mile	\$45,498
	2020 ESTIMATED TOTAL EMPLOYEES	
	3 Mile	472
	5 Mile	678
	7 Mile	1,077

AREA OVERVIEW



VADO, NEW MEXICO

Vado is an unincorporated community and census-designated place (CDP) in Doña Ana County, New Mexico. It is part of the Las Cruces Metropolitan Statistical Area. It had a population of 3,191 as of July 1, 2017.

The Gadsden Independent School District operates public schools, including Vado Elementary School; the designated high school for this area would be Gadsden High School or Alta Vista Early College High School.

Dona Ana County is a county located in the southern part of the state of New Mexico, in the United States. As of the July 1, 2017,, the population was 215,579, which makes it the second-most populated county in New Mexico. Its county seat is Las Cruces, the second-most populous municipality in New Mexico. Dona Ana is a Spanish name meaning “Madam Anna” and was probably given in honor of some Spanish matron. Dona Ana County comprises the Las Cruces, NM Metropolitan Statistical Area, which is also included in the El Paso-Las Cruces, TX-NM Combined Statistical Area. Dona Ana is pronounced Donana. It borders West Texas and the Mexican state of Chihuahua to the south.

Las Cruces, also known as “The City of the Crosses”. Comprised of 77 square miles of land, the city is a growing urban area in a unique environment of desert, mountains, arroyos, mesas, and river valley.

Las Cruces is the economic and geographic center of the fertile Mesilla Valley.

Major employers in Las Cruces are New Mexico State University, Las Cruces Public Schools, the City of Las Cruces, Memorial Medical Center, Walmart, MountainView Regional Medical Center, Doña Ana County, Doña Ana Community College, Addus HealthCare, and NASA.

The majestic Organ Mountains are dominant in the city's landscape, along with the Dona Ana Mountains, Robledo Mountains, and Picacho Peak. Notable cultural venues within the city include the New Mexico Farm and Ranch Heritage Museum, the Las Cruces Museum of Art, the Las Cruces Railroad Museum and a number of the area's surrounding monuments and features.

Annual events include the Border Book Festival, the Whole Enchilada Fiesta, the Southern New Mexico State Fair and the Day of the Dead Festival held at the Branigan Cultural Center.

AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE	7 MILE
2020 Population	5,359	11,147	16,326
2025 Projected Population	5,731	11,910	17,416
2010 Population	5,423	11,325	16,611
Annual Growth Rate: 2020 - 2025	1.38%	1.36%	1.33%



HOUSEHOLDS	3 MILE	5 MILE	7 MILE
2020 Households	1,679	3,605	5,322
2025 Households	1,774	3,800	5,599
2010 Households	1,591	3,433	5,079
Annual Growth Rate: 2020 to 2025	1.12%	1.08%	1.03%
Average Household Size	3.19	3.09	3.06



INCOME	3 MILE	5 MILE	7 MILE
Average Household Income	\$36,899	\$45,498	\$49,182
Median Household Income	\$33,272	\$36,936	\$39,258
Per Capita Income	\$11,562	\$14,712	\$16,034



HOUSING	3 MILE	5 MILE	7 MILE
2020 Housing Units	1,679	3,605	5,322
2020 Owner-Occupied Units	1,290	2,769	4,087
2020 Renter Occupied Housing Units	389	835	1,235



PLACE OF WORK	3 MILE	5 MILE	7 MILE
2020 Businesses	47	70	97
2020 Employees	472	678	1,077

TENANT OVERVIEW



STOCK

NASDAQ: DLTR



CREDIT RATING

S&P: BBB-



MARKET CAP

\$23.6 Billion



FORTUNE 500

#135



YEAR FOUNDED

1986



HEADQUARTERS

Chesapeake, Virginia



STORES

15,288



NO. EMPLOYEES

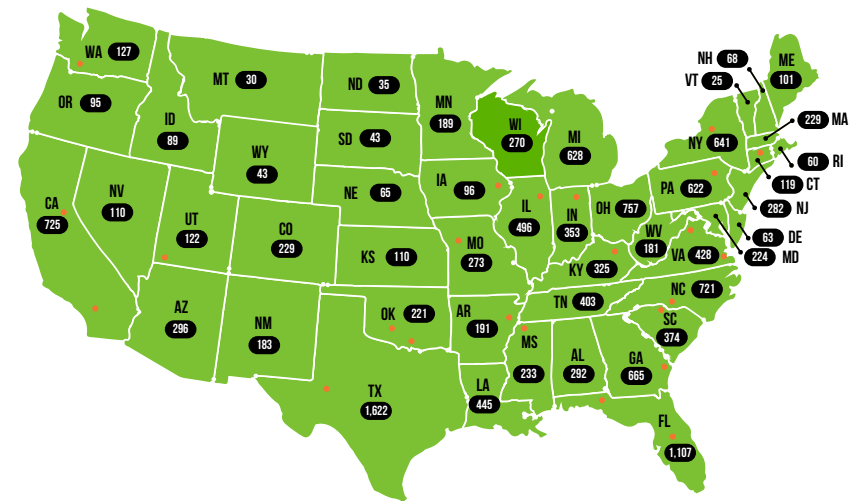
193,000

ABOUT

Dollar Tree is a leading operator of discount variety stores. Dollar Tree believes the convenience and value they offer are key factors in growing their base of loyal customers. At May 2, 2020, Dollar Tree operated 15,370 discount variety retail stores under the names of Dollar Tree, Family Dollar and Dollar Tree Canada. The Dollar Tree segment is the leading operator of discount variety stores offering merchandise at the fixed price point of \$1.00. The Dollar Tree segment includes 7,505 stores operating under the Dollar Tree and Dollar Tree Canada brands, 13 distribution centers in the United States and two in Canada. The Family Dollar segment operates general merchandise retail discount stores providing customers with a selection of competitively-priced merchandise in convenient neighborhood stores. The Family Dollar segment includes 7,783 stores under the Family Dollar brand and 11 distribution centers. Family Dollar, headquartered in Chesapeake, Virginia, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.

15,370 STORES | IN 48 STATES | AS OF 05/02/2020

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Family Dollar located at 106 Vado Rd., Vado, NM 88072 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

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

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.



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