

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
TUCSON, ARIZONA



**SCHUCHERT**  
RETAIL GROUP





## EXCLUSIVELY LISTED BY:



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## INVESTMENT SUMMARY



LIST PRICE  
**\$1,933,440**



CAP RATE  
**6.06%**



BUILDING SIZE  
**9,100 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



TERM REMAINING  
**5.25 YEARS**



RENEWAL OPTIONS  
**3 - 5 YEAR**



PARKING  
**30 SPACES**



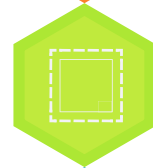
APN  
**137-08-021E**



LOCATION  
**5663 S. 12TH AVENUE  
TUCSON, AZ 85706**



ANNUAL RENT  
**\$117,211.92**



LAND AREA  
**0.93 ACRES**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE EXPIRATION  
**01/31/2027**



RENT INCREASES  
**10% AT OPTIONS**



YEAR BUILT  
**2012**



TRAFFIC COUNTS  
**18,276 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 5.25 Years of Guaranteed Lease Term
- 2012 Build to Suit Construction - 9,100 SF
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

## UPGRADED CONSTRUCTION:

- Four Sided Masonry Brick

## A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor



## LOCATION:

- Strategically Located Along S. 12th Avenue - Boasting Traffic Counts in Excess of 18,276 Vehicles per Day
- Located Less than 4.5 Miles (10 Minute Drive) from Tucson International Airport - Services 3.8 Million + Passengers and Serves 20 Destination Airports Nonstop
- Located Less than 1 Mile from Apollo Middle School (660 Students) and Liberty Elementary School (728 Students)

## TUCSON, ARIZONA:

- The County Seat of Pima County, Arizona
- Home to the University of Arizona - 36,503 Undergraduate Students and 10,429 Graduate Students (46,932 Total Enrollment)

## TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 14,876 Residents
- 1-Mile Average Household Income = \$58,302
- 3-Mile Population = 100,331 Residents
- 3-Mile Average Household Income = \$54,533
- 5-Mile Population = 176,682 Residents
- 5-Mile Average Household Income = \$58,290

## TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 17,683 Stores in 46 States as of July 30, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- Ranked #91 on the Fortune 500 List - Up 21 from Last Year (Dollar General Has Moved Up the Fortune 500 Rankings for 12 Consecutive Years)









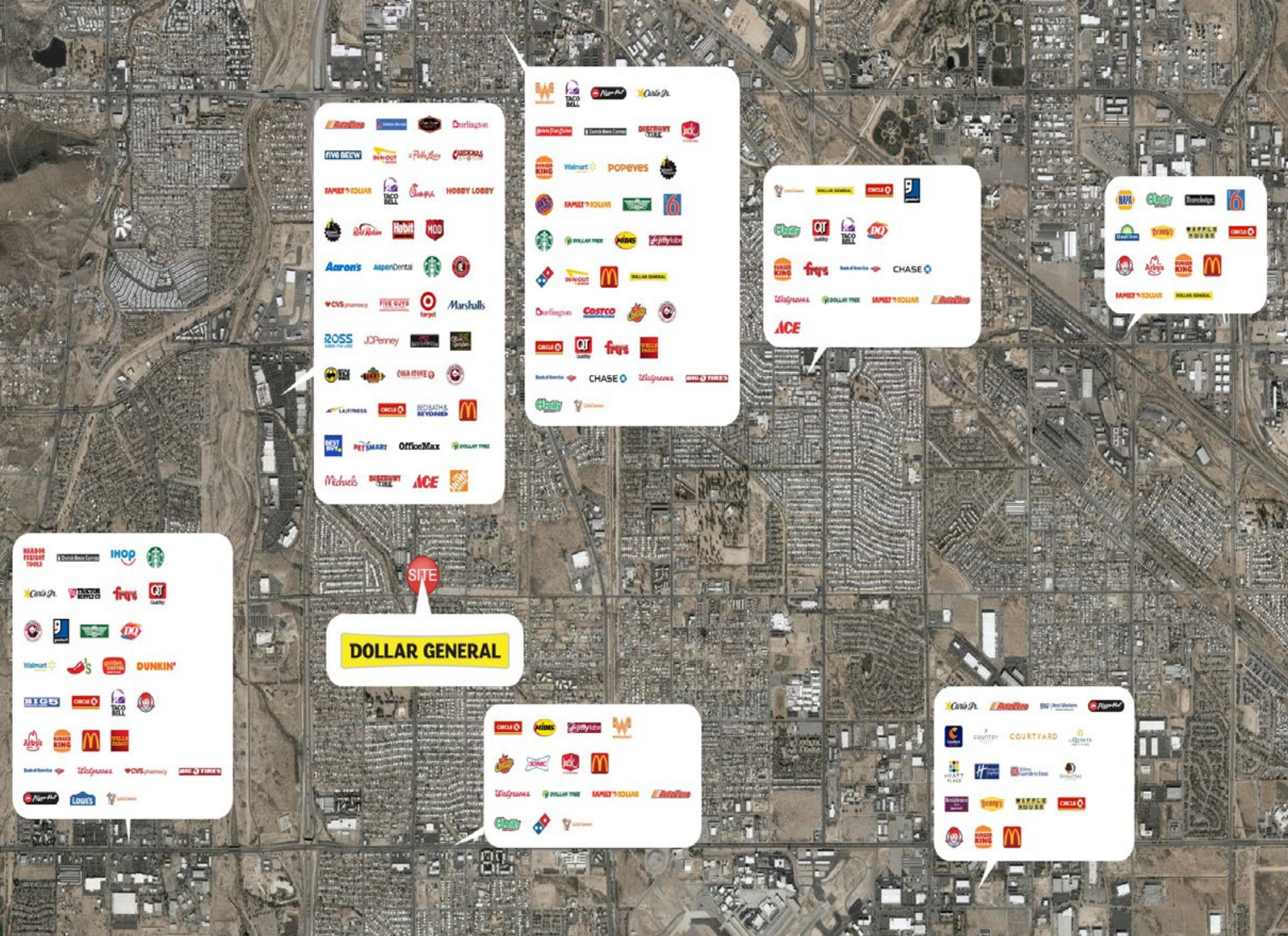












- ACE Hardware
- Home Depot
- Lowes
- Wal-Mart
- Target
- CVS
- Walgreens
- Costco
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**SITE**

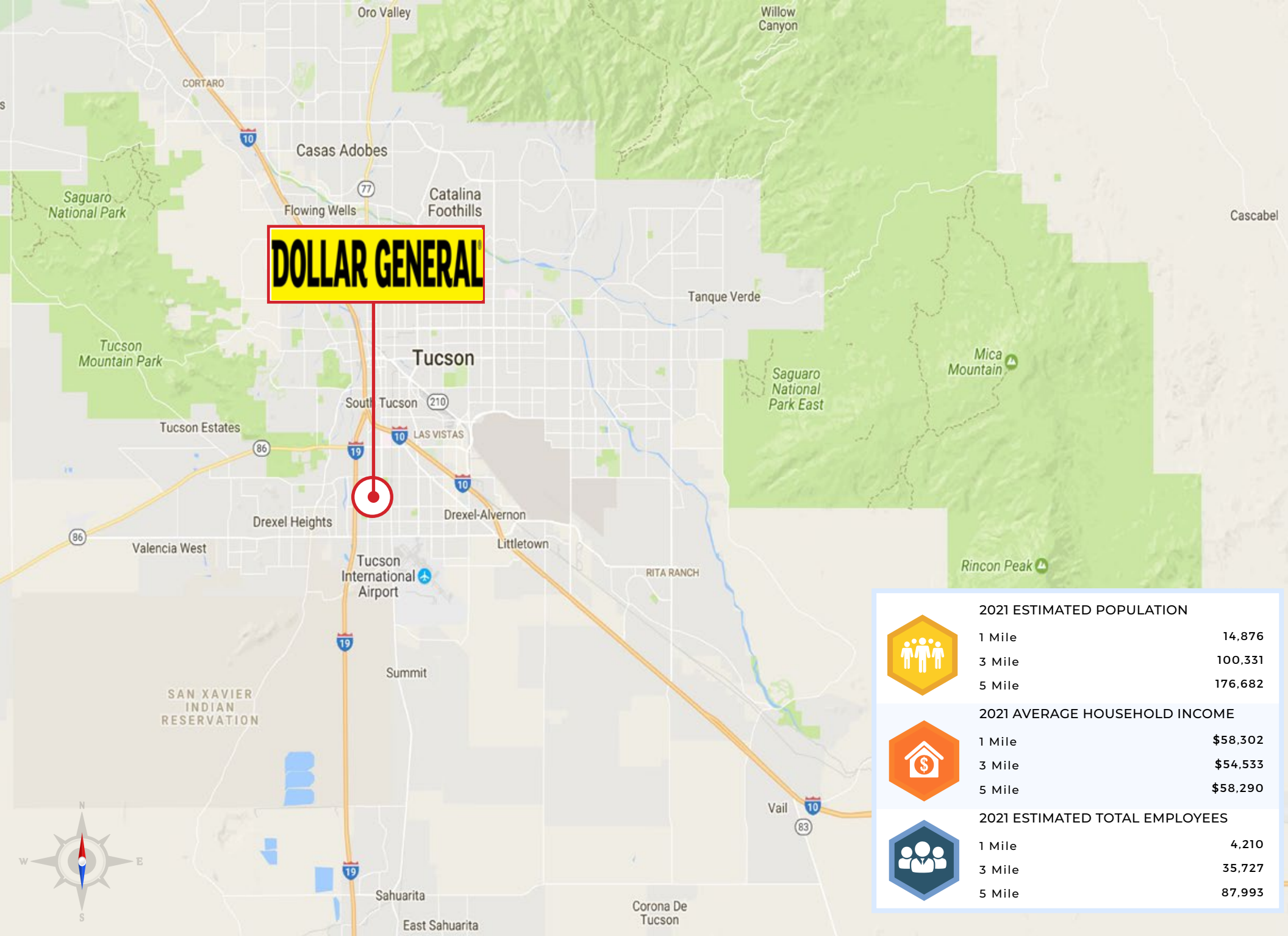
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2021 ESTIMATED POPULATION		
	1 Mile	14,876
	3 Mile	100,331
	5 Mile	176,682
2021 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$58,302
	3 Mile	\$54,533
	5 Mile	\$58,290
2021 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	4,210
	3 Mile	35,727
	5 Mile	87,993



# AREA OVERVIEW



## TUCSON, ARIZONA

Tucson is Southern Arizona's largest city and the second largest city in the State of Arizona. It is located 100 miles southeast of Phoenix and 60 miles north of the U.S. - Mexico border. Tucson is situated in the Sonoran Desert and is surrounded by five mountain ranges. The City is home to the University of Arizona and Davis-Monthan Air Force Base. The City's industries include electronics and missile production. Tucson is the seat of Pima County. The Tucson metropolitan area supports over 750,000 residents.

A diverse and welcoming community, Tucson offers an outstanding quality of life along with a low cost of doing business. The manufacturers lead the way in innovation, in sectors as varied as aerospace, biotech, defense, information technology, optics, solar, and water. Tucson has the highest concentration of startups of any U.S. city its size. Just 60 miles from the Mexico border, with high-capacity border and transportation infrastructure, Tucson is the natural choice for companies doing business in the U.S. and Mexico. Tucson has a broad based economy that is anchored in tourism, higher education, retail, military, government, various high - tech and health care employers.

The Tucson region is fast becoming one of the nation's most innovative business centers. Life sciences programs at the University of Arizona are international leaders in scientific research and education. The aerospace and defense sector is a major contributor to the region's economy. The neighboring State of Sonora is quickly becoming one of Mexico's biggest and most important aerospace clusters as well, making Tucson the closest major U.S. city to companies manufacturing there. Tucson is ranked as one of the top 5 areas in the U.S. for these industries. Tucson's optics industry is world-renowned and composed of companies ranging from large aerospace corporations to research facilities and entrepreneurial start-ups.

Recognized globally as a location of choice for solar energy activities, Tucson's emerging solar industry promises a bright future. The region has valuable resources for technology development, manufacturing and solar power generation. While Tucson is already well known for its abundant sunshine, the region is also becoming known for its abundant human capital, state of the art research and development, ample supply chain opportunities and competitive operating costs.



# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	14,876	100,331	176,682	283,546
2026 Projected Population	15,293	104,013	182,895	292,960
2010 Projected Population	15,257	100,024	176,841	284,218
Annual Growth Rate: 2021 to 2026	0.56%	0.73%	0.70%	0.66%



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	4,547	32,354	58,471	100,266
2026 Households	4,548	32,642	58,999	100,931
2010 Households	4,489	31,022	56,174	96,751
Annual Growth Rate: 2021 to 2026	0.00%	0.18%	0.18%	0.13%
Average Household Size	3.27	3.09	2.96	2.70



## INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$58,302	\$54,533	\$58,290	\$59,392
2021 Median Household Income	\$39,301	\$41,005	\$44,581	\$45,551
2021 Per Capita Income	\$17,827	\$17,636	\$19,633	\$21,488



## HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	4,547	32,354	58,471	100,266
2021 Owner-Occupied Units	2,686	19,136	35,087	54,378
2021 Renter Occupied Housing Units	1,860	13,218	23,384	45,888



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	346	2,657	6,182	11,254
2021 Employees	4,210	35,727	87,993	145,086



# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$49 Billion



**FORTUNE 500**  
#91



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
17,683



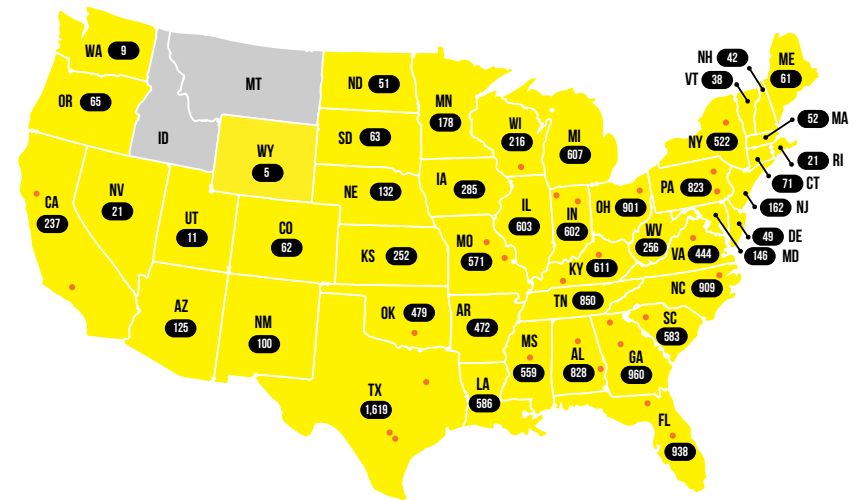
**NO. EMPLOYEES**  
157,000

## ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,683 stores in 46 states as of July 30, 2021. 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.

**17,683 STORES** | **IN 46 STATES** |  
AS OF 07/30/2021

● STORES  
● DISTRIBUTION CENTER





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 5663 S 12th Avenue, Tucson, AZ 85706 ("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 evaluation 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.



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