

OFFERING MEMORANDUM



FAMILY DOLLAR
PHOENIX, ARIZONA



SCHUCHERT
RETAIL GROUP



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**FAMILY
DOLLAR**

EXCLUSIVELY LISTED BY:

JOE SCHUCHERT, CCIM

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

JIM SCHUCHERT, CCIM

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

DENNIS BLACK, CCIM

1031NNNDBLACK

BROKER OF RECORD

AZ License #BR006403000

**FAMILY
DOLLAR**

7026



INVESTMENT SUMMARY



LIST PRICE

\$1,100,000



CAP RATE

6.75%



BUILDING SIZE

8,000 SQ. FT.



OWNERSHIP

FEE SIMPLE



LEASE TERM REMAINING

1.25 YEARS



RENEWAL OPTIONS

3 - 5 YEAR



PARKING

30 SPACES



PARCEL NUMBER

114-11-032



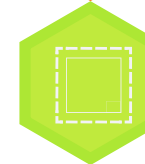
PROPERTY ADDRESS

**7026 S. CENTRAL AVE.
PHOENIX, AZ 85042**



ANNUAL RENT

\$74,250.00



LAND AREA

1.727 ACRES



LEASE TYPE

ABSOLUTE NNN



LEASE EXPIRATION

06/30/2024



RENT INCREASES

**OPT. 1 = 34.44%
OPT. 2-3 = 10%**



YEAR BUILT

2004



TRAFFIC COUNTS

24,900 VPD

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 2004 Construction Build-to-Suit Family Dollar
- 1.25 Years Remaining in the Lease Term (Lease Exp: 06/30/2024)
- Three (3) - Five (5) Year Renewal Options
- Rental Increases in Option Periods: Option 1 = 34.44%; Options 2-3 = 10.00%

20+ YEAR OPERATING HISTORY:

- Family Dollar Has Been Operating at this Location Since 2004

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Tenant Pays Property Taxes Directly to Taxing Authority

LOCATION:

- Subject Property is Located on S. Central Avenue (24,900 Vehicles Per Day)
- Less than 7 Miles from Phoenix Airport
- Less than 11 Miles from Arizona State University

SOUTH CENTRAL VALLEY METRO EXTENSION:

- Valley Metro's Most Important Project Since the Light Rail System Started Operating in 2008
- Light Rail System in Downtown Phoenix Will Extend & Operate South to Baseline Road on South Central Avenue (Directly in Front of Subject Property)
- The Extension and New Downtown Hub Are Expected to Cost \$1.3 Billion

PROXIMITY FROM PHOENIX:

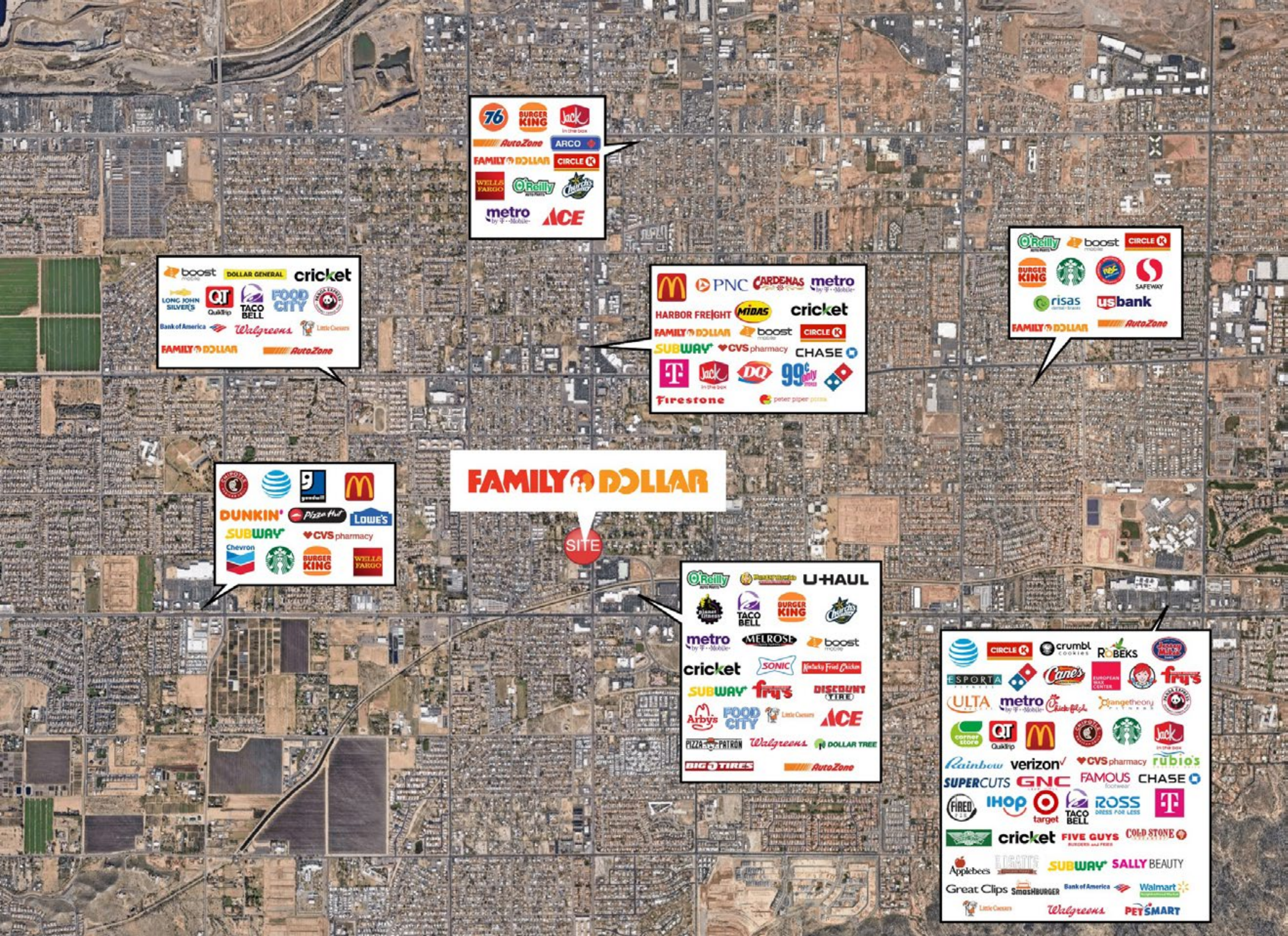
- Scottsdale, AZ | 12 Miles
- Surprise, AZ | 22 Miles
- Buckeye, AZ | 36 Miles
- Casa Grande, AZ | 47 Miles
- Tucson, AZ | 112 Miles
- Sedona, AZ | 116 Miles
- Las Vegas, NV | 300 Miles

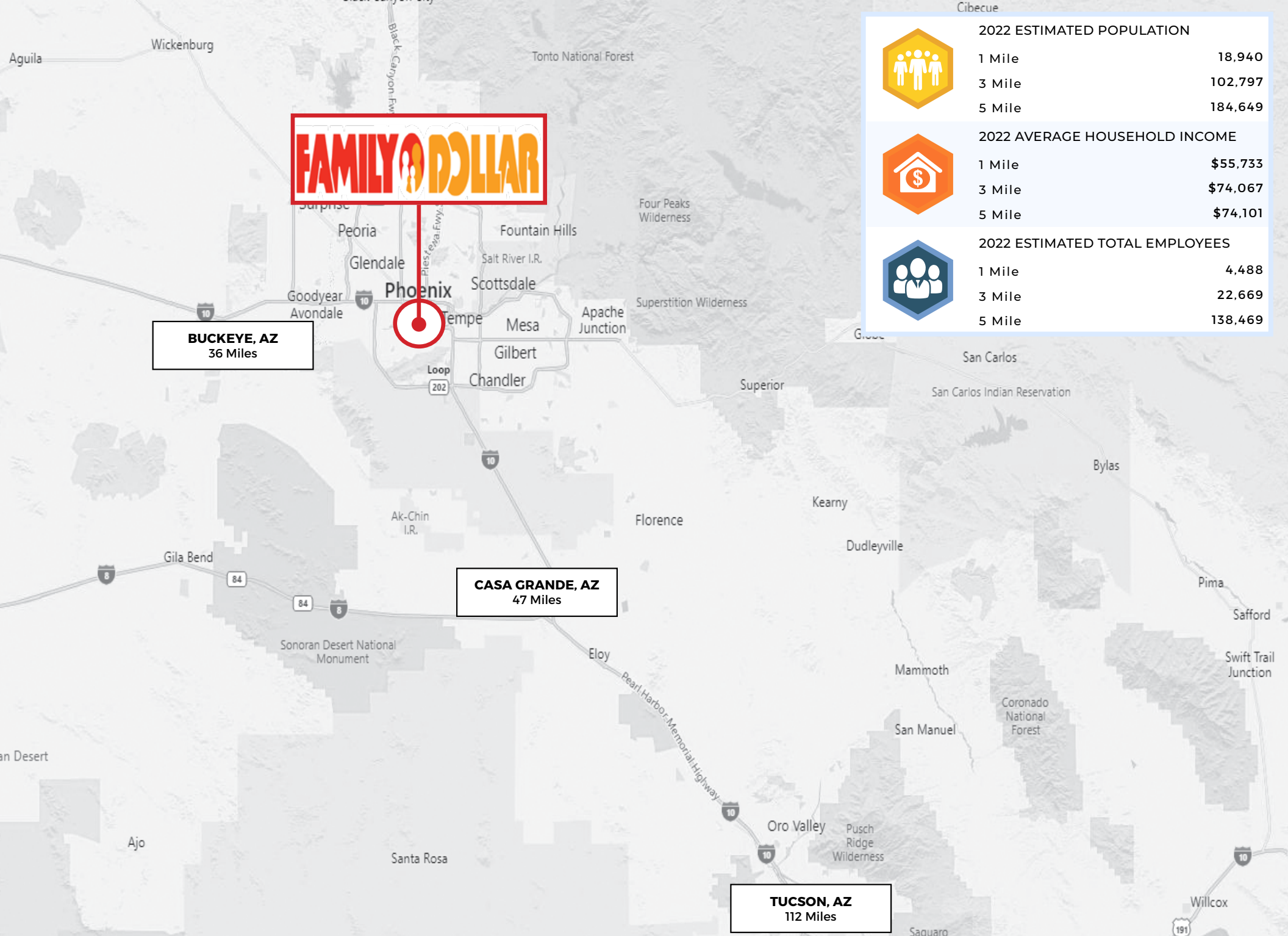
TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 18,940 Residents
- 1-Mile Average Household Income = \$55,733
- 3-Mile Population = 102,797 Residents
- 3-Mile Average Household Income = \$74,067
- 5-Mile Population = 184,649 Residents
- 5-Mile Average Household Income = \$74,101

TENANT:

- Strong Corporate Guaranty (NASDAQ: "DLTR") - Dollar Tree, Inc. Is Rated "BBB-" by Standard & Poor's
- 16,340 Stores Across 48 States as of January 28, 2023
- Ranked #137 on the Fortune 500 List





AREA OVERVIEW



PHOENIX, ARIZONA

Phoenix, the capital of Arizona and seat of Maricopa County, is the largest city in Arizona with a population of 1,647,147 as of July 1, 2022. The city takes up more than 500 square miles, geographically exceeding Los Angeles. Phoenix is situated 1,117 feet above sea level in the semi-arid Salt River Valley. The area is widely known for its mild winters, having over 300 days of sunshine a year, a variety of outdoor recreation activities, and its proximity to the Grand Canyon National Park. The Phoenix metropolitan area includes the cities of Mesa, Glendale, Tempe, Scottsdale, Chandler, Peoria, Goodyear, Tolleson, El Mirage, Surprise, Litchfield Park and Avondale; the towns of Buckeye and Gilbert; and all unincorporated areas of the County.

Phoenix is home to Arizona State University and numerous high-tech and telecommunications companies that have recently relocated to the area. Taiwan Semiconductor Manufacturing Company (TSMC) and Intel are currently building new production facilities in Phoenix, adding to the growing economic corridor. Due to the warm climate in winter, Phoenix also benefits greatly from seasonal tourism and recreation, especially in the golfing industry. The military has a significant presence in Phoenix with Luke Air Force Base located in the western suburbs. Foreign governments have established 30 consular offices and eleven active foreign chambers of commerce and trade associations in the city as well. Located in Downtown Phoenix, Scottsdale and other surrounding areas are a large array of cultural activities, including the Phoenix Symphony Hall, Phoenix Art Museum, Center for Creative Photography, Heard Museum and the Pueblo Grande Museum and Cultural Park.

Phoenix is currently home to four Fortune 500 companies: electronics corporation Avnet, mining company Freeport-McMoRan, retailer PetSmart, and waste hauler Republic Services. Honeywell's Aerospace division is headquartered in Phoenix, and the valley hosts many of their avionics and mechanical facilities. Intel has one of their largest sites in the area, employing about 12,000 employees, the second largest Intel location in the country.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2022 Population	18,940	102,797	184,649	412,188
2027 Projected Population	20,240	109,516	198,021	441,199
2010 Census Population	16,785	87,031	160,102	362,972
Annual Growth Rate: 2022 to 2027	1.37%	1.30%	1.44%	1.40%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2022 Households	5,528	30,934	55,942	139,290
2027 Households	6,146	34,325	62,814	155,734
2010 Households	4,781	25,550	45,707	117,511
Annual Growth Rate: 2022 to 2027	2.23%	2.19%	2.45%	2.36%
Average Household Size	3.41	3.30	3.14	2.87



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2022 Average Household Income	\$55,733	\$74,067	\$74,101	\$83,359
2022 Median Household Income	\$49,462	\$64,572	\$64,634	\$69,951
2022 Per Capita Income	\$16,311	\$22,345	\$23,326	\$28,672



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2022 Housing Units	5,528	30,934	55,942	139,290
2022 Owner-Occupied Units	3,192	20,211	32,518	75,197
2022 Renter Occupied Housing Units	2,336	10,722	23,424	64,094



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2022 Businesses	503	2,433	8,627	21,794
2022 Employees	4,488	22,669	138,469	338,334

TENANT OVERVIEW



STOCK

NASDAQ: DLTR



CREDIT RATING

S&P: BBB



MARKET CAP

\$30.61 Billion



FORTUNE 500

#137



YEAR FOUNDED

1986



HEADQUARTERS

Chesapeake, Virginia



STORES

16,340



NO. EMPLOYEES

200,000+

ABOUT

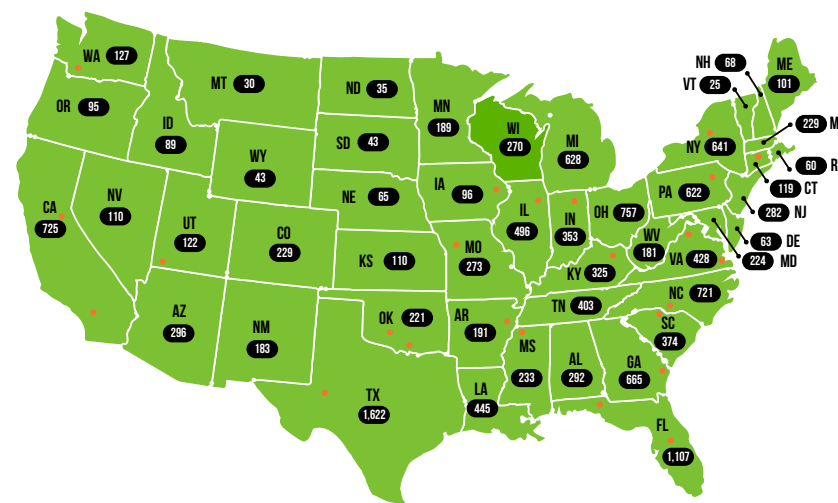
Dollar Tree, Inc., ranked 137 on the Fortune 500 list, is a leading operator of discount variety stores that have served North America for more than 63 years. Operating under the brands Dollar Tree and Family Dollar, we are headquartered in Chesapeake, Virginia and operate more than 16,000 stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 200,000 associates. We are more focused than ever on providing customers and their communities with convenience and extreme values. We are also committed to serving the best interests of our stakeholders and are enhancing shareholder value through exceptional performance, responsible business practices, and effective communication.

Our Family Dollar stores focus on delivering top value for family essentials with merchandise that generally ranges from \$1 to \$10. We offer competitively-priced national brands from leading manufacturers alongside brand-name, equivalent-value, lower-priced private labels. Our aisles are stocked with food and beverages, paper products, health & beauty supplies, and pet food; home products such as housewares, gifts, bed linens, and home decor; apparel and accessories such as clothing, fashion accessories, and footwear; and seasonal and electronics merchandise such as holiday items, party supplies, and personal electronics.

Dollar Tree carries a broad, exciting mix of consumable, variety, and seasonal merchandise that includes many trusted national and regional brands. Some of the product departments you'll find at Dollar Tree include housewares, glassware, dinnerware, cleaning supplies, candy, snacks, food, health and beauty, toys, gifts, gift bags and wrap, party supplies, stationery, craft supplies, teaching supplies, books, seasonal décor, and so much more. We have everything you need for every day, every holiday, and every occasion – all at an extreme value!

16,340 STORES | **IN 48 STATES** |
AS OF 01/28/2023

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Family Dollar located at 7026 S. Central Avenue, Phoenix, AZ 85042 ("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. 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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Broker of Record
AZ License #BR006403000