

OFFERING MEMORANDUM



DOLLAR GENERAL
FORT MOHAVE, ARIZONA



SCHUCHERT
RETAIL GROUP

In Association with Janet Daniell-Marshall
A Licensed Arizona Broker #BR512652000



EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$1,128,800



PROPERTY ADDRESS
**1590 JOY LN
FORT MOHAVE, AZ 86426**



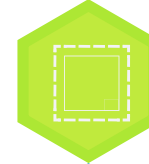
CAP RATE
7.50%



ANNUAL RENT
\$84,660.00



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.01 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN



LEASE TERM REMAINING
6 YEARS



LEASE EXPIRATION
10/31/2029



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2004



PARCEL NUMBER
22607112



TRAFFIC COUNTS
17,371 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 6 Years of Guaranteed Lease Term
- 2004 Build to Suit Construction
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases

NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Parking Lot, HVAC and Structure
- Brand New Parking Lot Installed in 2023
- Tenant Reimburses Landlord for Property Taxes

RECENT LEASE EXTENSION:

- Dollar General Recently Committed to an Early 5-Year Lease Extension Signifying Their Commitment to this Location

SNOWBIRD RV PARK:

- Located Adjacent to the Subject Property
- Over 130 RV Sites - 30/50 Amp
- 25+ Year Operating History (Est. 1990)
- Amenities Include: Pull Thru Access, Pool, Spa, Large Club House, Small Dog Park and Dry Storage

FORT MOHAVE ELEMENTARY SCHOOL:

- Located 0.5 Miles East of the Subject Property
- 343 Total Students

PROXIMITY FROM FORT MOHAVE, ARIZONA:

- Bullhead City, AZ | 12 Miles
- Lake Havasu, AZ | 55 Miles
- Parker, AZ | 78 Miles
- Las Vegas, NV | 111 Miles
- Flagstaff, AZ | 193 Miles
- Palm Springs, CA | 199 Miles
- Phoenix, AZ | 234 Miles
- Los Angeles, CA | 267 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 3,922 Residents
- 1-Mile Average Household Income = \$104,110
- 3-Mile Population = 15,288 Residents
- 3-Mile Average Household Income = \$91,162
- 5-Mile Population = 22,190 Residents
- 5-Mile Average Household Income = \$91,236
- 7-Mile Population = 31,789 Residents
- 7-Mile Average Household Income = \$85,446

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #108 on the Fortune 500 List













DOLLAR GENERAL

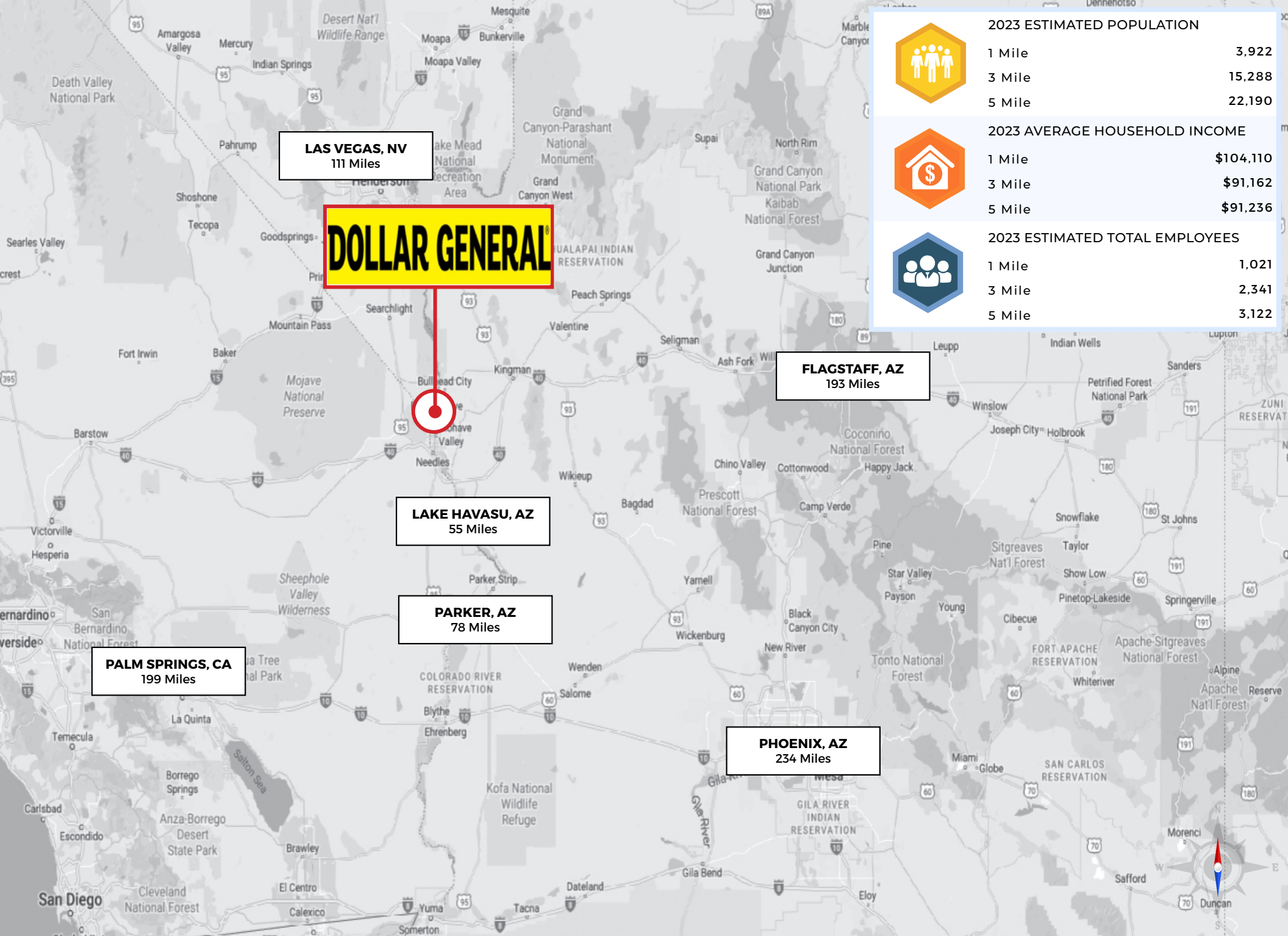
SITE

Walmart TEXACO
SUBWAY claire's

ULTA AspenDental GLACIER BANK
Chevron
AFFORDABLE IMPLANTS DISCOUNT TIRE Cultiva's
MATTRESS FIRM CVS pharmacy PETSMART
SALLY BEAUTY KOHL'S CANTON
target ROSS DRESS FOR LESS Starbucks CATO 99 CENTS ONLY
Pizza Hut FAMOUS Footwear Great Clips
COLD STONE CHASE THEATERS

Starbucks Dunkin' WELLS FARGO TACO BELL
THE HUMAN BEAN McDonald's cricket O'Reilly
SUBWAY DOLLAR TREE ACE
BURGER KING PAPA MURPHY'S MAVERIK SAFEWAY
Smith's CVS pharmacy
AutoZone Pizza Hut CARQUEST

SBARRO THEATERS



LAS VEGAS, NV
111 Miles

DOLLAR GENERAL

FLAGSTAFF, AZ
193 Miles

LAKE HAVASU, AZ
55 Miles

PARKER, AZ
78 Miles

PALM SPRINGS, CA
199 Miles

PHOENIX, AZ
234 Miles

2023 ESTIMATED POPULATION	
1 Mile	3,922
3 Mile	15,288
5 Mile	22,190
2023 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$104,110
3 Mile	\$91,162
5 Mile	\$91,236
2023 ESTIMATED TOTAL EMPLOYEES	
1 Mile	1,021
3 Mile	2,341
5 Mile	3,122

AREA OVERVIEW



FORT MOHAVE, ARIZONA

Named for a nearby fort used during the Mohave War in the 19th century, Fort Mohave is a city in Arizona's Mohave County. Fort Mohave is a suburb of Bullhead City, and its recent growth has made it the most populous unincorporated community in Mohave County.

The largest single employer in Fort Mohave is Valley View Medical Center, which opened in 2005. This 102,000-squarefoot facility features state-of-the-art technology as well as 38 medical/surgical beds, ten rehabilitation beds, a six-bed labor and delivery unit, a six-bed intensive care unit, four major operating rooms and two procedure rooms. In 2013, Fort Mohave became the home of a 200+ acre photo-voltaic solar generating plant. Fort Mohave is also home to The Mojave Crossing Event Center, the largest stadium within 90 miles, serving all of Mohave County for large indoor events. The stadium has a seating capacity of 3,000 stadium-style and 5,000 arena-style.

Fort Mohave serves as a prime location for future industrial growth in Mohave County. The Mohave Tri-State Business Park currently has 132 fully improved/ shovel ready acres of industrial land ready for development. The location places industry less than five hours from over eight million potential customers.

Encompassing 13,470 square miles of various landscapes, lively lakes, and hardworking business communities, Mohave County is the second largest county in the state of Arizona and the fifth largest in the country. Mohave County is one of the lowest taxed counties in Arizona and is home to the largest remaining drivable stretch of Historic Route 66.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Population	3,922	15,288	22,190	31,789
2028 Projected Population	3,897	15,281	22,218	31,681
2020 Census Population	3,851	14,942	21,616	31,035
Annual Growth Rate: 2023 to 2028	-0.13%	0.00%	0.00%	0.00%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2023 Households	1,627	6,401	9,367	14,014
2028 Projected Households	1,588	6,283	9,202	13,697
2020 Census Households	1,578	6,172	9,018	13,524
Annual Growth Rate: 2023 to 2028	-0.49%	-0.37%	-0.35%	-0.45%
Average Household Size	2.41	2.39	2.37	2.27



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$104,110	\$91,162	\$91,236	\$85,446
2023 Median Household Income	\$75,556	\$65,953	\$62,973	\$59,492
2023 Per Capita Income	\$43,205	\$38,181	\$38,518	\$37,673



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units	1,627	6,401	9,367	14,014
2023 Owner-Occupied Units	1,248	5,268	7,672	11,160
2023 Renter Occupied Housing Units	379	1,134	1,695	2,854



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	217	488	630	992
2023 Employees	1,021	2,341	3,122	6,683

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$27.71 Billion



FORTUNE 500
#108



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
19,488+



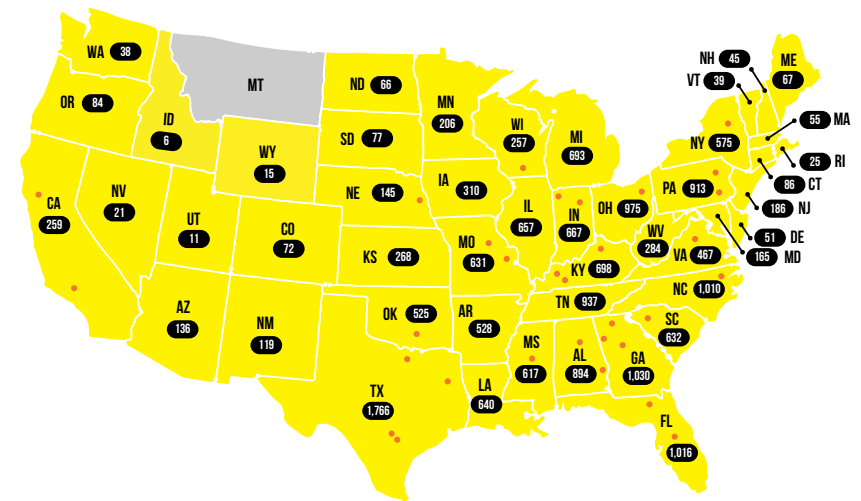
NO. EMPLOYEES
175,000+

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 4, 2023, the company's 19,488 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

19,488 STORES | IN 48 STATES | AS OF 08/04/2023

- STORES
- DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 1590 Joy Ln, Fort Mohave, AZ 86426 ("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 Broker 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, Broker has not and will not verify any of this information, nor has Broker conducted any investigation regarding these matters. Broker 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.

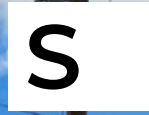
Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their 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 Broker.
- 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 Broker.
- You will be responsible for making your own decisions.

Owner and Broker 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 Owner and Broker 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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