

OFFERING MEMORANDUM



FAMILY DOLLAR
MESA, ARIZONA



SCHUCHERT
RETAIL GROUP

In Association with DENNIS BLACK
A Licensed Arizona Broker #BR006403000



EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$2,385,185



PROPERTY ADDRESS
**865 S. DOBSON RD.
MESA, AZ 85202**



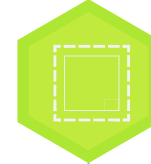
CAP RATE
6.75%



ANNUAL RENT
\$160,928.04



BUILDING SIZE
9,180 SQ. FT.



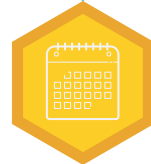
LAND AREA
1.29 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
5.25 YEARS



LEASE EXPIRATION
06/30/2029



RENEWAL OPTIONS
6 - 5 YEAR



RENT INCREASES
**CPI EVERY 3 YEARS (6%
MAX)**



PARKING
30 SPACES



YEAR BUILT
2016



PARCEL NUMBER
**134-27-807
134-27-003-S**



TRAFFIC COUNTS
28,675 VPD

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASE	CAP RATE
Current - 06/30/2025	\$13,410.67	\$160,928.04	-	6.75%
07/01/2025 - 06/30/2028	\$14,215.31	\$170,583.72	CPI *	7.15%
07/01/2028 - 06/30/2029	\$15,068.22	\$180,818.74	CPI *	7.57%
Option 1 - 07/01/2029 - 06/30/2034			CPI *	
Option 2 - 07/01/2034 - 06/30/2039			CPI *	
Option 3 - 07/01/2039 - 06/30/2044			CPI *	
Option 4 - 07/01/2044 - 06/30/2049			CPI *	
Option 5 - 07/01/2049 - 06/30/2054			FMV *	
Option 6 - 07/01/2054 - 06/30/2059			FMV *	

* Assumes maximum 6% rental increases over current rent of \$160,928.04.. Per the Lease, the rent increases every 3 years based on CPI, not to exceed 6%.

Next increases will be July 1, 2025 & July 1, 2028.

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 2016 Construction - 9,180 SF
- Approximately 5.25 Years Remaining in the Initial 15 Year Lease Term
- Six (6) Five (5) Year Option Periods

ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

RARE LEASE STRUCTURE:

- CPI-Based Rental Increases Every 3 Years During Initial Lease Term and Option Periods
- Next Rental Increase Dates = July 2025 & July 2028

LOCATION:

- Located at 3-Way Intersection at the Corner of S. Dobson Road & W. Emelita Avenue
- Traffic Counts of Approximately 28,675 Vehicles Per Day
- 2 Points of Ingress & Egress (S. Dobson Road & W. Emelita Avenue)

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population: 23,200 Residents
- 1-Mile Annual Population Growth: 1.52%
- 1-Mile Average Household Income: \$76,706
- 3-Mile Population: 167,392 Residents
- 3-Mile Annual Population Growth: 1.76%
- 3-Mile Average Household Income: \$93,669
- 5-Mile Population: 393,787 Residents
- 5-Mile Annual Population Growth: 1.54%
- 5-Mile Average Household Income: \$99,061

PROXIMITY FROM MESA, ARIZONA:

- Tempe, AZ | 5 Miles
- Scottsdale, AZ | 9 Miles
- Phoenix, AZ | 14 Miles
- Tucson, AZ | 108 Miles

TENANT:

- Strong Corporate Guaranty (NASDAQ: "DLTR") - Dollar Tree, Inc. Is Rated "BBB-" by Standard & Poor's
- 16,774 Stores as of February 3, 2024
- Ranked #137 on the Fortune 500 List
- In 2023, Consolidated Net Sales Increased 8.0% to \$30.6 Billion
- In 2023, Family Dollar's Same-Store Net Sales Increased 3.2%



AutoZone

FAMILY DOLLAR





Banner Desert.
Medical Center

FAMILY
DOLLAR

AutoZone





ASU ARIZONA STATE UNIVERSITY



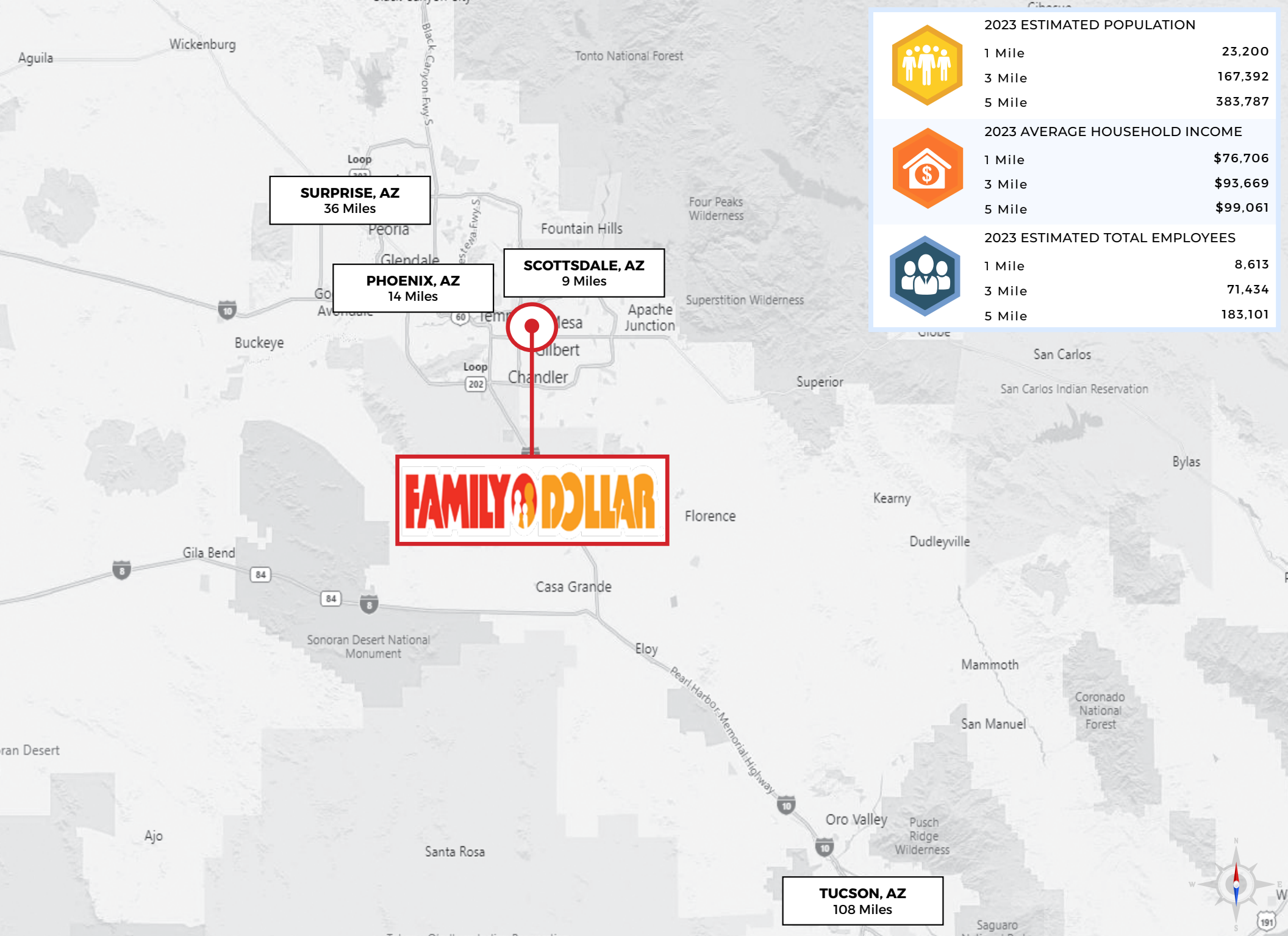
FAMILY DOLLAR

SVE

MESA COMMUNITY COLLEGE

Banner Desert Medical Center





SURPRISE, AZ
36 Miles

PHOENIX, AZ
14 Miles

SCOTTSDALE, AZ
9 Miles



TUCSON, AZ
108 Miles



2023 ESTIMATED POPULATION

1 Mile	23,200
3 Mile	167,392
5 Mile	383,787



2023 AVERAGE HOUSEHOLD INCOME

1 Mile	\$76,706
3 Mile	\$93,669
5 Mile	\$99,061



2023 ESTIMATED TOTAL EMPLOYEES

1 Mile	8,613
3 Mile	71,434
5 Mile	183,101

AREA OVERVIEW



MESA, ARIZONA

Mesa is located in Maricopa County and just 15 miles east of Phoenix. Mesa covers 138 square miles. The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment. The City of Mesa is the 3rd largest city in Arizona with a population of 519,384 as of July 1, 2021.

Economic Development priorities are guided by Mesa's industries of opportunity: Healthcare; Education; Aerospace/Aviation/Defense; Tourism/Technology. Building on Mesa's strengths, quality infrastructure, talented workforce, projected growth and global market trends, the City of Mesa is already realizing significant benefit in each industry space. As part of the Phoenix-Mesa metro area, Mesa is a premier location for medical device design and manufacturing. Mesa hosts major facilities for some of the world's top Aerospace and Defense companies including The Boeing Company, Cessna, a Textron company, Northrop Grumman, Embraer, Nammo Talley, L3 Communications and a few more. Smart companies such as Apple, Boeing, Bridgestone, FUJIFILM, and Mitsubishi all have large operations in Mesa.

Mesa offers a diverse and sustainable economy that features a balance of base industries that create high quality jobs, an educated workforce, a partnership of government and industry that considers next generation technologies and products as economic opportunities and business people who see Mesa as their home and the world as their marketplace.

Mesa is a city on the move with an abundance of freeways, highways and state routes strategically located along commerce corridors and current and future population centers. The 101 runs along Mesa's west border and the Loop 202 circles the interior of Mesa. US 60 and SR 87 intersect in Mesa and minutes away are Interstates 10, 17 and 8, plus state routes 51, 74, 85 and 88 linking Mesa to other Arizona markets, California and Mexico.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Population	23,200	167,392	393,787	690,592
2028 Projected Population	24,975	182,183	424,297	738,625
2020 Census Population	23,357	161,021	388,648	685,889
Projected Annual Growth: 2023 to 2028	1.52%	1.76%	1.54%	1.39%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2023 Households	10,594	71,250	162,194	283,274
2028 Projected Households	11,516	77,779	175,875	305,503
2020 Census Households	10,021	65,636	153,176	269,800
Projected Annual Growth: 2023 to 2028	1.74%	1.83%	1.68%	1.56%
Average Household Size	2.11	2.31	2.35	2.38



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$76,706	\$93,669	\$99,061	\$110,019
2023 Median Household Income	\$63,226	\$70,238	\$74,511	\$81,236
2023 Per Capita Income	\$35,241	\$40,043	\$41,067	\$45,319



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units	10,594	71,250	162,194	283,274
2023 Owner-Occupied Units	5,877	41,123	95,405	169,441
2023 Renter Occupied Housing Units	4,717	30,127	66,789	113,833



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	949	8,650	20,360	36,605
2023 Employees	8,613	71,434	183,101	339,305

TENANT OVERVIEW



STOCK
NASDAQ: DLTR



CREDIT RATING
S&P: BBB



MARKET CAP
\$26.59 Billion



FORTUNE 500
#137



YEAR FOUNDED
1986



HEADQUARTERS
Chesapeake, Virginia



STORES
16,774



NO. EMPLOYEES
207,000

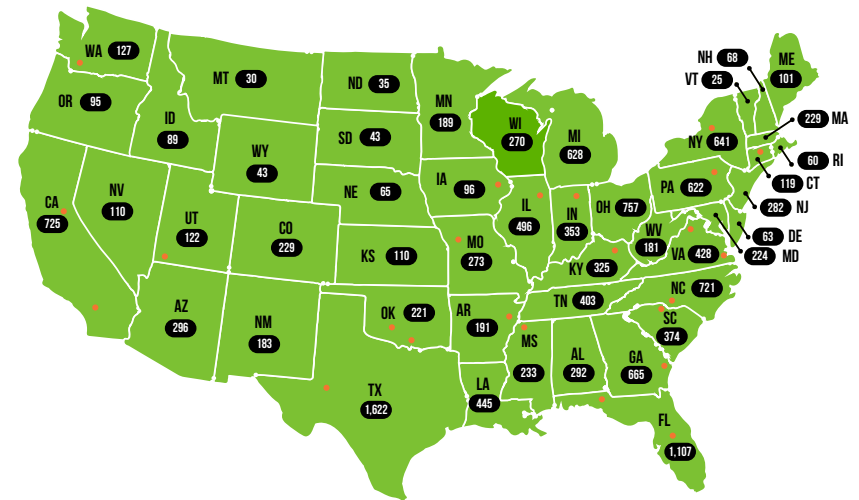
ABOUT

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 30 years. The Company operates more than 16,000 stores across 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 207,000 associates. With two iconic brands, Dollar Tree and Family Dollar, and a world-renowned merchandising team, the Company has transformed its store formats to serve customers in all types of geographic markets. Dollar Tree is known for its “thrill-of-the-hunt” shopping experience where customers discover new treasures every week, all at a tremendous value. Family Dollar, known as “the neighborhood discount store,” provides customers with a quality, high-value assortment of basic necessities and seasonal merchandise.

The Dollar Tree segment includes 8,415 stores operating under the Dollar Tree and Dollar Tree Canada brand and seventeen distribution centers. The Family Dollar segment includes 8,359 stores operating under the Family Dollar brand and ten distribution centers.

16,774 STORES | IN 48 STATES | AS OF 02/03/2024

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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



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