

DOLLAR TREE INVESTMENT OPPORTUNITY

3522 WEST BELL ROAD | GLENDALE, AZ



Colliers International has been exclusively retained to sell **3522 W Bell Road, Glendale, Arizona** (the "Property"). This 12,500 square foot retail location is **100% leased** to Dollar Tree (NASDAQ: DLTR) with 5+ years remaining on a corporate lease. Dollar Tree, Inc. is the world's leading operator of \$1 price-point variety stores. The Company, operating nearly **14,400 stores** throughout North America, reported **\$20.7 billion** in net sales volume for 2016. The Property is located within the northwest portion of Metro Phoenix, and surrounded by dense housing and numerous major employers. The Property has excellent demographics to support a successful Dollar Tree location for years to come.



INVESTMENT HIGHLIGHTS

- A tenant since 2008, the tenant just exercised their first 5-year renewal option, demonstrating their long-term commitment to this location

TENANT HIGHLIGHTS

- Dollar Tree, a Fortune 200 company, is the world's leader in the \$1 price-point variety store category
- Company's net sales volume increased 33.7% from 2015 to 2016

EXECUTIVE OVERVIEW

BUILDING SIZE: 12,500 SF

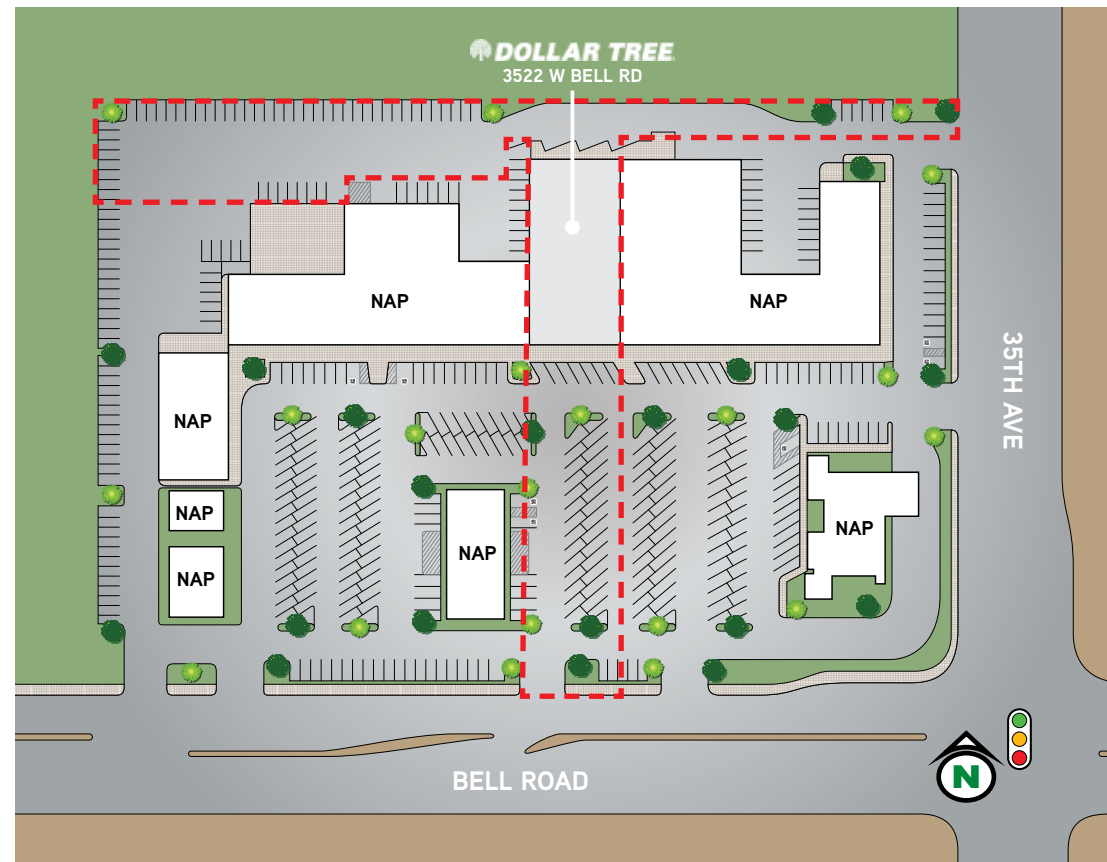
LEASE RENEWAL THROUGH: February 14, 2023

ASKING PRICE: \$2,353,188

PER SQUARE FOOT: \$188

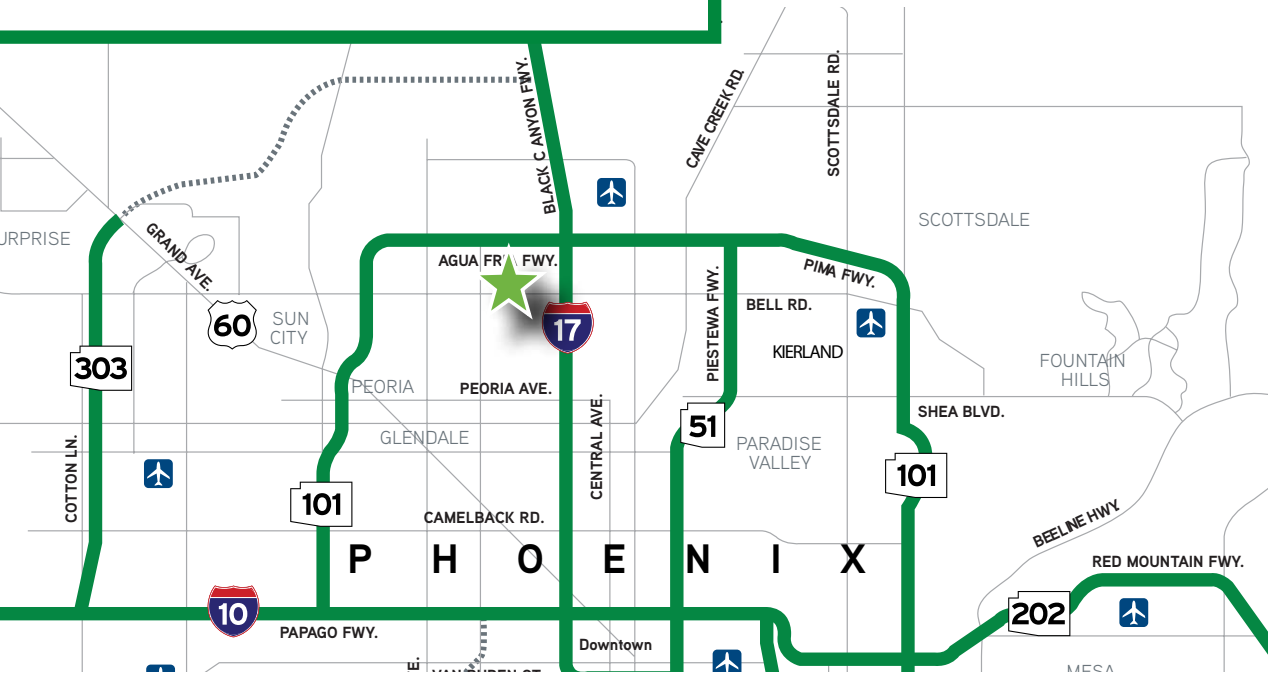
EST NET OPERATING INCOME: \$176,250

EST CAPITALIZATION RATE: 7.5%



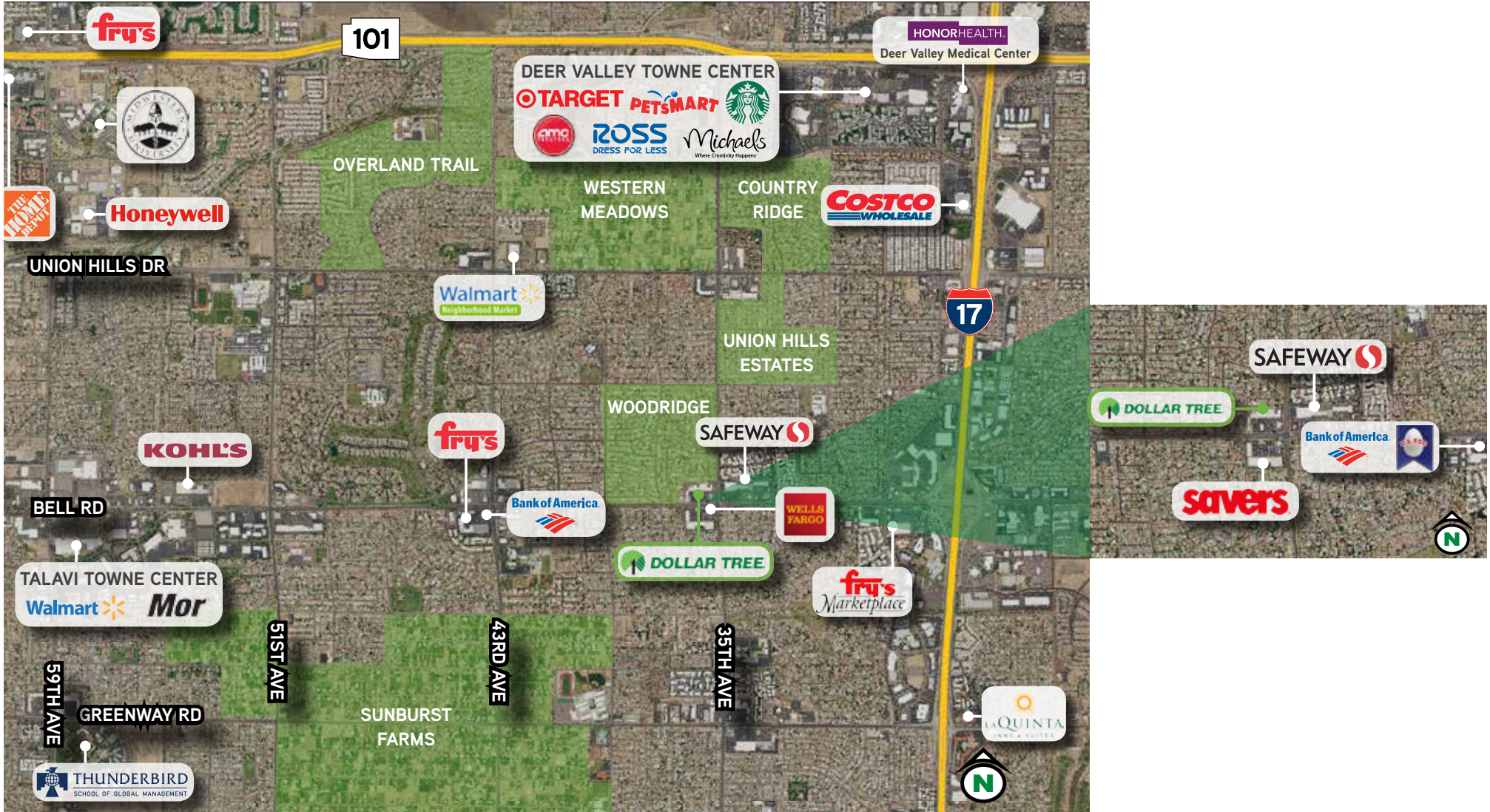


LOCATION HIGHLIGHTS



- Immediately surrounded by dense housing with excellent connectivity to the Metro Phoenix freeway system
- Major employers, universities and hospitals have chosen this area due to the well-established, well-positioned neighborhoods of middle class families





EXCLUSIVE INVESTMENT ADVISORS:

MINDY KORTH

Executive Vice President

+1 602 222 5005

mindy.korth@colliers.com

KIRK KULLER

Vice President

+1 602 222 5179

kirk.kuller@colliers.com

SEAN WESTFALL

Senior Associate

+1 602 222 5027

seanwestfall@colliers.com



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