



# DOLLAR GENERAL

ABSOLUTE NNN \$1,531,783  
160 EAST US HIGHWAY 70 , PIMA, ARIZONA

# Dollar General

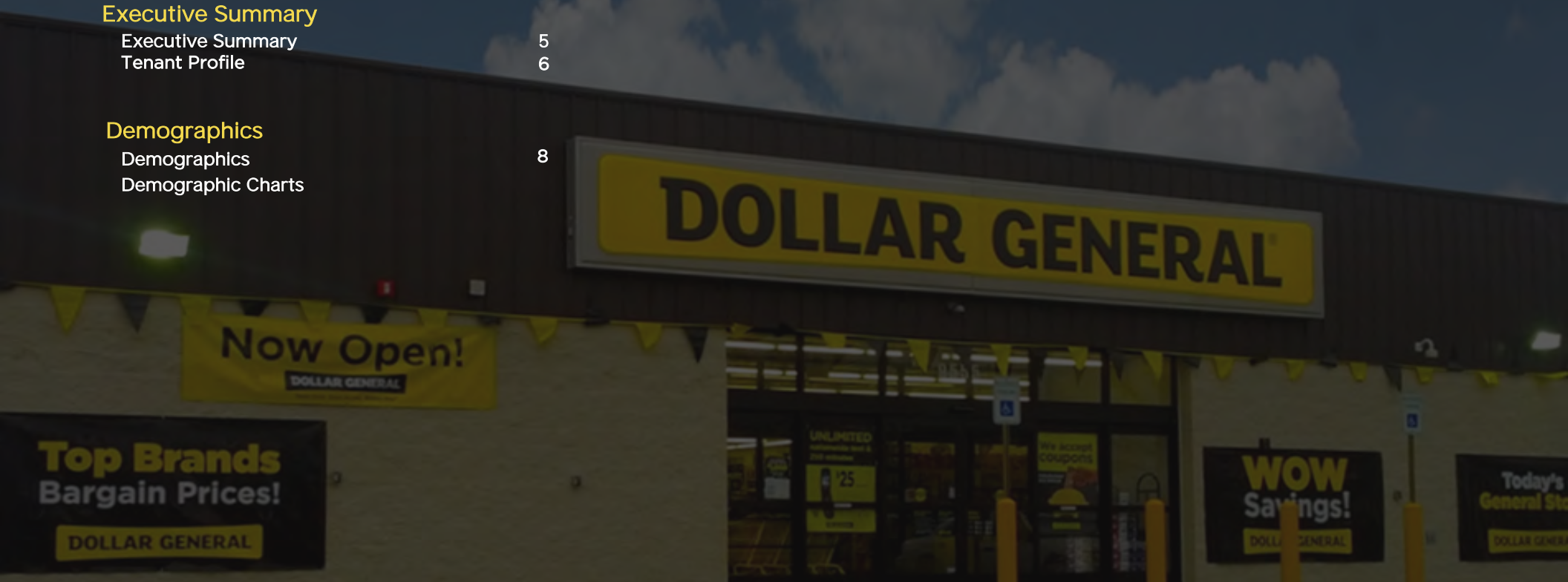
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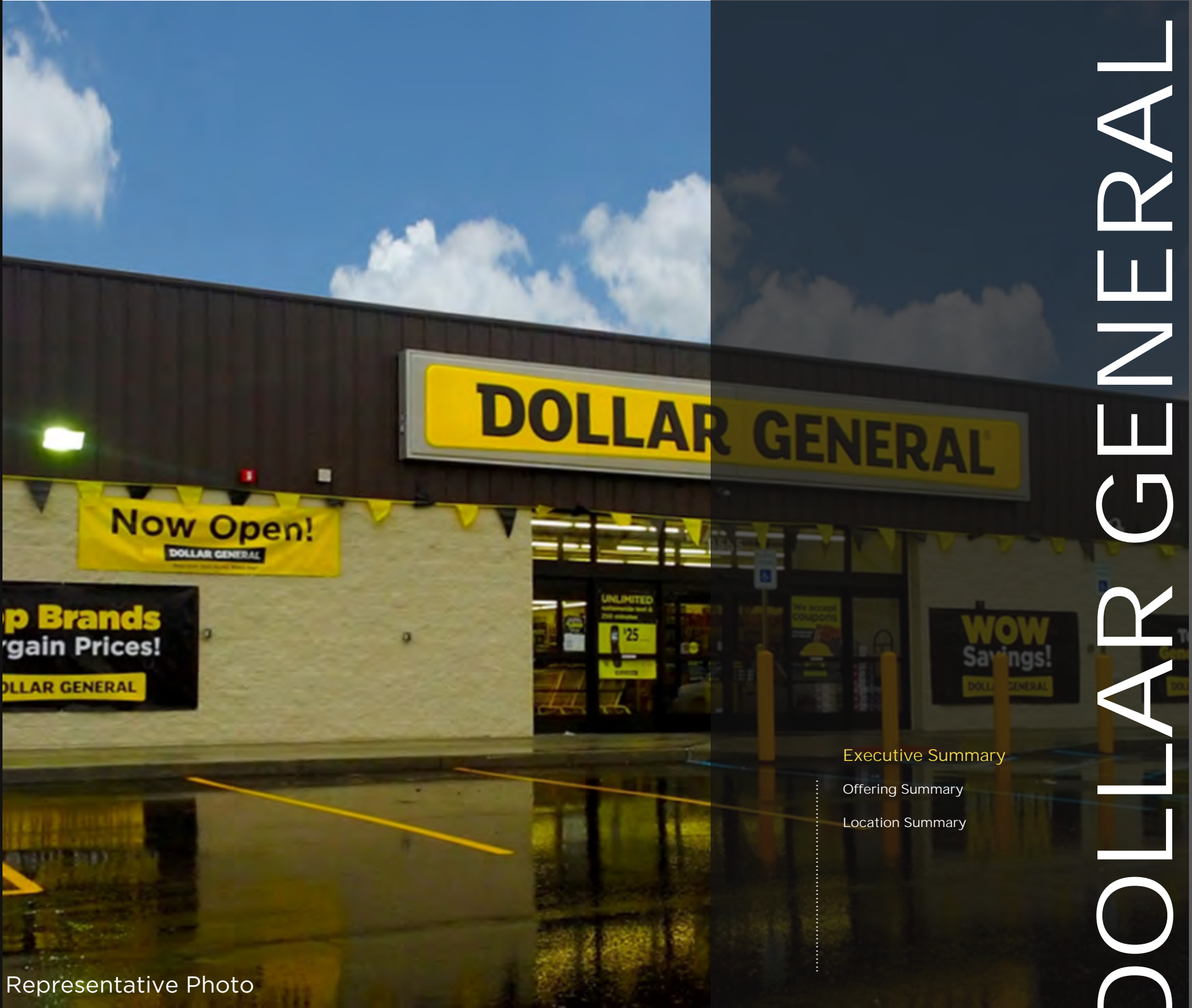
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Representative Photo

[Executive Summary](#)

[Offering Summary](#)

[Location Summary](#)

# DOLLAR GENERAL

## OFFERING SUMMARY

|                      |  |
|----------------------|--|
| ADDRESS              | 160 East US Highway 70 Pima AZ 85546           |
| COUNTY               | Graham   |
| LEASE TYPE           | Absolute NNN                                   |
| CAP RATE             | 6.00%  |
| BUILDING SQUARE FEET | ±9,100   |
| LAND SQUARE FEET     | ±39,204  |
| YEAR BUILT           | 2013   |
| LEASE EXPIRATION     | August 31,2028                                 |
| TENANT               | Dollar General                                 |
| OWNERSHIP TYPE       | Fee Simple                                     |
| LEASE OPTIONS        | 3x5 Year Options                               |
| LESSEE               | Dollar General Corporate                       |
| LEASE TYPE           | Absolute NNN - Zero LL Responsibilities        |
| INCREASES            | 10% Increase in 2023 and Each 5 Year Following |

## FINANCIAL SUMMARY

|                    |             |
|--------------------|-------------|
| OFFERING PRICE     | \$1,531,783 |
| PRICE PSF          | \$168.33    |
| NOI (CURRENT)      | \$91,907    |
| CAP RATE (CURRENT) | 6.00%       |

- Absolute NNN - Zero Landlord Responsibility
- 3 x 5 Year Options
- 10% Increases in 2023 and Each 5 Year Option
- 30 Parking Spaces
- Fee Simple Ownership - Land and Building
- Only Dollar Store Brand with Investment Grade Credit Rating (Baa2 - Moody's)

Retail Investment Group is pleased to offer this Dollar General in Pima, AZ. This building is ±9,100 square feet on ±0.90 acres and was built in June of 2013.

Pima, Arizona is located Northeast of Tucson and Southeast of Phoenix, Arizona. The property is located along the main highway through town, Route 70.

This property is located in Graham County in Southeastern Arizona and is nestled along the Gila River. The county is home to numerous scenic parks, including Aravaipa Canyon, which brings tourism to the area.

Nearby Retailers include Minit Market, USPS, Juanita's Mexican Food, Taylor Freeze, and Giant.

Area Generators include Pima Junior High School, MacDevitt Manor, Eastern Arizona Museum, The Follet House, and Aravaipa Canyon.



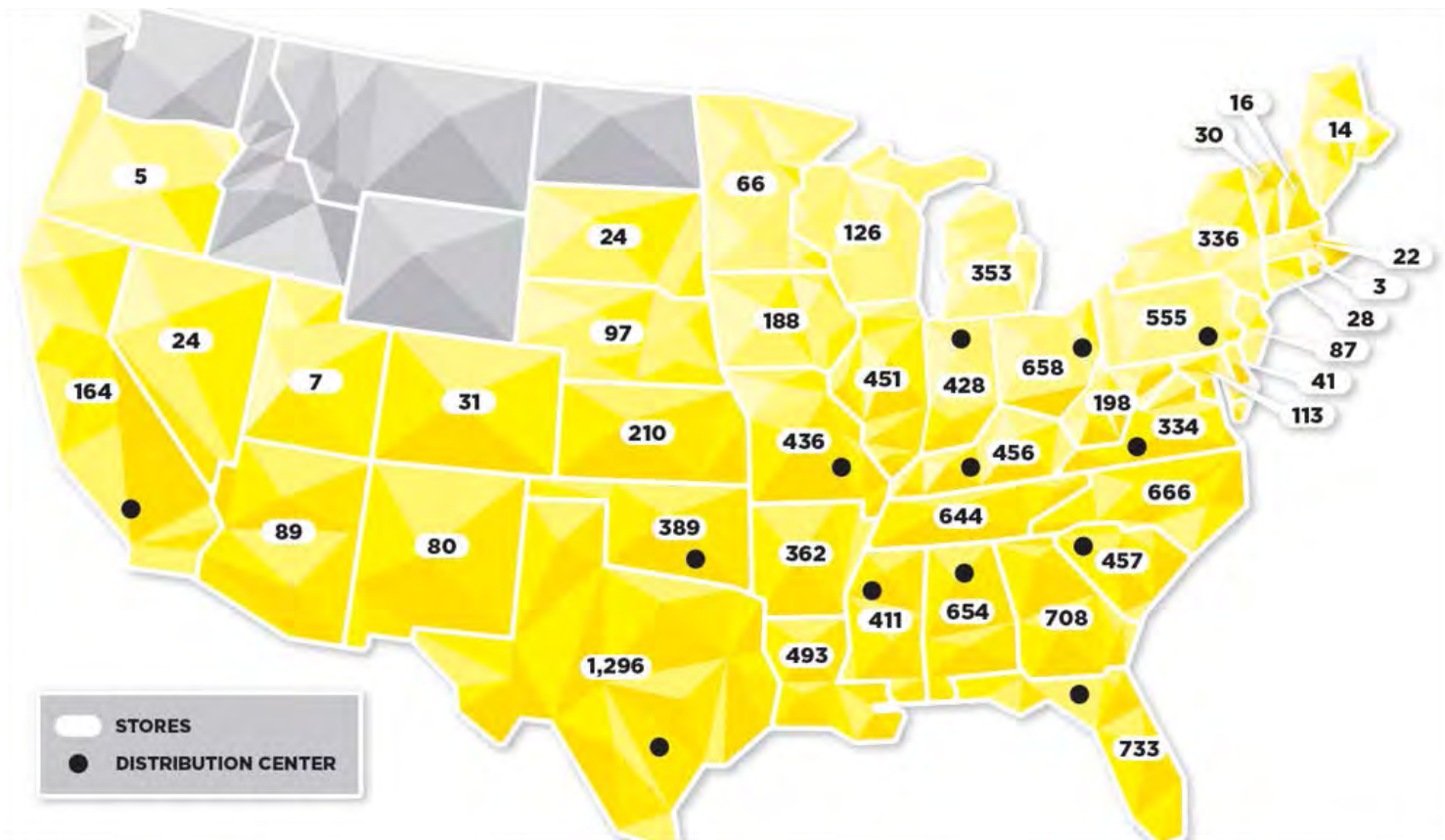
# DOLLAR GENERAL®

|                |  |
|----------------|--|
| Trade Name     | Dollar General   |
| Headquartered  | Goodlettsville, TN   |
| Website        | <a href="http://www.dollargeneral.com/">www.dollargeneral.com/</a> |
| # of Locations | 16,500   |

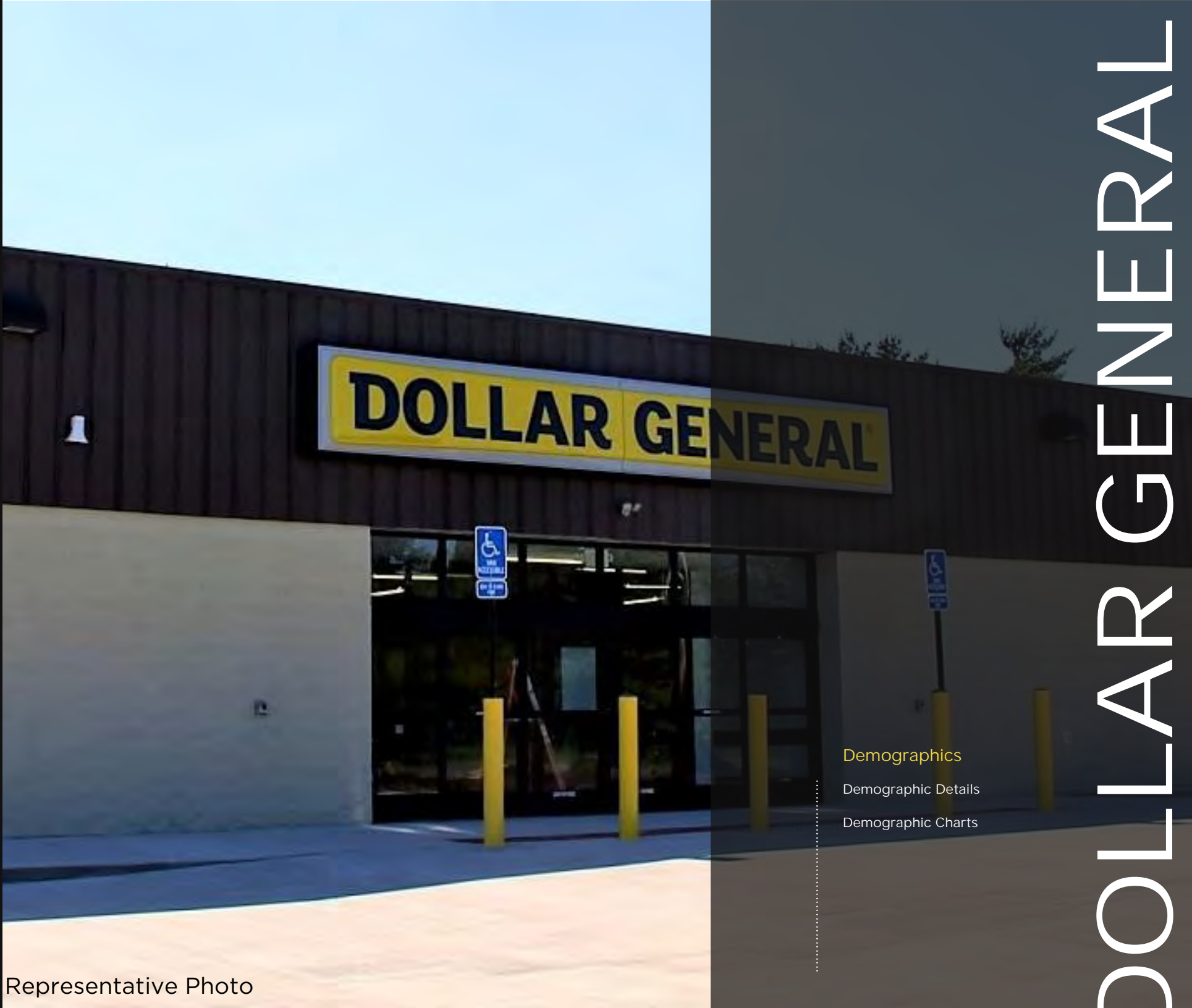
## Description

Dollar General strives to make shopping hassle-free and affordable with more than 14,000 convenient, easy-to-shop stores in 44 states. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands.

From serving their customers with value and convenience and their employees with career opportunities to serving the communities they call home through literacy and education, Dollar General has been committed to its mission of Serving Others since the company's inception in 1939.







Representative Photo

Demographics

Demographic Details

Demographic Charts

# DOLLAR GENERAL

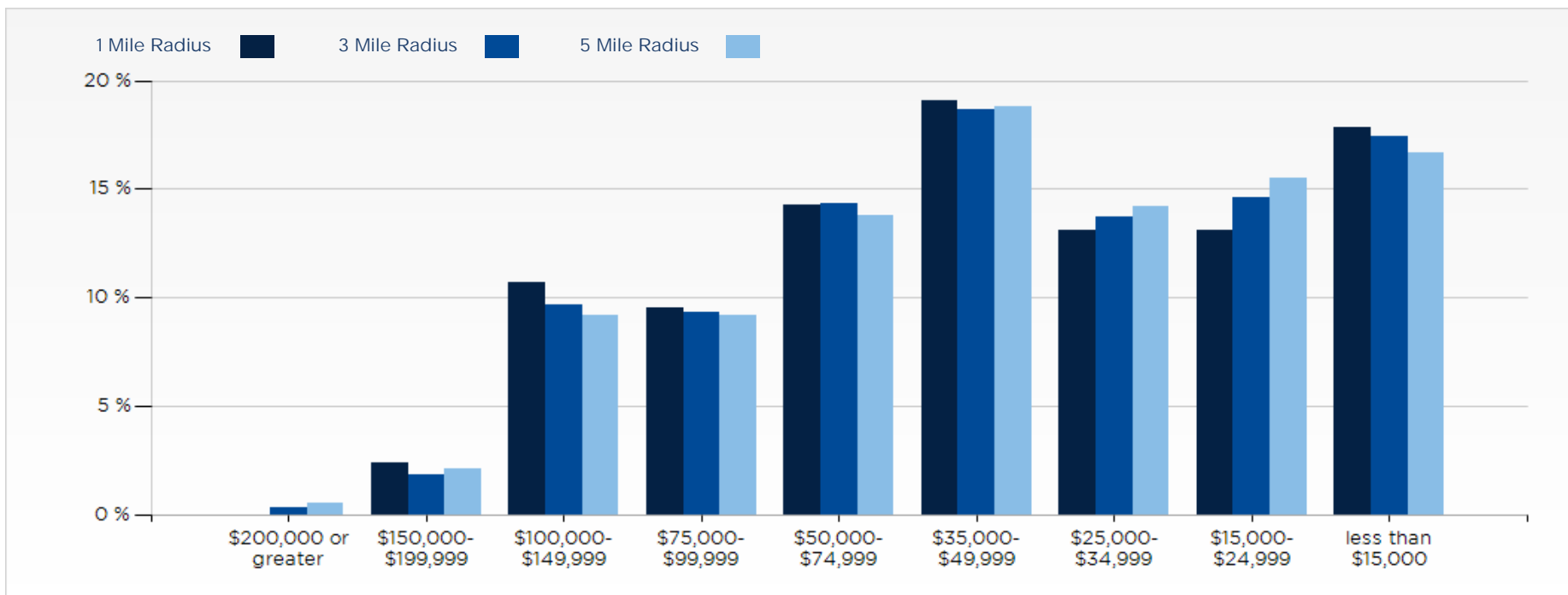
| POPULATION                         | 1 MILE  | 3 MILE  | 5 MILE  |
|------------------------------------|---------|---------|---------|
| 2000 Population                    | 209     | 778     | 1,297   |
| 2010 Population                    | 226     | 842     | 1,387   |
| 2017 Population                    | 222     | 824     | 1,360   |
| 2022 Population                    | 216     | 800     | 1,321   |
| 2017 African American              | 1       | 3       | 6       |
| 2017 American Indian               | 3       | 11      | 19      |
| 2017 Asian                         | 1       | 5       | 8       |
| 2017 Hispanic                      | 7       | 29      | 49      |
| 2017 White                         | 209     | 774     | 1,276   |
| 2017 Other Race                    | 5       | 18      | 30      |
| 2017 Multiracial                   | 3       | 12      | 21      |
| 2017-2022: Population: Growth Rate | -2.75 % | -2.95 % | -2.90 % |

| 2017 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 15       | 56       | 87       |
| \$15,000-\$24,999     | 11       | 47       | 81       |
| \$25,000-\$34,999     | 11       | 44       | 74       |
| \$35,000-\$49,999     | 16       | 60       | 98       |
| \$50,000-\$74,999     | 12       | 46       | 72       |
| \$75,000-\$99,999     | 8        | 30       | 48       |
| \$100,000-\$149,999   | 9        | 31       | 48       |
| \$150,000-\$199,999   | 2        | 6        | 11       |
| \$200,000 or greater  | 0        | 1        | 3        |
| Median HH Income      | \$38,542 | \$37,467 | \$37,097 |
| Average HH Income     | \$50,109 | \$49,690 | \$49,790 |

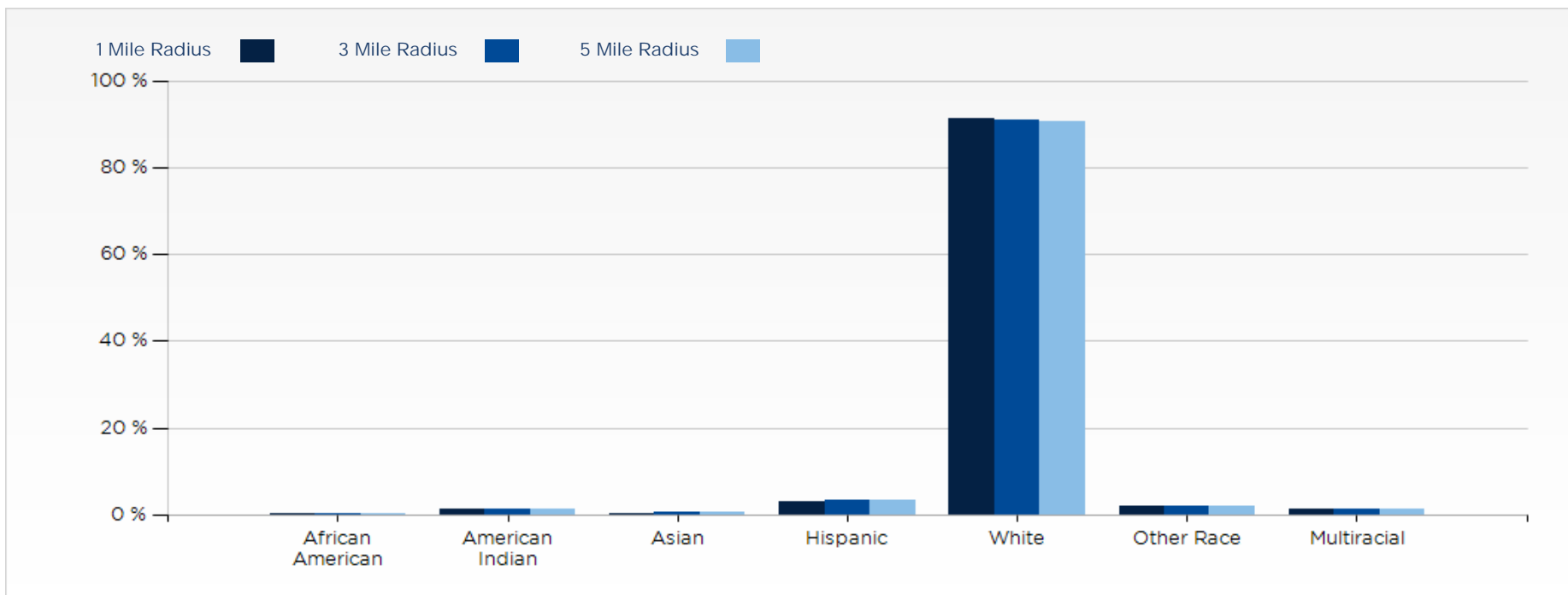
| HOUSEHOLDS                         | 1 MILE  | 3 MILE  | 5 MILE  |
|------------------------------------|---------|---------|---------|
| 2000 Total Housing                 | 95      | 378     | 610     |
| 2010 Total Households              | 85      | 327     | 532     |
| 2017 Total Households              | 84      | 320     | 523     |
| 2022 Total Households              | 81      | 311     | 508     |
| 2017 Average Household Size        | 2.62    | 2.56    | 2.58    |
| 2000 Owner Occupied Housing        | 70      | 269     | 438     |
| 2000 Renter Occupied Housing       | 11      | 44      | 73      |
| 2017 Owner Occupied Housing        | 70      | 265     | 432     |
| 2017 Renter Occupied Housing       | 14      | 55      | 91      |
| 2017 Vacant Housing                | 15      | 75      | 114     |
| 2017 Total Housing                 | 99      | 395     | 637     |
| 2022 Owner Occupied Housing        | 68      | 257     | 419     |
| 2022 Renter Occupied Housing       | 14      | 54      | 90      |
| 2022 Vacant Housing                | 18      | 85      | 131     |
| 2022 Total Housing                 | 99      | 396     | 639     |
| 2017-2022: Households: Growth Rate | -3.60 % | -2.85 % | -2.90 % |



2017 Household Income



2017 Population by Race





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