



DD'S DISCOUNTS

A NET LEASED DISCOUNT DEPARTMENT STORE

FRESNO, CA



CAPITAL PACIFIC

Contact the team

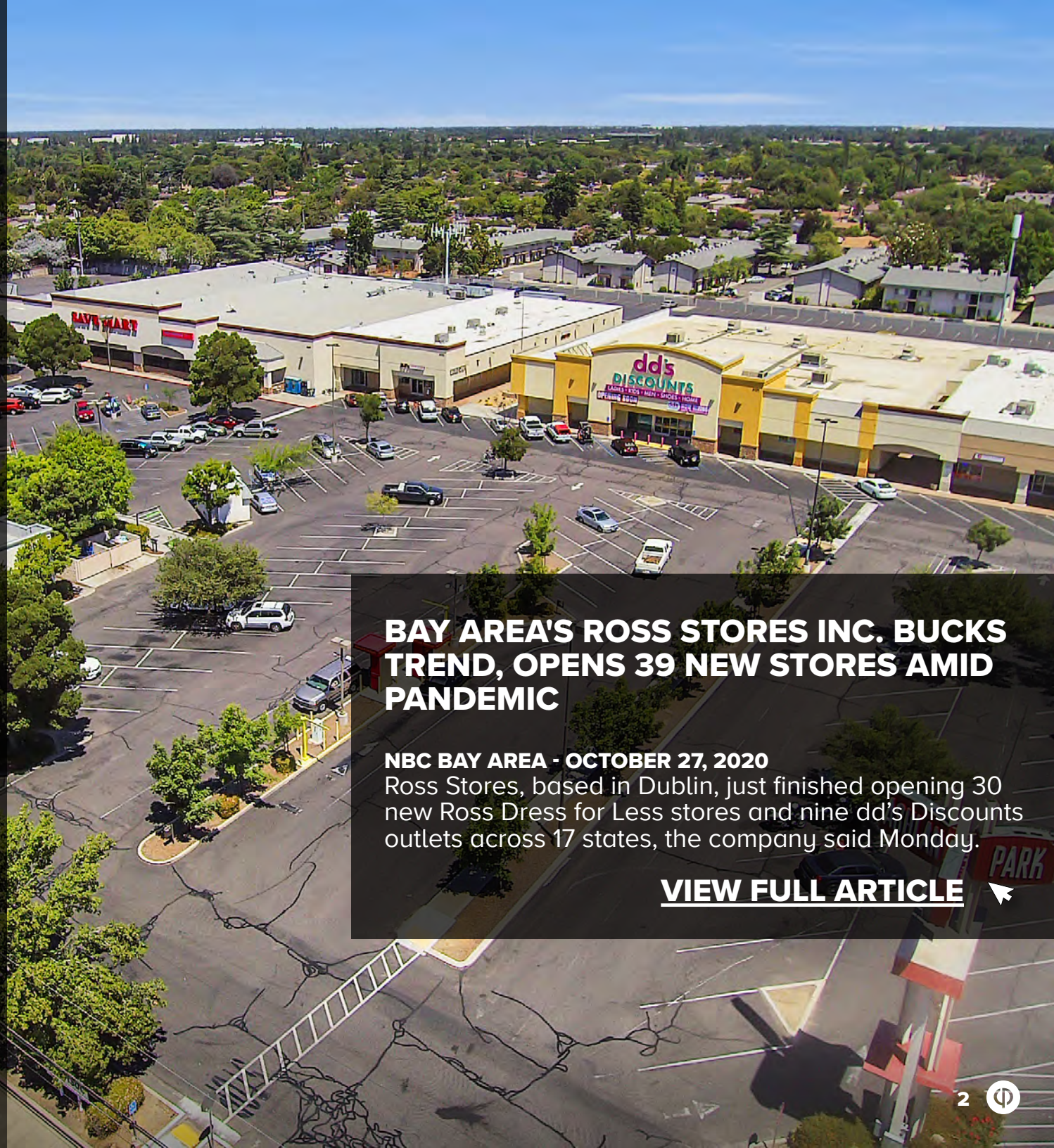
DAVE LUCAS

dlucas@capitalpacific.com

PH: 415.274.7390

CA DRE# 01389761

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



BAY AREA'S ROSS STORES INC. BUCKS TREND, OPENS 39 NEW STORES AMID PANDEMIC

NBC BAY AREA - OCTOBER 27, 2020

Ross Stores, based in Dublin, just finished opening 30 new Ross Dress for Less stores and nine dd's Discounts outlets across 17 states, the company said Monday.

[VIEW FULL ARTICLE](#) 



Investment Summary



DD'S DISCOUNTS

4103 E ASHLAN AVE, FRESNO, CA 93726 

\$2,200,000

PRICE

6.31%

CAP

NOI:

\$138,750

LEASE TYPE:

NN

LEASE EXPIRATION:

1/31/2029

LEASABLE AREA:

18,500 SF

PARKING:

AMPLE & RECIPROCAL

YEAR BUILT:

2018

**10-YEAR LEASE WITH FOUR 5-YEAR OPTIONS
AND SCHEDULED RENT INCREASES**



Investment Highlights



THE OFFERING

The offering presents an opportunity to acquire a 10-year net-leased DD's Discounts in Fresno, CA. The property is located within Ashlan Park Shopping Center which boasts an exceptional, diverse tenant roster of everyday needs and services, e-commerce resistant, and experience-focused tenants. It is located on the highly trafficked corner of Ashlan Ave and N Cedar Ave, which see combined traffic counts of over 48,800 VPD. Located just off of CA-168, with 80,000+ VPD, it sits comfortably in Fresno's primary retail area, and with its close proximity to a major highway access is easily accessible to motorists. Just over 2 miles away, is Fashion Fair Mall featuring over 130 retailers and drawing consumers from surrounding communities.

FRESNO is the fifth-most populous city in California, and the most populous city in the central valley. Fresno serves as the economic hub of Fresno County and California's San Joaquin Valley. The Fresno MSA and the surrounding area exceeds 1.5 million people. Ashlan Park benefits from its infill location in a strong retail node, over 400,000 residents within a 5-mile radius, and close proximity to the Fresno State University campus which has over 25,000 students enrolled.

HIGHLIGHTS

- **10-year lease with scheduled rent increases in base term and four 5-year option periods**
- **Over 150,000 residents in 3-mile radius**
- **Close Proximity to Fresno State University campus, with over 25,000 students enrolled**
- **Signalized hard corner location with 48,800+ VPD**
- **DD's Discounts is an A- S&P rated tenant**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Income & Expense

PRICE	\$2,200,000	
Price Per Square Foot:	\$118.92	
Capitalization Rate:	6.31%	
Total Rentable Area (SF):	18,500	
Lot Size (AC):		
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$7.50	\$138,750
Effective Gross Income	\$7.50	\$138,750
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME	\$138,750	

Landlord is responsible for roof & structure. Tenant reimburses for Common Area, tax and insurance expenses.



Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT		
DD's Discounts	18,500	6/28/2018	1/31/2029	\$138,750	\$11,563	\$138,750		
			2/1/2024	1/31/2029		\$12,333	\$148,000	
			Option 1	2/1/2029	1/31/2034		\$13,875	\$166,500
			Option 2	2/1/2034	1/31/2039		\$15,417	\$185,000
			Option 3	2/1/2039	1/31/2044		\$16,958	\$203,500
			Option 4	2/1/2044	1/31/2049		\$18,500	\$222,000
TOTALS:	18,500			\$138,750	\$11,563	\$138,750		

Lease Abstract

PREMISE & TERM

TENANT	Ross Dress for Less, Inc. A Virginia Corporation
GUARANTOR	Corporate
LEASE TYPE	NN
TERM	10 Years
EXPIRATION	1/31/2029
OPTIONS	Four 5-year Options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
6/28/2018 to 1/31/2024	\$138,750	\$11,563
2/01/2024 to 1/31/2029	\$148,000	\$12,333

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 2/01/2029 to 1/31/2034	\$166,500	\$13,875
#2. 2/01/2034 to 1/31/2039	\$185,000	\$15,417
#3. 2/01/2039 to 1/31/2044	\$203,500	\$16,958
#4. 2/01/2044 to 1/31/2049	\$222,000	\$18,500

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

EXPENSES

TENANT'S OBLIGATIONS

Tenant responsible for repair of premises

LANDLORD'S OBLIGATIONS

Landlord at sole cost and expense shall repair and maintain roof and structure

TAXES

Tenant shall pay pro rata share of taxes assessed against shopping center

INSURANCE

Tenant has option to carry property insurance at sole cost and expense, or will reimburse landlord for pro rata share of insurance

UTILITIES

Tenant pays for all utilities provided to the store

CAM

Tenant pays pro rata share of common area operating expenses

ASSIGNMENT/SUBLETTING

Tenant may assign or sublet without prior written consent of landlord, provided that the transfer does not violate exclusive uses or prohibited uses

Early Termination

If gross sales do not exceed \$6,500,000 for third full lease year, tenant has right to terminate. If during any one of first three full lease years sales exceed sales threshold, tenants termination right shall terminate

RIGHT OF FIRST REFUSAL/OFFER

If lease is terminated due to casualty and landlord elects to rebuild the store or similar building within 3 years, landlord must first offer building to tenant on terms no less favorable than those for which landlord will market such space on the open market

ESTOPPELS

Each party must execute and deliver estoppels within Twenty (20) days written notice from the other party or request for a Non-disturbance Agreement

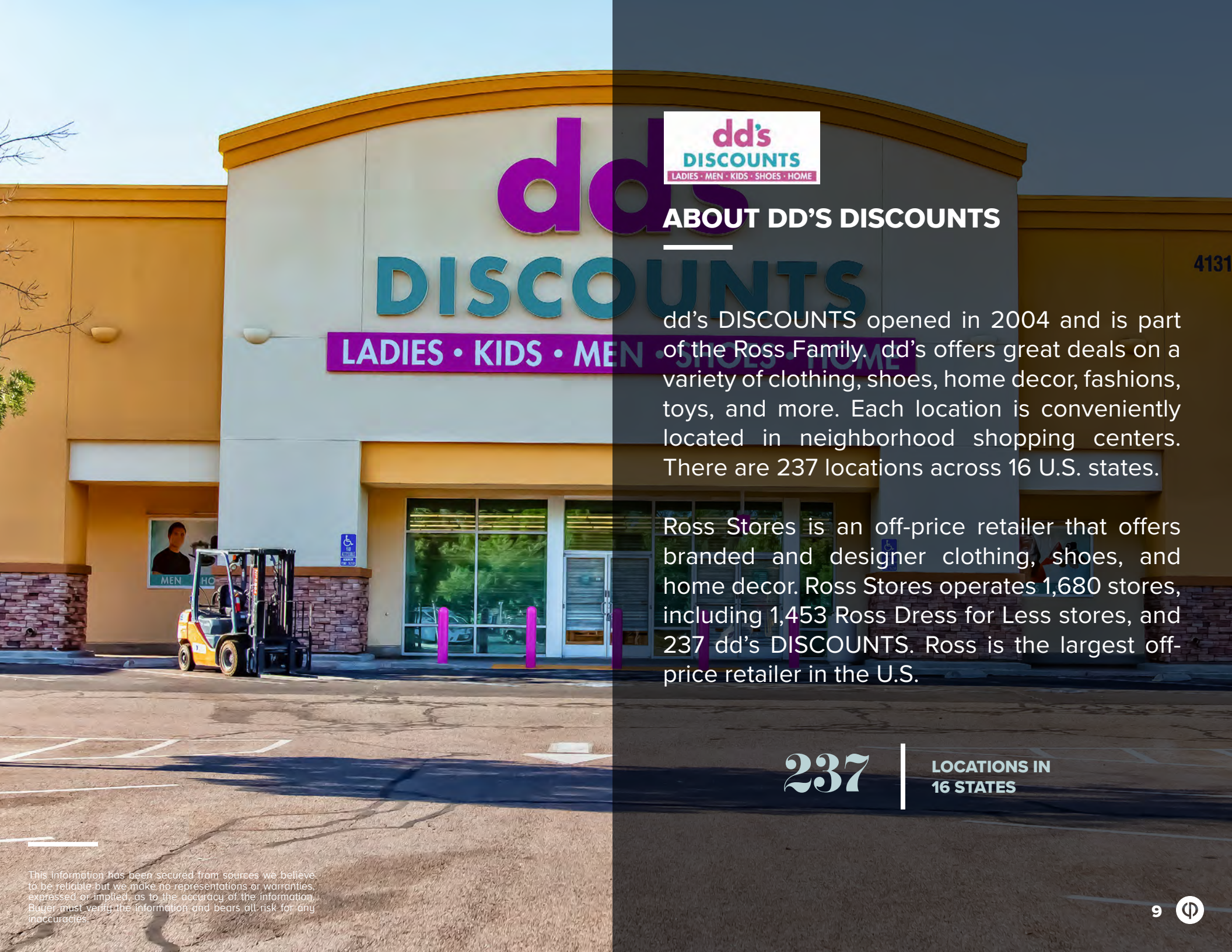
LEASE PROVISIONS

Site Plan



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





ABOUT DD'S DISCOUNTS

dd's DISCOUNTS opened in 2004 and is part of the Ross Family. dd's offers great deals on a variety of clothing, shoes, home decor, fashions, toys, and more. Each location is conveniently located in neighborhood shopping centers. There are 237 locations across 16 U.S. states.

Ross Stores is an off-price retailer that offers branded and designer clothing, shoes, and home decor. Ross Stores operates 1,680 stores, including 1,453 Ross Dress for Less stores, and 237 dd's DISCOUNTS. Ross is the largest off-price retailer in the U.S.

237

LOCATIONS IN
16 STATES

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Surrounding Retail



Aerial



CALIFORNIA STATE UNIVERSITY FRESNO

SAN JOSE 155 MILES

62,000 VPD

130,000 VPD

23,095 VPD

25,558 VPD

80,000 VPD

TORRID
 charming charlie
 HOLLISTER CALIFORNIA
 macy's
 JCPenney
 Foot Locker
 Abercrombie & Fitch
 FOREVER 21
 ULTA BEAUTY
 TILLY'S

LANE BRYANT
 ROSS
 PLATO'S

ACE Hardware
 FAMILY DOLLAR
 AutoZone

PETCO
 Walmart Supercenter
 6
 2025

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

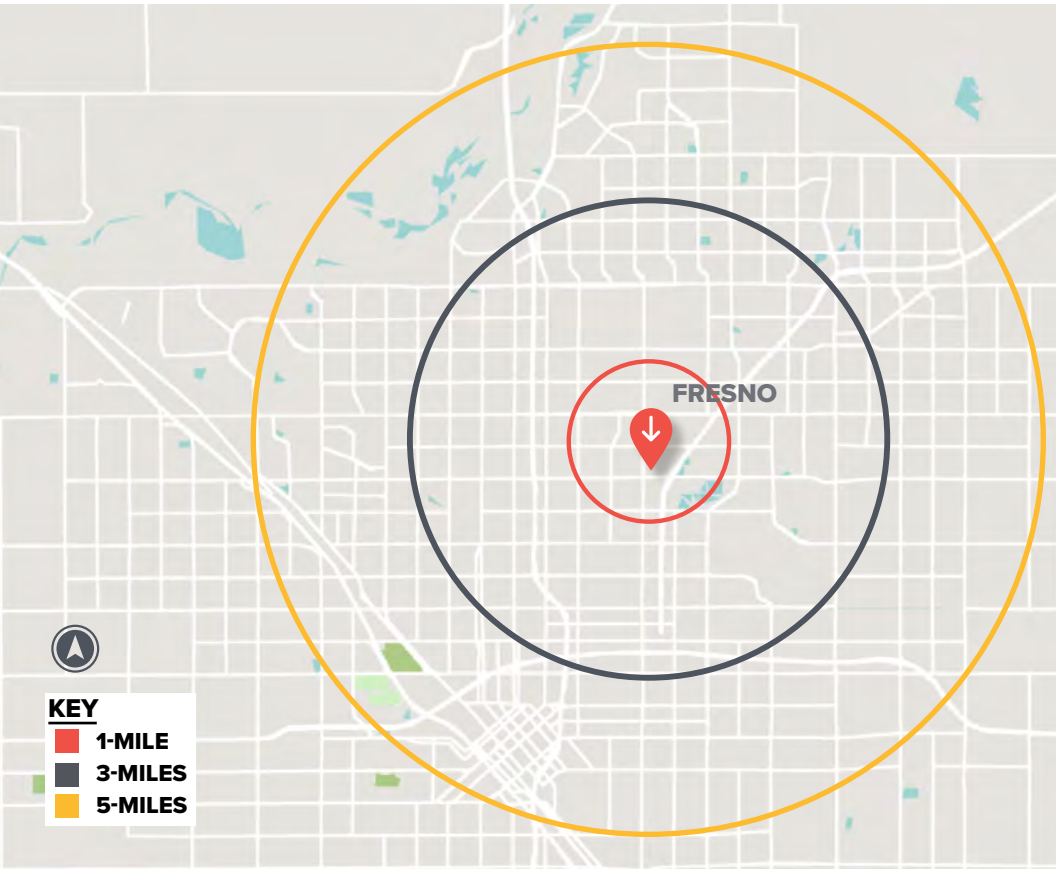


Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- | | | |
|----------------------|--------------------------|---------------------------|
| Fit Republic | The Pizza Pit | Chipotle |
| Dollar Tree | Aerozone Trampoline Park | The Old Spaghetti Factory |
| Starbucks | SaveMart Supermarket | Red Lobster |
| Chevron | Fir Aid | Popeyes |
| Wells Fargo | Pizza Hut | Walgreens |
| Arby's | Panda Express | Subway |
| BJ's Kountry Kitchen | Vallarta Supermarkets | AutoZone Auto Parts |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.




BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Residential Population	22,324	156,665	420,120
Businesses	479	5,939	17,530
Employees	4,799	70,564	216,240

Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	21,663	152,170	406,861
2018	22,324	156,665	420,120
2023	22,938	161,017	432,571

2018 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$53,540	\$55,901	\$64,121

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Fresno United School District	9,586+
Community Medical Center	4,500+
City of Fresno	2,894
Saint Agnes Medical Center	2,547
Kaiser Permanente Fresno	2,350



THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$64K

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FRESNO, CALIFORNIA



FRESNO is located in central California, within a three hour drive from Los Angeles, the San Francisco Bay Area, and Sacramento. Fresno is California’s 5th largest city.

The unincorporated area and rural cities surrounding Fresno remain predominantly tied to large-scale agricultural production. Fresno County is known as the Agricultural Capital of the World producing 350 crops worth approximately \$6.8 billion.

Fresno County is home to several universities, such as California State University - Fresno, University of Phoenix, National University, Fresno Pacific University, Fresno City College, West Hills Community College, as well as an abundance of trade and technology institutions.

ECONOMIC HUB

FRESNO SERVES AS THE ECONOMIC HUB of Fresno County and California’s San Joaquin Valley. Since the 2010 census, the population of Fresno County has grown by 3.6 percent. According to the California Department of Finance population projections, the county will grow to over 1 million residents by the year 2020.

972,297



FRESNO COUNTY POPULATION (ESTIMATED)

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



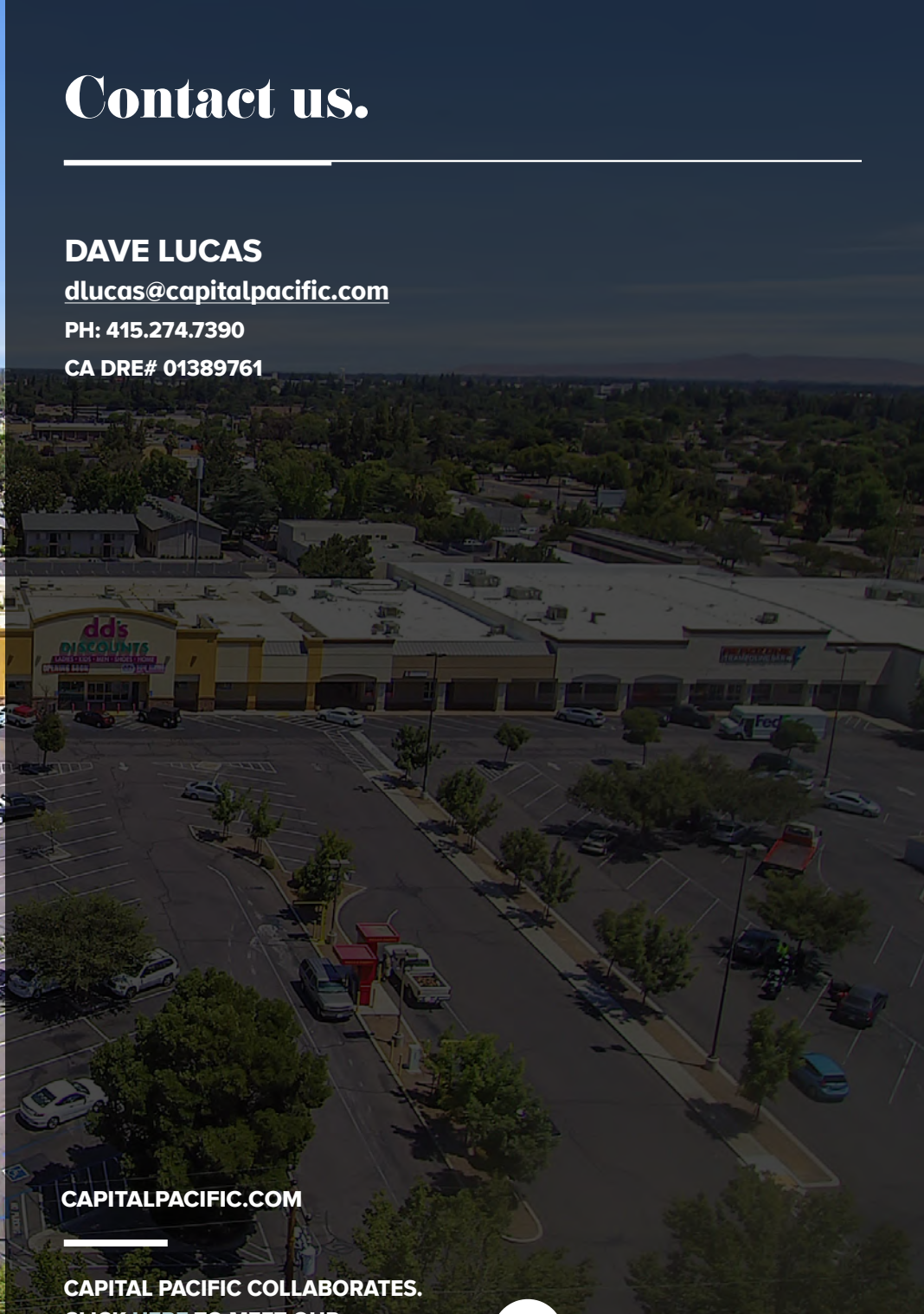
Contact us.

DAVE LUCAS

dlucas@capitalpacific.com

PH: 415.274.7390

CA DRE# 01389761



Copyright © 2020 Capital Pacific Partners

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

CAPITALPACIFIC.COM

**CAPITAL PACIFIC COLLABORATES.
CLICK HERE TO MEET OUR
SAN FRANCISCO TEAM.**



CAPITAL PACIFIC