

DOLLAR GENERAL®

FOR SALE

Representative Photo

SINGLE TENANT | ABSOLUTE NNN INVESTMENT OPPORTUNITY

3661 Jamaica Boulevard N, Lake Havasu City, AZ 86404

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

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OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

- Single Tenant, Absolute Triple Net (NNN) Investment Opportunity
- 8 Years remaining in Primary Term
- Three, 5-Year Option Periods with 10% rent increases
- No Landlord responsibility
- 2017 Construction
- Excellent street frontage, visibility and access
- Strategically located site: unobstructed access and full visibility on Jamaica Blvd
- Rare dense location: one of Arizona's most popular vacation destinations (Trip Advisor)
- Almost 62,000 residents within a 5-mile radius
- Lake Havasu attracts nearly One Million visitors annually (GoLakeHavasu.com)



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3661 Jamaica Blvd N | Lake Havasu City, AZ 86404



Lake Havasu attracts nearly One Million visitors annually



Located on the eastern shore of Lake Havasu along the Colorado River border of AZ & CA



Average HH Incomes of over \$122,000 within a one-mile radius



Over 20,000 households within a three-mile radius with a Median Age of 53.7

PROPERTY SUMMARY

INVESTMENT OVERVIEW

Offering Price	Call for Guidance
Rental Income	\$119,688.00
Building Sq Ft	± 9,100 SF Bldg
Lot Size	± 1.02 AC Lot
Primary Lease Term	Fifteen (15) Years
Options	Three, Five-Year Options w/ 10% Increases every Five Years
Parcel ID	105-03-099B
County	Mohave
Guarantor	Dollar General Corporation



Representative Photo

INVESTMENT SUMMARY

Diversified Partners is pleased to present, 3661 Jamaica Boulevard N, in Lake Havasu City, AZ. This Dollar General provides ± 9,100 SF of retail space and is located at the NEC of Jamaica Boulevard N and McCulloch Blvd N.

LEASE SUMMARY | RENT ROLL

DOLLAR GENERAL

TENANT: DG Retail, LLC

GUARANTOR: Dollar General Corp.

RENT COMMENCEMENT: April 2017

RENTAL INCOME: \$119,688 (\$13.15/SF)

LEASE TERM: Fifteen (15) Years

LEASE TYPE: Absolute NNN

RENEWAL OPTIONS: Three (3), Five (5) Year with 10% Rental Increases in Each Option

PROPERTY TAXES: Paid by Tenant

INSURANCE: Paid by Tenant

UTILITIES: Paid by Tenant

COMMON AREA EXPENSES: Paid by Tenant

ROOF AND STRUCTURE: Paid by Tenant

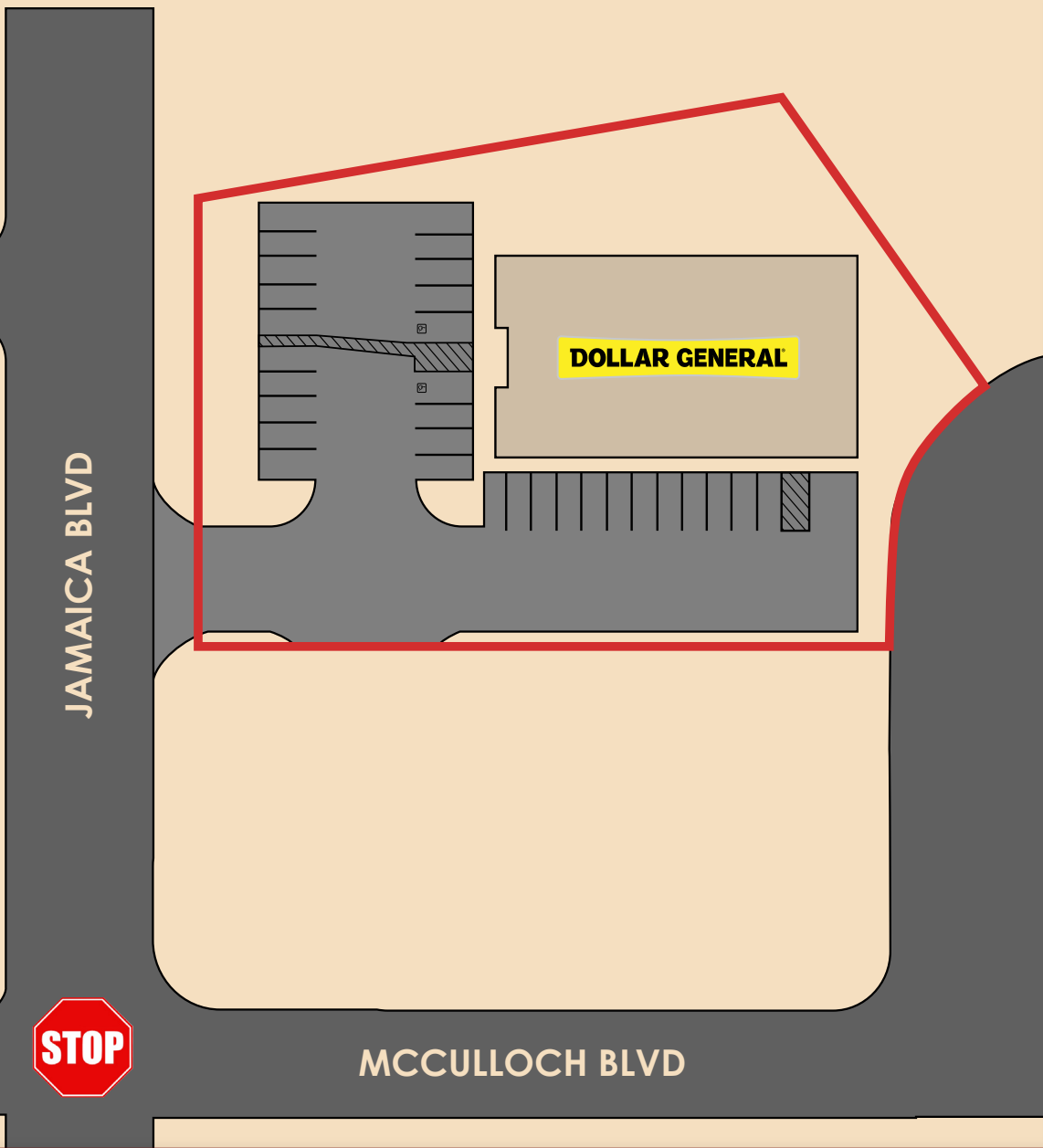
HVAC: Tenant Responsible for Maintenance

RENT ROLL

YEAR:	MONTHLY RENT:	ANNUAL RENT:	ANNUAL RENT/SF:
1-15 Years	\$9,974.00	\$119,688.00	\$13.15
Option 1	\$10,971.00	\$131,652.00	\$14.47
Option 2	\$12,068.00	\$144,816.00	\$15.91
Option 3	\$13,275.00	\$159,300.00	\$17.51

SITE PLAN

DOLLAR GENERAL



South Exposure



West Exposure



North Exposure

DEMOGRAPHICS 2024

POPULATION	1 Mile	3 Mile	5 Mile
2024 Est. Population	6,703	44,650	61,965
2029 Projected Population	7,127	46,944	65,088
2020 Census Population	6,272	41,563	57,034
2010 Census Population	5,680	38,918	52,961
2024-2029 Proj. Annual Growth	1.3%	1.0%	1.0%
2024 Daytime Population	3,964	26,173	45,011
2024 Total Businesses	144	1,039	2,625

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2024 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
\$10,000-14,999	68	520	778
\$15,000-24,999	313	1,830	2,326
\$25,000-34,999	254	1,900	2,560
\$35,000-49,999	270	2,060	3,173
\$50,000-74,999	526	3,833	5,477
\$75,000-99,999	594	3,052	4,256
\$100,000-124,999	293	2,371	3,097
\$125,000-149,999	163	1,424	2,112
\$150,000-\$199,999	214	1,172	1,505
\$200,000 or More	243	1,346	2,078
Average HH Income	\$122,301	\$102,691	\$100,510



HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Total Housing Units 2024	3,770	25,145	36,248
Total Housing Units 2020	3,591	23,888	34,656
Historical Annual Growth (2020-2024)	178	1,257	1,592
Housing Units Occupied	3,058	20,247	28,710
Owner-Occupied	2,493	14,722	20,503
Renter-Occupied	565	5,526	8,207
1 Person Households	1,175	7,838	12,010
2 Person Households	1,130	7,777	10,700
3 Person Households	370	2,222	2,909
4 Person Households	254	1,486	1,908
5 Person Households	81	611	771

TENANT PROFILE

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION is an American chain of discount stores headquartered in Goodlettsville, TN. As of January 2024, **Dollar General** operated 19,643 stores in the contiguous United States and Mexico.

The company began in 1939 in Scottsville, KY, as a family-owned business called J.L. Turner and Son, owned by James Luther Turner and Cal Turner. In 1955, the name changed to **Dollar General Corporation**, and in 1968, the company went public on the New York Stock Exchange. The Fortune 500 recognized **Dollar General** in 1999 and, in 2020, it reached #112 on the list. **Dollar General** has grown to become one of the most profitable stores in the rural U.S., employing approximately 170,000 with revenue reaching around \$27 billion in 2019.



THE VALUE OF A DOLLAR

People have always been drawn to **Dollar General** for its values - and not just the ones they see on the shelves. **Dollar General** is a place that meets the needs of hardworking people on a deeper level, with a simple mission: **Serving Others**. **Dollar General** has never lost focus of supporting communities across the country, and their memorable mission is illustrated in those communities each day. **Dollar General** has grown from a single store to one of the country's fastest growing small-box discount retailers. A passionate commitment to serving their customers, employees and communities is the foundation of their growth.

“Never forget: It’s not our customers’ job to work to save money. It’s our job to work to save them money.” - Cal Turner, Sr.



ABOUT LAKE HAVASU CITY

DOLLAR GENERAL

Lake Havasu City sits comfortably on the eastern shore of Lake Havasu along the Colorado River border of Arizona and California. The city was established in 1963 by Robert P. McCulloch, Sr. as a self-sufficient, planned community.

Lake Havasu City is located on what is known as "Arizona's West Coast," just 3 hours west of Phoenix, 2½ hours south of Las Vegas, and 4-5 hours east of the Los Angeles area. As part of the northern and western limits of the Sonoran Desert, Lake Havasu City and the surrounding area feature outstanding biodiversity and are loaded with beautiful experiences.



London Bridge

The area regularly attracts nearly a million visitors annually with its historic London Bridge, pristine lake, friendly community, abundant sunshine and annual events, ideal weather and wide range of restaurants and lodging. Over 400 miles of stunning coastline offer exceptional watersports, including fishing, skiing, kayaking and house boating. Visitors can also explore the lake from the beautiful beaches, campsites and hiking trails.

Rated as one of the top 100 best bass fishing lakes in America, Lake Havasu is ideal for catching large and small-mouth bass and is renowned as a striped bass fishery. The Lake Havasu region also hosts extensive off-road trails and undeveloped stretches of river.

Source: GoLakeHavasu.com



Havasus Falls

MACRO AERIAL

DOLLAR GENERAL



OFFERING MEMORANDUM

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of the 3661 Jamaica Blvd N, Lake Havasu City, AZ 86404 and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warrantee or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property.

This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review.

The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived.

Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners.

If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners



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