

**FAMILY DOLLAR**



OFFERING MEMORANDUM

**Family Dollar**

COPPEROPOLIS, CA

**NEWMARK**

COMPASS  
COMMERCIAL

## ■ LISTING TEAM

### **BRIAN HENRY**

brian.henry@nrmk.com

650.823.1220

CA RE License #01385537

### **BRYAN DANFORTH**

bryan.danforth@compass.com

650.274.5227

CA RE License #01789680

Newmark and Compass Commercial, collectively the "Agent," has been engaged as the exclusive sales representative for the sale of the "Property" by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (July 2024) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



## OVERVIEW



### INVESTMENT HIGHLIGHTS

- Corporate Guaranteed Family Dollar in Copperopolis, CA
- 8.53% Cap Rate, set to increase to 9.38% in less than 9 months with tenant option to renew
- Four 5-year tenant options to extend the lease with 10% increases each options
- NN lease with tenant responsible for most maintenance, utilities, taxes and insurance reimbursement
- STRONG corporate guarantee, with the 2014 acquisition of Family Dollar by Dollar Tree corporation
- Over 16,000 stores, \$30B + in 2023 Sales, 211K+ Associates
- Located in the Sierra foothills, this store serves Copperopolis and surrounding areas, with the closest dollar store or similar more than a 20 minute drive away
- Growing Community, X% growth expected, or recent, etc.

# Family Dollar

3502 SPANGLER LANE, COPPEROPOLIS, CA 95228

**\$1,700,000**  
PRICE

**8.53%**  
CAP

NOI: \$145,000

Lease Type: NN

Term Remaining: <1 Year

Leasable Area: 8,320 SF

Land Area: 76,666 SF

Rent Increases: 10% in each option

Options: 4 x 5-year

Year Built/Renovated: 2015

## OVERVIEW

### PRICING

Price	\$1,700,000
Cap Rate	8.53%
Price/SqFt - Building	\$204
Price/SqFt - Land	\$22.17
NOI	\$145,000

### DETAILS

Address	3502 Spangler Ln, Copperopolis, CA 95228
County	Calaveras
APN	061-040-016-000
County Use	Retail Trade

### PROPERTY ATTRIBUTES

Gross Building SF	8,320
Land Area (SF)	76,666
Land Area (Acres)	1.76
Year Built	2015
Parking	31 Spaces
Zoning	RC
Property Type	Free-Standing Retail



## RENT ROLL

TENANT	SQUARE FEET	TERM	MONTHLY RENT	ANNUAL RENT	CAP RATE
Family Dollar - Corporation	8,320 SF (100%)	3/12/2015 - 3/31/2025	\$12,083.34	\$145,000.08	8.53%
Option 1		4/1/2025 - 3/31/2030	\$13,291.67	\$159,500.04	9.38%
Option 2		4/1/2030 - 3/31/2035	\$14,620.84	\$175,450.08	10.32%
Option 3		4/1/2035 - 3/31/2040	\$16,082.92	\$192,995.04	11.35%
Option 4		4/1/2040 - 3/31/2045	\$17,691.17	\$212,294.04	12.49%

## ■ LEASE DETAILS

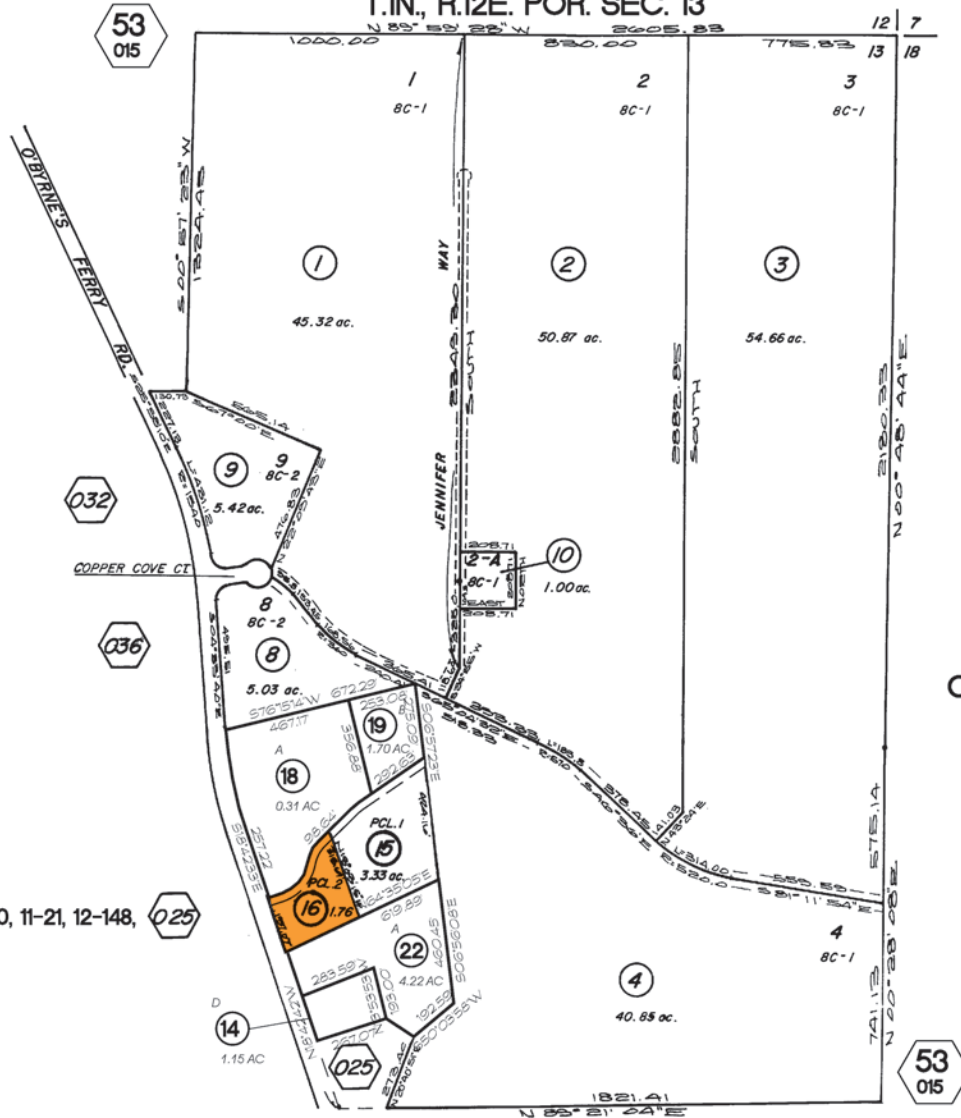
<b>Tenant</b>	Family Dollar Inc.
<b>Guarantee</b>	Corporate
<b>Current Rent</b>	\$145,000
<b>Rent Effective 4/1/2025</b>	\$159,500.04 (9.38% Cap)
<b>Lease Commencement</b>	3/12/2015
<b>Primary Term Expiration</b>	3/31/2025
<b>Options</b>	4 x 5-year
<b>Rent Increases</b>	10% Each Option Period
<b>Lease Type</b>	NN
<b>Landlord Maintenance</b>	Roof, Walls, Foundation, Fire System
<b>Tenant Maintenance</b>	Interiors, Asphalt, Landscaping
<b>Taxes</b>	Reimbursed by Tenant
<b>Insurance</b>	Reimbursed by Tenant
<b>Utilities</b>	Paid by Tenant



■ PARCEL MAP

T.1N., R.12E. POR. SEC. 13

TAX AREA CODE 68-025



64  
028



COPPER COVE SUBDIVISION  
UNITS 8C-1, 8C-2

ASSESSMENT PURPOSES ONLY  
NO LIABILITY IS ASSUMED FOR THE  
ACCURACY OF THE DATA DELINEATED HEREON

CALAVERAS COUNTY  
ASSESSOR'S MAPS  
BOOK 61 PAGE 040

P.M. 8-32, 8-183, 9-80, 11-21, 12-148, 025

REV. 10 03/19/2012

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

CREDIT TENANT

S&P Credit Rated BBB

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

FOUNDED

1959



**A DOLLAR TREE COMPANY**

Dollar Tree, Inc. (NASDAQ: DLTR), North America’s leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

**FAMILY DOLLAR OVERVIEW**

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation’s fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

**GEOGRAPHIC REACH**

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

**STRATEGY**

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

16,000+  
LOCATIONS

\$30B+  
2023 REVENUE

211K+  
ASSOCIATES



■ RETAIL AERIAL



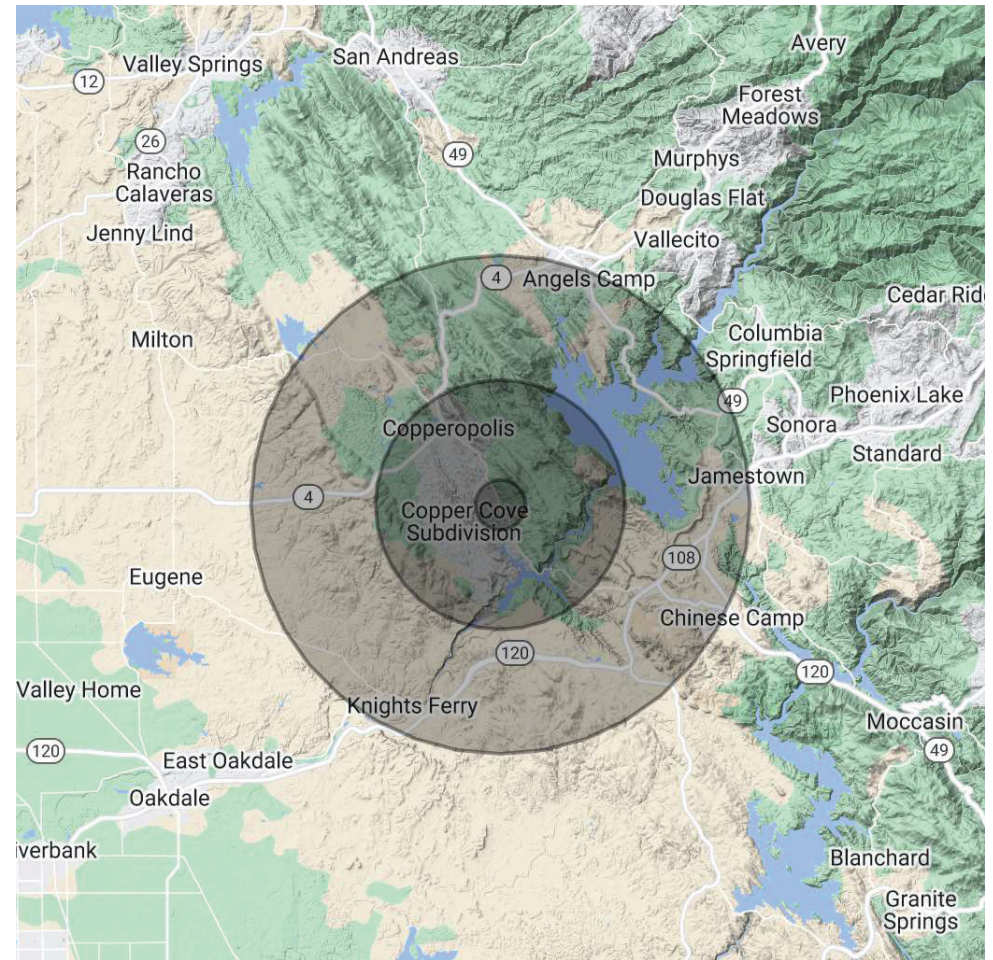
**FAMILY DOLLAR**

## DEMOGRAPHICS

Population	1 Mile	5 Miles	10 Miles
Total Population	1,002	6,987	11,627
Average Age	48	46	46
Average Age (Male)	47	46	46
Average Age (Female)	48	45	46

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	408	2,116	3,795
# of Persons per HH	2.5	3.3	3.1
Average HH Income	\$122,689	\$94,217	\$104,342
Average House Value	\$511,144	\$394,097	\$457,161

Demographics data derived from AlphaMap



## ■ LOCATION OVERVIEW

# Copperopolis, CA

Copperopolis is located in California's beautiful sierra foothills. Embracing its proud heritage and cherished way of life as a once thriving 1800's copper mining town, The Square at Copper Valley has been reborn as an all new blend of specialty boutique shops, great restaurants and residential lofts. Designed around a traditional, pedestrian-friendly town square, the timeless architecture and covered walkways harken back to another era, yet provide all the luxury and convenience of a modern retail setting.

A whole host of fun festivals and events occur here throughout the year, many featuring horse-drawn carriage rides around the square and art and craft vendors.

Lake Tulloch | Jack Forkner Copperopolis is also home to beautiful Lake Tulloch, offering fishing, boating and water sports opportunities year-round, and The Golf Club at Copper Valley – an 18-hole championship, public-access golf course with restaurant, bar, pro-shop and wine cellar.

### CLOSE PROXIMITY TO WINTER AND SUMMER RESORTS

- 50 Miles to Yosemite
- 60 Miles to Bear Valley
- 50 Miles to Dodge Ridge
- 30 Miles to Stanislaus National Forest
- 6 different lakes within 25 miles



## ■ CONTACT INFO

### **BRIAN HENRY**

brian.henry@nrmk.com  
650.823.1220  
CA RE License #01385537

### **BRYAN DANFORTH**

bryan.danforth@compass.com  
650.274.5227  
CA RE License #01789680



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-1118.07/24