

Representative Photo



Exclusively Represented By:

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Investment Summary

Offering Price:	\$1,485,296.22
CAP Rate:	7.15%
Annual Rent:	\$106,198.68
Building Size:	9,100 SF
Land Area:	±1.8 acres
Year Built:	2019

For more information, contact:

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Lease Abstract

Property Address	28890 S. Nogales Highway Amado, AZ 85645
Tenant	DG Retail, LLC
Guarantor	Dollar General Corporation
Lease Term	Ten (10) years and Five (5) months remaining. Three (3), Five (5) year renewal options
Lease Type	Absolute NNN (zero Landlord responsibility)
Rent increases	10% each option period
Lease Commencement	May 1, 2019
Lease Expiration	April 30, 2034

Representative Photo
Not Subject Property

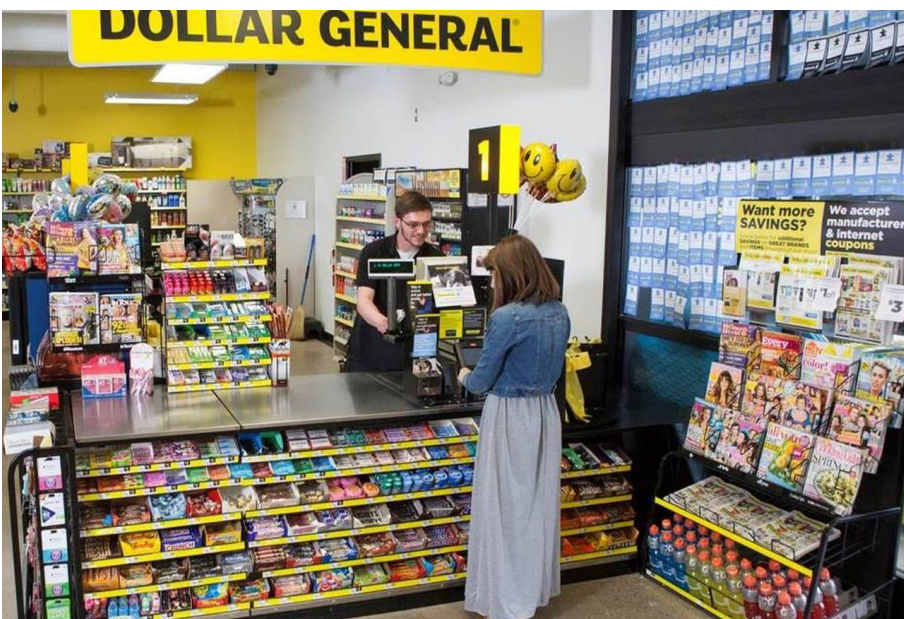


Tenant Profile

Company Type	Public (NYSE: DG)
Revenue	\$40.6 billion (fiscal 2024 net sales)
Store Count	+20,388 as of September 2025
Employees	194,200+ as of September 2025
S&P Credit Rating	BBB
Moody's Credit Rating	Baa2
Website	www.dollargeneral.com

- The first Dollar General store opened in Springfield, Kentucky on June 1, 1955.
- Dollar General offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items at low everyday prices in convenient neighborhood locations.
- In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.
- Dollar General is the only dollar store chain with an investment grade rating from S&P and Moody's.
- Ranked #106 on the *Fortune 500* list as of January 2023.
- Dollar General is the country's largest small box retailer.

Source: www.dollargeneral.com, www.standardandpoors.com, and www.moody.com



Location Overview

Located just off Interstate 19 on the “main & main” corner in Amado, Arizona. 2019 construction with 9 years remaining on the Initial Lease Term. Lease is absolute NNN with zero Landlord responsibilities. Dollar General takes advantage of the lack of competition in Amado – the nearest grocery store is over 10 miles away. Green Valley, AZ is less than 20 minutes north of the site and the International border crossing into Nogales Sonora, Mexico is only 30 minutes south of the site.

