

\$1,600,000

6.19% CAP RATE

7528 PACIFIC AVENUE

STOCKTON, CA

DOLLAR TREE®



EXCLUSIVELY LISTED BY

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WHY INVEST?

EXCELLENT LOCATION IN PROMINENT RETAIL CORRIDOR

- **Prime Location in a Bustling Retail Hub** – Situated along a highly trafficked retail strip in Stockton, the property is part of the Hammer Ranch Center, anchored by Save Mart, ensuring steady foot traffic and visibility.
- **Diverse Retail Mix** – The property benefits from a diverse range of neighboring tenants, including Smart & Final, Concentra Urgent Care, Michaels, Dollar Tree, Wells Fargo, Aarons, Starbucks, Subway, and Skechers Warehouse, attracting a wide variety of customers.
- **Proximity to Major Attractions** – Located just over a mile from San Joaquin Delta College, with 18,610 enrolled students, and Weberstown Mall, attracting 4.6 million visitors per year, the property enjoys additional traffic from nearby educational and shopping destinations.



STABLE, LONG-TERM INVESTMENT WITH A NATIONAL TENANT

- **Long-Term Lease with Renewal Options** – Dollar Tree operates under a long-term lease with about 10 years remaining, plus two additional renewal options.
- **Recent Lease Extension** – The tenant recently exercised their option to extend the lease for an additional 10 years, reinforcing their commitment to the location.
- **Structured Rental Increases** – The lease includes rental escalations of \$12,000 every five years, providing consistent income growth.
- **Established Tenant with Proven Success** – Dollar Tree has been a staple at this location since 2007, demonstrating strong performance and long-term viability.



CORPORATE GUARANTEED DOMINANT NATIONAL RETAILER

- **Leading National Discount Retailer** – Founded in 1986, Dollar Tree is a well-established and recognized brand known for its value-driven retail model, offering a wide range of everyday essentials at affordable prices.
- **Expansive Nationwide Footprint** – With over 16,000 locations across the U.S. and Canada, Dollar Tree continues to expand its presence, reinforcing its position as a dominant player in the discount retail sector.
- **Strong Corporate Backing** – As a Fortune 200 company, Dollar Tree benefits from significant financial strength and operational expertise, ensuring long-term stability and continued success.



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 7528 Pacific Ave, Stockton, CA 95207
Concept:	Dollar Tree
Tenant:	Dollar Tree Stores, INC.
Price:	\$1,600,000
Cap Rate:	6.19%
NOI:	\$99,000
Building Size (SF):	±12,000 SF
Lot Size (AC):	±1.01 AC
Year Built/Renovated:	1975/2019

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

Lease Commencement:	4/5/2001
Lease Term Expiration:	4/30/2035
Term Remaining:	±10 Years
Lease Type:	NNN*
Landlord Responsibilities:	Roof & Structure (New Roof Installed in 2019)
Monthly Rent:	\$8,250
Annual Base Rent:	\$99,000
Rental Increases:	\$12,000 / 5-Years**

*Tenant's annual reimbursements to Landlord for CAM, Taxes, and Insurance is capped at \$92,278 for 2025-2026, which is significantly higher than actual expenses. This cap increases annually. Inquire w/ broker for further details.

**On May 1, 2030, annual rent will increase to \$111,000 and on May 1, 2035, annual rent will increase to \$123,000.

\$1,600,000

LISTING PRICE

6.19%

CAP RATE

±10 YRS

LEASE TERM

±12,000 SF

BUILDING SIZE

NNN*

LEASE TYPE

2019

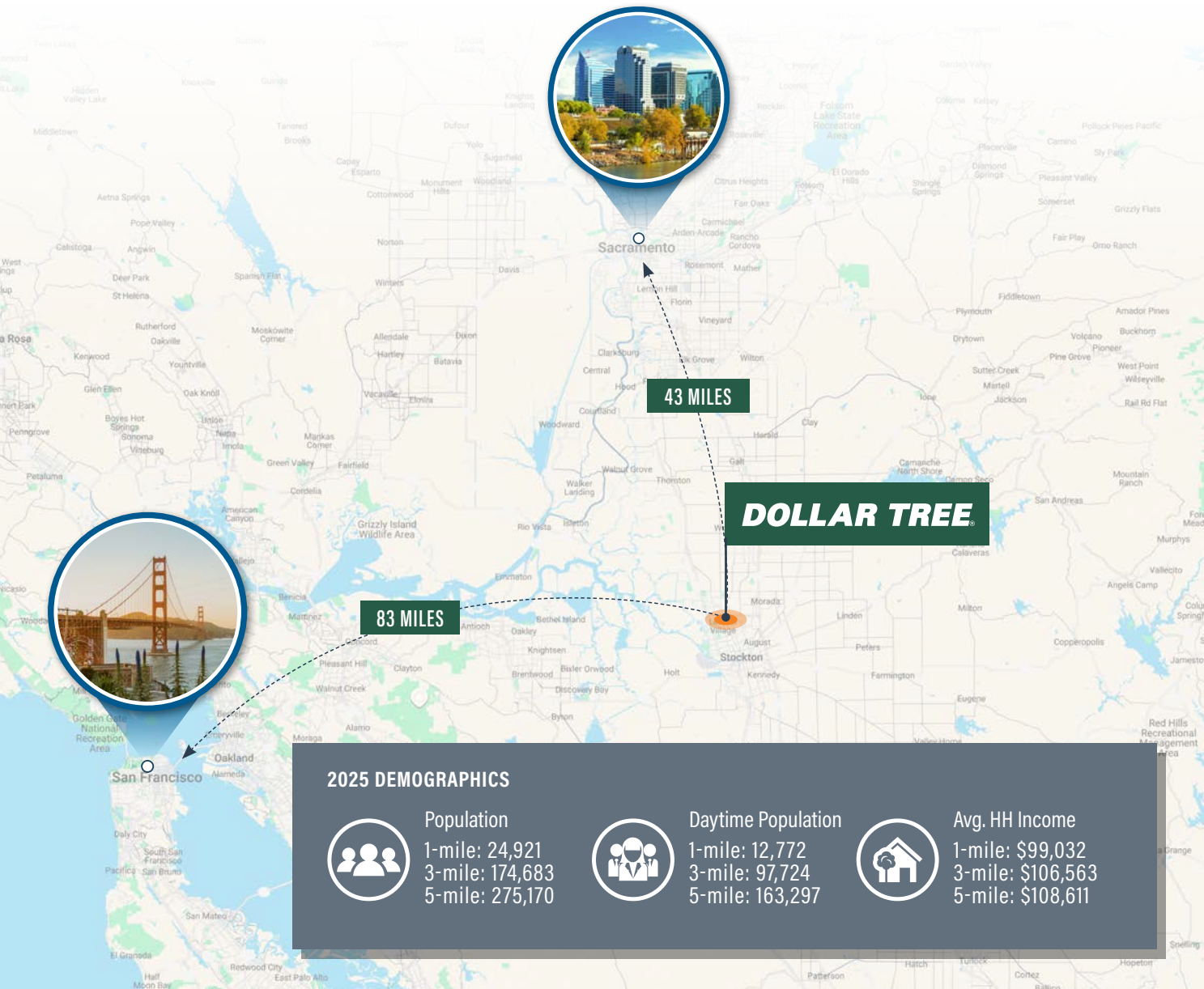
YEAR RENOVATED



SITE PLAN



STOCKTON CALIFORNIA



The Stockton Metropolitan Statistical Area (MSA) is a key economic and logistical hub in California’s Central Valley, encompassing San Joaquin County and serving as a gateway between the San Francisco Bay Area and the rest of the state. With a population of over 800,000, Stockton is one of the fastest-growing MSAs in California, offering a diverse economy driven by logistics, agriculture, healthcare, and education. Its strategic location along Interstate 5 and Highway 99, as well as its deep-water port connecting to the San Francisco Bay, makes it a critical center for commerce and distribution.

Stockton is home to the University of the Pacific, California’s oldest private university, as well as a thriving arts and cultural scene, including the Bob Hope Theatre and Stockton Symphony. With a rich agricultural heritage, a growing business sector, and a commitment to revitalization, Stockton continues to develop as a dynamic place to live, work, and invest.

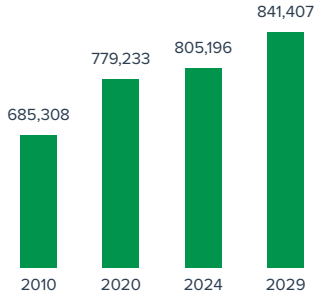


No. 13 Best Places to Live in California
U.S. News & World Report, 2023-2024



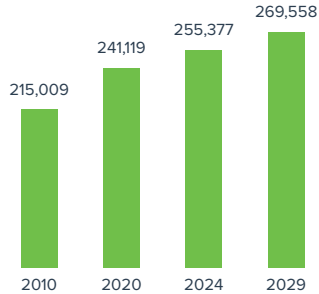
STOCKTON POPULATION SNAPSHOT

SOURCE: SITES USA, 2024, STOCKTON



STOCKTON HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2024, STOCKTON



DEMOGRAPHICS

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
805,196 <small>within MSA</small>	\$123,205 <small>within MSA</small>	458,649 <small>within MSA</small>

LARGEST EMPLOYERS



TENANT
PROFILE



Founded in 1986, Dollar Tree has grown into one of the nation’s leading discount retail chains, offering an extensive selection of everyday essentials at unbeatable prices. Known for its commitment to affordability, Dollar Tree provides a wide range of products, including household goods, food, health and beauty supplies, party essentials, and seasonal merchandise—all at the signature \$1.25 price point. With a focus on value-driven shopping, the brand has cultivated a loyal customer base and remains a go-to destination for budget-conscious consumers. Today, Dollar Tree operates over 16,000 locations across the United States and Canada, with a strong presence in both urban and suburban markets.

As part of Dollar Tree, Inc., which also owns Family Dollar, the company benefits from a robust financial foundation and expansive retail footprint. Dollar Tree, Inc. is a Fortune 200 company with annual revenues exceeding \$30 billion, positioning it as a powerhouse in the discount retail sector. The company’s strategic expansion, supply chain efficiency, and commitment to customer satisfaction have contributed to its continued growth and industry leadership.

Dollar Tree continues to evolve, introducing new product assortments and optimizing store layouts to enhance the shopping experience. Its dedication to affordability and convenience ensures its place as a trusted retailer for millions of customers across North America.

2024 REVENUE
\$30.7B

LOCATIONS
16K+

EMPLOYEES
212K+

NASDAQ
DLTR



IN THE
NEWS



DOLLAR TREE APPOINTS CEO, ADDS 2 OTHER
INDUSTRY VETS TO THEIR BOARD

February 28, 2025 | *Business Wire*

Dollar Tree, Inc. (NASDAQ: DLTR) today announced that effective immediately, William (Bill) W. Douglas, III and Timothy (Tim) Johnson have been appointed to the Company’s Board of Directors. In addition, Chief Executive Officer Michael C. Creedon, Jr. has joined the Board. “Bill and Tim are both esteemed financial leaders with a strong understanding of today’s competitive retail landscape,” said CEO Mike Creedon. “We look forward to their many contributions and support in driving long...

DOLLAR TREE, INC. (DLTR) IS A TRENDING
STOCK: FACTS TO KNOW

February 27, 2025 | *Nasdaq*

Dollar Tree (DLTR) is one of the stocks most watched by Zacks.com visitors lately. So, it might be a good idea to review some of the factors that might affect the near-term performance of the stock. Over the past month, shares of this discount retailer have returned -0.1%, compared to the Zacks S&P 500 composite’s -2.2% change. During this period, the Zacks Retail - Discount Stores industry, which Dollar Tree falls in, has gained 4.4%. The key question now is: What could be the stock’s future direction?



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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAG1050071