

SINGLE-TENANT INVESTMENT

OFFERING MEMORANDUM

DOLLAR TREE COMBO STORE

\$2,814,000

1490 E QUARTZ AVE
SANDY VALLEY, NV 89019



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// INVESTMENT HIGHLIGHTS



TENANT INFO:



- Dollar Tree, Inc. / Family Dollar
- Corporate lease

STABLE INCOME - EASE OF MANAGEMENT

- Brand new 10-year lease with options
- Minimal management responsibilities
- Newly built in 2022

LOCATION

- Sandy Valley, Nevada
- Approximately 45 min drive to Las Vegas

PERFECT 1031 EXCHANGE PROPERTY

- New construction
- Single-tenant net leased investment

PROPERTY OVERVIEW

This offering includes a newly built Dollar Tree combo store located in Sandy Valley, Nevada. The building consists of approximately 10,500 square feet and resides on 1.88 acres. This combo store is on an initial lease term of 10-years with four 5-year renewal options. The company operates 15,500+ stores across 48 states and five Canadian provinces. This net leased investment is perfect for an investor looking for a stable income property with minimum management responsibilities.

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PROPERTY SUMMARY

TENANT TRADE NAMES:	
OCCUPANCY:	100%
NUMBER OF TENANTS:	1
BUILDING SIZE:	10,500 SF
LAND SIZE:	1.88 Acres
PARCEL NUMBER:	201-32-410-018
NOI:	\$140,700
PRICE:	\$2,814,000
CAP RATE:	5%
YEAR BUILT:	2022
LEASE TYPE:	NNN
MARKET/SUBMARKET:	SANDY VALLEY



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TENANT	SQUARE FEET	% PROJECT	LEASE TERM	ANNUAL RENT	OPTIONS TO RENEW	INCREASE AT RENEWAL OPTIONS
Dollar Tree, Inc. / Family Dollar	10,500	100%	10 Years	\$140,700	Four five-year options	\$0.75 psf at every 5 year renewal option

BASE RENT

ORIGINAL LEASE TERM	1-10 YEARS	\$13.40/SQ FT
FIRST RENEWAL TERM	11-15 YEARS	\$14.15/SQ FT
SECOND RENEWAL TERM	16-20 YEARS	\$14.90/SQ FT
THIRD RENEWAL TERM	21-25 YEARS	\$15.65/SQ FT
FOURTH RENEWAL TERM	26-30 YEARS	\$16.40/SQ FT

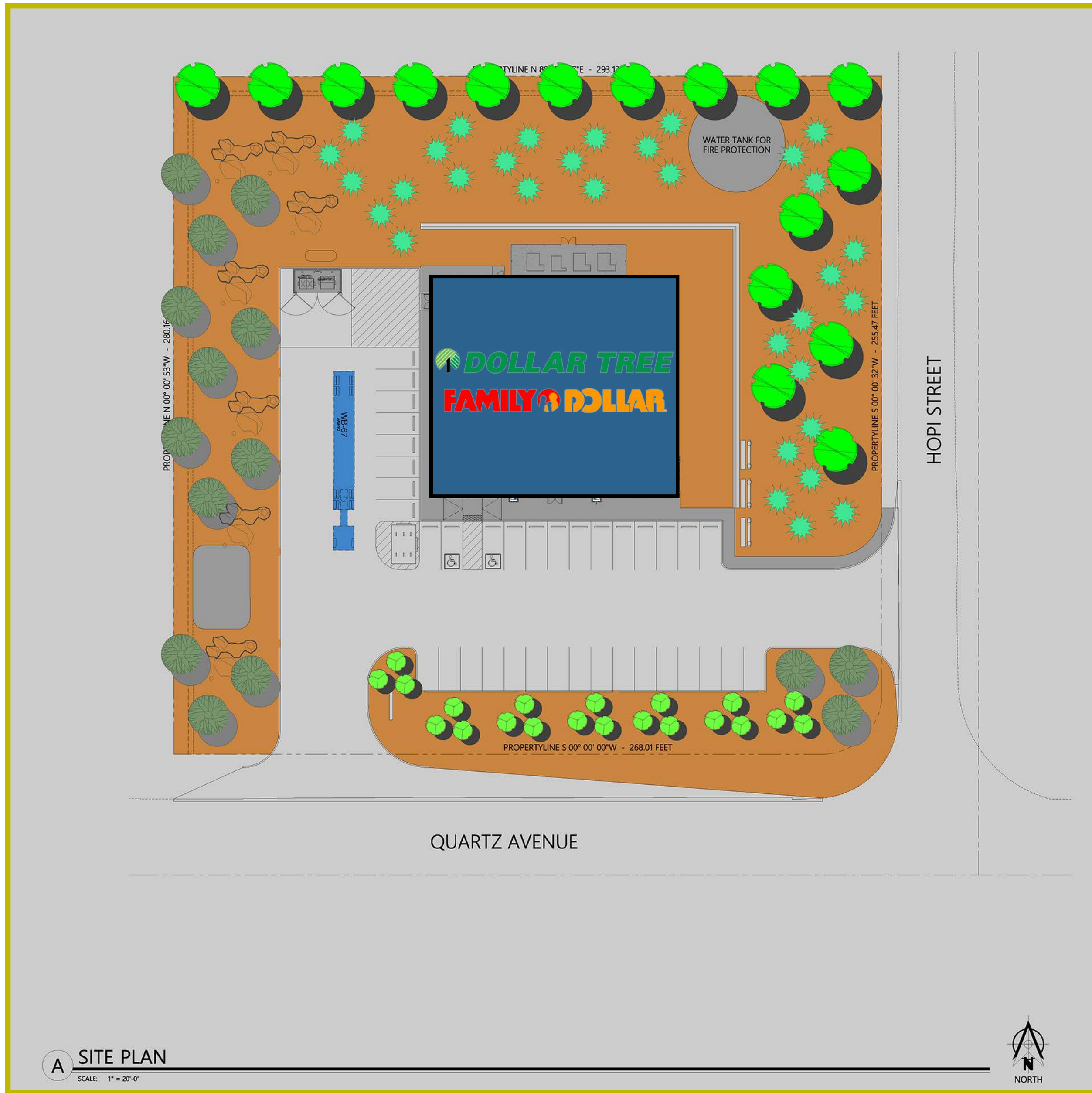
Rent Commencement Date: October 27, 2022
Original Term Expiration Date: January 31, 2033



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// SITE MAP



■ LEASED

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// TENANT OVERVIEW



DOLLAR TREE, INC. / FAMILY DOLLAR

Two great brands delivering value and convenience through complimentary businesses.

Dollar Tree, Inc. is a leading operator of discount variety stores that has served North America for more than 30 years. The company operates 15,500+ stores across the 48 contiguous states and five Canadian provinces, supported by 193,000 associates.

Family Dollar is one of the nation's fastest growing retailers offering a compelling assortment of merchandise for the whole family, including household cleaners, brand-name foods, health and beauty aids, toys, apparel and more -- all for everyday low prices.

In 2015, Dollar Tree, Inc. acquired Family Dollar for approximately \$8.5 billion, combining their locations for a total of more than 15,000 stores (and growing), and approximately \$19 billion in yearly revenue.

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// PHOTOS



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// LOCATION OVERVIEW



Clark County Nevada is 13th largest county in the United States and one of the most diverse counties in the country. It is 8,061 square miles of desert, mountain ranges and the world-famous Colorado River. Its 2.3 million residents can stay at some of the most exotic resorts in the world, can enjoy world class entertainment and sporting events, and can take advantage of the great outdoors with skiing, water sports, hiking, horseback riding, ATV and motorcycle riding.

Likewise, the living choices in Clark County are equally diverse. If you want to stay close to the hustle and bustle of the Las Vegas Strip, you can live in eclectic Downtown Las Vegas or stretch out to the family-centric suburbs, such as Summerlin and Henderson. If you want to live in the mountains you can buy a cabin at Mt Charleston. Those who want a more rural atmosphere and to live in psychological oasis from the intensity of Las Vegas move to Sandy Valley. This is a small town on the California-Nevada border with friendly people, multiple-acre homes sites, horseback riding and off-roading. It is not unusual in Sandy Valley to see horseback riders and ATVs on the town's streets. There is also a private airport living community called Sky Ranch. It is best summed up by the motto of Sandy Valley Ranch: "45 minutes and 100 years from Las Vegas."

<https://www.youtube.com/watch?v=spiJwI2WUPw>

<https://vea.coop/2018/06/40-minutes-from-strip-but-its-like-the-wild-west/>

<https://sandyvalleyranch.com>

But wherever humans decide to settle, they need goods and services, which is why Dollar Tree/Family Dollar asked Dapper Companies to find and develop a location in Sandy Valley. This new combo store concept from the company brings two great stores — Family Dollar, ready to meet your family's needs, alongside Dollar Tree, with its thrilling offerings in seasonal, party, and crafting — to help you celebrate life's occasions.

Both Dollar Tree/Family Dollar and Dapper Companies love the location we found for them. Quartz Avenue is one of the main streets in Sandy Valley and this corner is a few blocks from Valley Electric Association, the post office and the Sandy Valley Library. Sandy Valley High School is just up the road on Hopi Street and the Sky Ranch Airport is just a few blocks to the south.

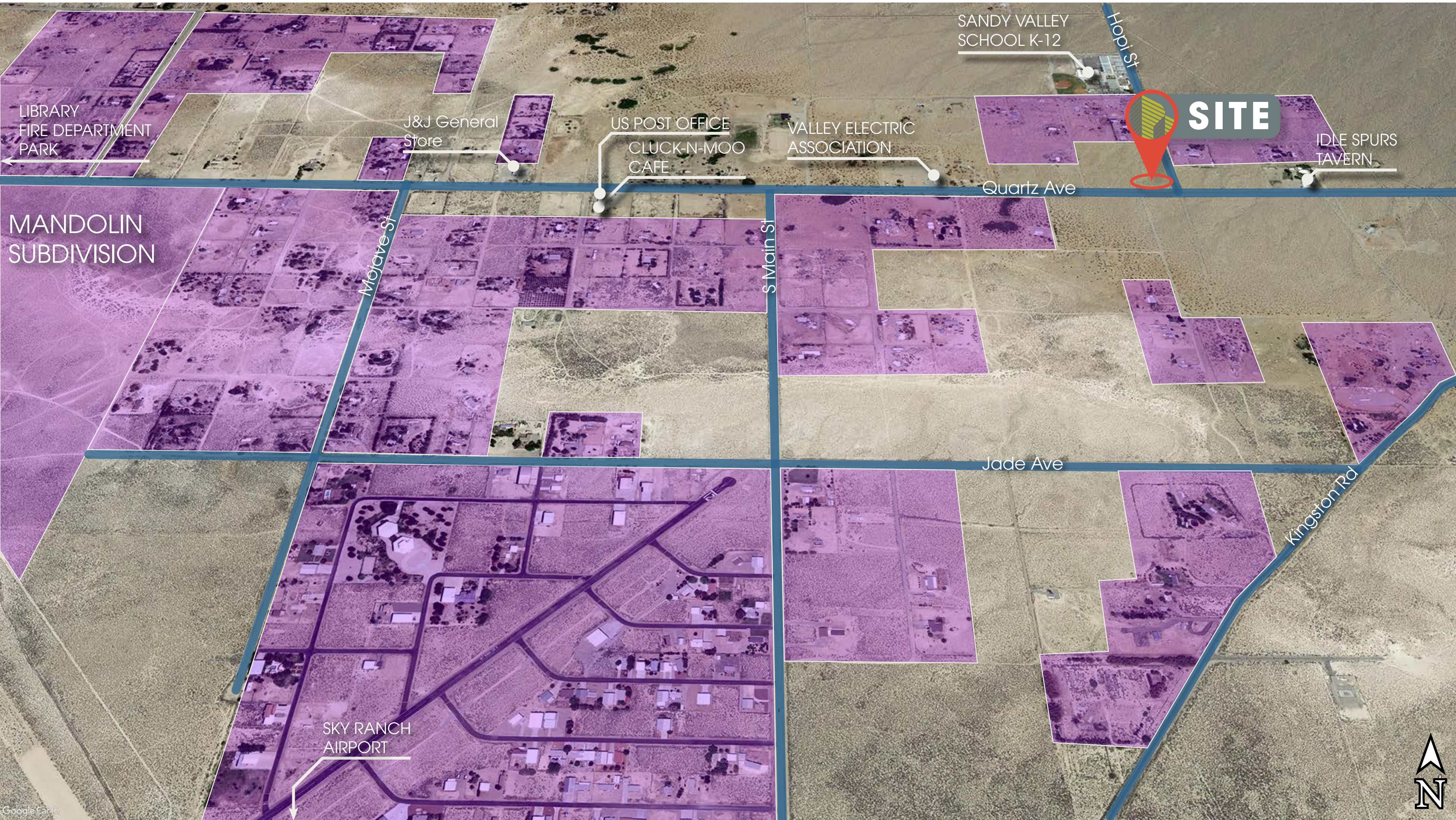
POPULATION SUMMARY	1-MILE	3-MILES	5-MILES
2022 Total population	207	914	1,591
2027 Projected Population	207	914	1,592
HOUSEHOLD SUMMARY	1-MILE	3-MILES	5-MILES
2022 Households	89	361	594
2027 Households	234	566	869
MEDIAN HOUSEHOLD IN-COME	1-MILE	3-MILES	5-MILES
2022	\$95,466	\$73,164	\$6,809
2027	\$109,600	\$89,572	\$85,517

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// PROPERTY AERIAL

RESIDENCES AND OTHER DEVELOPMENTS



LIBRARY
FIRE DEPARTMENT
PARK

J&J General
Store

US POST OFFICE
CLUCK-N-MOO
CAFE

VALLEY ELECTRIC
ASSOCIATION

SANDY VALLEY
SCHOOL K-12

SITE

IDLE SPURS
TAVERN

MANDOLIN
SUBDIVISION

Mojave St

S Main St

Quartz Ave

Jade Ave

Kingston Rd

SKY RANCH
AIRPORT

