

**DOLLAR  
GENERAL®**

**DOLLAR GENERAL**

Anza, CA

NNN Lease | 1.31 Acres | Corporate Guarantee | Ranked In the 87th Percentile Among Dollar General Stores For Store Visits



**SUMMIT RE**

# DOLLAR GENERAL

56700 Cahuilla Rd  
Anza, CA 92539

## OFFERING SUMMARY

Price	\$3,565,000
Cap Rate	5.00%
Net Operating Income	\$178,272
Year Built	2022
Gross Leasable Area	9,100 SF
Lot Size	1.30 Acres

## ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-15	4/1/2022	\$178,272	-
Option 1: 16-20	4/1/2037	\$196,099	10.00%
Option 2: 21-25	4/1/2042	\$215,712	10.00%
Option 3: 26-30	4/1/2047	\$237,288	10.00%

**NET OPERATING INCOME                      \$178,272**

## LEASE SUMMARY

Lease Term	15 Years
Lease Commencement	4/1/2022
Lease Expiration	4/30/2037
Remaining Term	11 Years
Lease Type	NNN
Roof & Structure	Tenant
Increases	10% At Each Option
Options	3 x 5

For Additional Info Please Contact: [SUMMIT RE HERE](#)  
For Financing Options Contact: [PEAK CAPITAL](#)





Dollar General Corporation is an American chain of discount retailers that specializes in providing affordable household essentials. Founded in 1939 by James Luther Turner and his son Cal Turner Sr. as "J.L. Turner and Son," the company officially transitioned to the Dollar General name in 1955. Today, it operates over 20,400 locations across 48 U.S. states and Mexico, with a strategic focus on serving rural and underserved communities where approximately 80% of its stores are located in towns with populations of 20,000 or fewer.

### COMPANY SUMMARY

Company	Dollar General
Ownership	Public
Number of Locations	20,400+ Worldwide
Years in Business	86 Years
Headquarters	Goodlettsville, TN
Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>



- Ranked In the 87th Percentile Among Dollar General Stores For Store Visits
- NNN Lease Structure with 12 Years Of The Main Term Remaining
- Corporately Guaranteed Lease with 3 x 5 Year Options With 10% Increases
- Newly Constructed Dollar General Prototype – Built in 2022
- Subject Property Is On Direct Frontage of CA State Route 371 In Anza’s Main Thoroughfare
- 9100 SF Building On A 1.31 Acre Parcel
- Subject Property Is In Between Cities Temecula, Hemet, and Palm Desert
- Riverside County Is Among The U.S. Most Populous Counties In The Nation

POPULATION  
WITHIN 5 MILE RADIUS

**3,476**

AVERAGE HOUSEHOLD  
INCOME

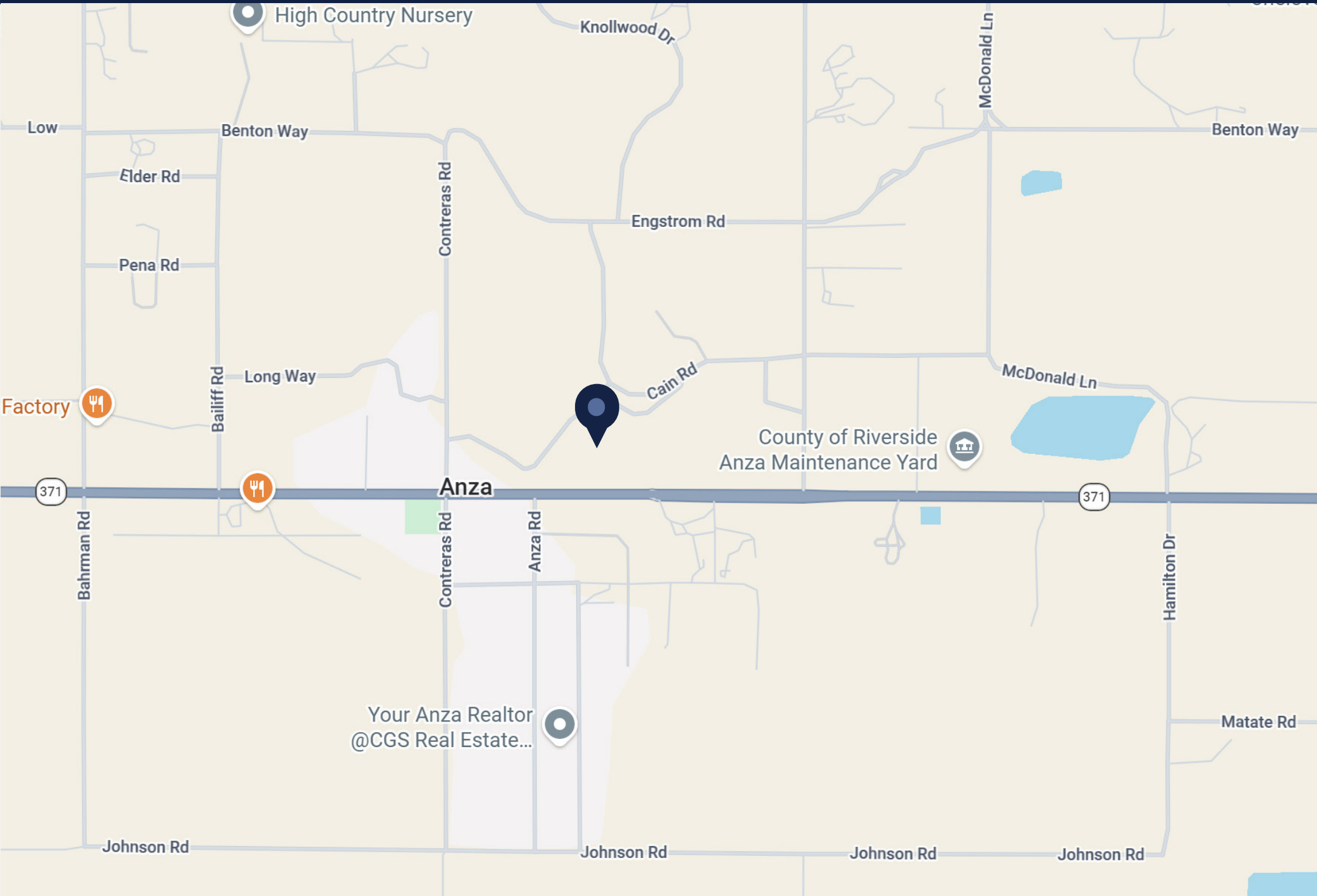
**\$88,320**

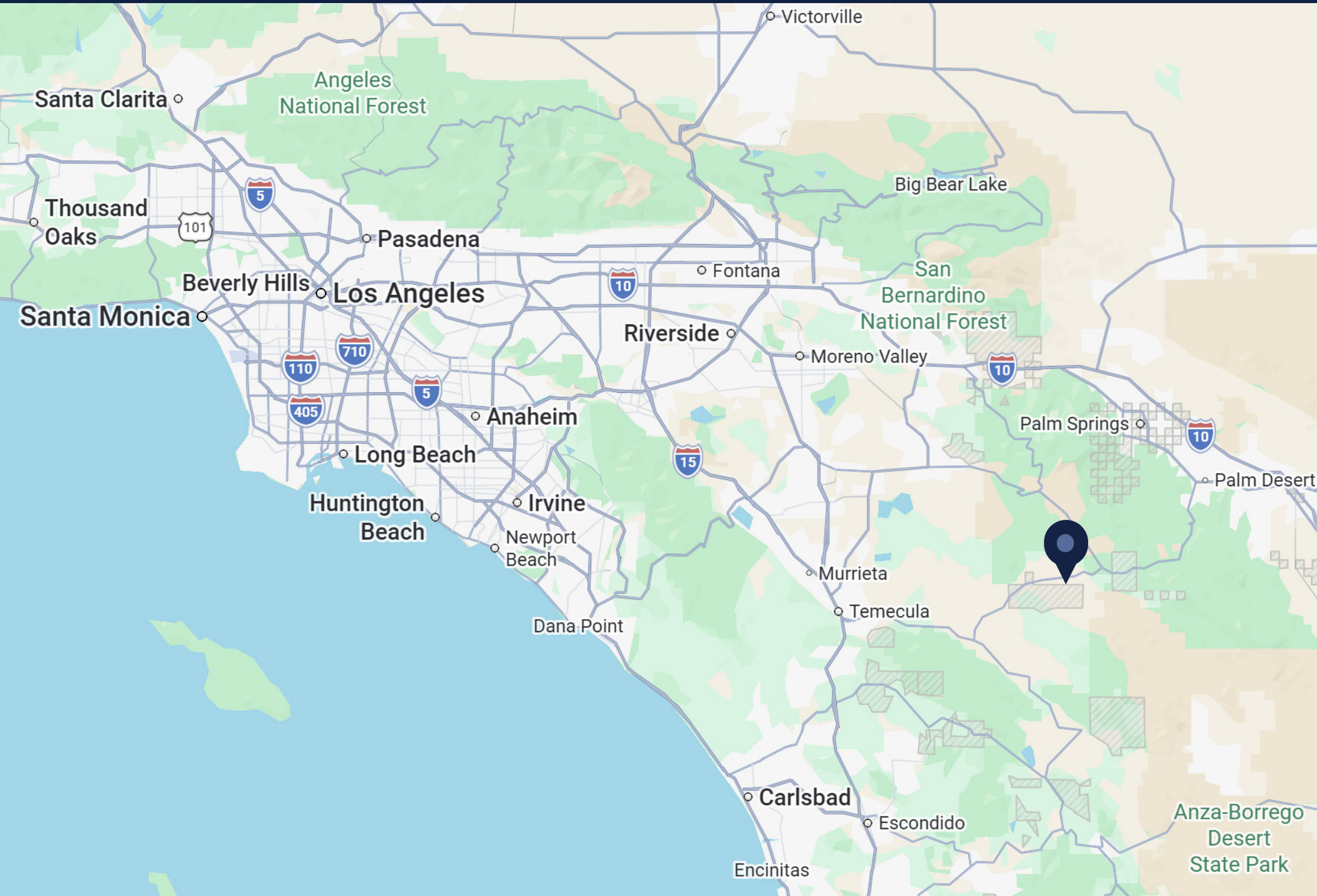
VEHICLES  
PER DAY

**7,050**









# ANZA, CA

## OVERVIEW

Anza is a rural community in Riverside County, California, located in the Anza Valley between the San Jacinto and Santa Rosa mountain ranges. Though much smaller than major metropolitan areas, it plays an important role in the Inland Empire as an agricultural and residential community known for open land, equestrian properties, and its small-town character. It offers a quieter alternative to nearby cities like Temecula, Hemet, and Palm Desert while remaining connected to the broader Southern California economy.

Anza's economy is driven by agriculture, small businesses, home-based enterprises, and residents who commute to surrounding cities. The area supports ranching, farming, nurseries, and specialty agriculture, along with construction trades, retail services, equestrian operations, and small hospitality businesses. Outdoor recreation and tourism also contribute, with nearby attractions such as Cahuilla Mountain, Pacific Crest Trail access points, and local camping areas drawing visitors year-round.

As part of Riverside County—one of California's fastest-growing counties—Anza benefits from proximity to expanding economic hubs

in the Inland Empire and Coachella Valley. Many residents commute to employment centers in Temecula, Hemet, and Palm Springs, connecting the community to larger regional industries including healthcare, logistics, education, retail, and professional services.

Governed by Riverside County, Anza operates under rural zoning that offers lower property costs and fewer urban restrictions compared to coastal markets. This makes it attractive for land-intensive operations, ranching, equestrian businesses, small-scale manufacturing, and home-based enterprises.

Overall, Anza's economy reflects its rural identity: land-based opportunity, small business entrepreneurship, and strong ties to the surrounding regional economy, offering affordability and space within reach of Southern California's major economic centers or metropolitan scale of major cities, it offers a stable and business-friendly environment for agriculture, trades, and residents seeking space, affordability, and a slower pace of life within reach of Southern California's major economic centers.



	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2010 Population	207	1,606	4,544
2023 Population	152	1,188	3,476
2028 Population Projection	149	1,171	3,457
Annual Growth 2010-2023	-6.60%	-6.50%	-5.90%
Annual Growth 2023-2028	-0.40%	-0.30%	-0.10%
Median Age	46.4	46.4	47.1
Bachelor's Degree or Higher	23%	24%	22%
U.S. Armed Forces	0	0	0

<b>POPULATION BY RACE</b>			
White	82	653	1,968
Black	2	16	55
American Indian/Alaskan Native	3	21	113
Asian	14	103	279
Hawaiian & Pacific Islander	0	3	9
Two or More Races	51	392	1,052
Hispanic Origin	51	392	1,051

<b>HOUSING</b>			
Median Home Value	\$250,000	\$276,874	\$309,204
Median Year Built	1985	1984	1984

Demographic data © CoStar 2023

	1 Mile	3 Mile	5 Mile
<b>HOUSEHOLDS:</b>			
2010 Households	82	638	1,812
2023 Households	58	457	1,342
2028 Household Projection	57	446	1,323
Annual Growth 2010-2023	1.30%	0.70%	0.00%
Annual Growth 2023-2028	-0.30%	-0.50%	-0.30%
Owner Occupied	42	333	1,003
Renter Occupied	15	113	321
Avg Household Size	2.4	2.4	2.4
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$1.9M	\$15.4M	\$46.1M

<b>INCOME</b>			
Avg Household Income	\$79,784	\$85,644	\$88,320
Median Household Income	\$47,727	\$48,269	\$48,966
< \$25,000	12	96	307
\$25,000 - 50,000	22	159	399
\$50,000 - 75,000	6	51	138
\$75,000 - 100,000	5	34	119
\$100,000 - 125,000	2	21	98
\$125,000 - 150,000	1	7	42
\$150,000 - 200,000	5	39	83
\$200,000+	5	49	157

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**SHOWINGS:** All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.

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# Exclusively Listed



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