



OFFERING MEMORANDUM

Dollar General | Absolute NNN Investment

6780 N Sandario Rd, Tucson, Arizona 85743

Representative Photo



Exclusively Represented By:

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Investment Summary

Offering Price: \$1,822,844.00
CAP Rate: 6.25%
Annual Rent: \$113,927.76
Building Size: 9,100 SF
Land Area: ±1.25 Acres
Year Built: 2017

For more information, contact:

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Lease Abstract

Property Address	6780 North Sandario Road Tucson, AZ 85743
Tenant	DG Retail, LLC
Guarantor	Dollar General Corporation
Lease Term	Approximately 7 years, 5 months remaining with three (3), five (5) year renewal options
Lease Type	Absolute NNN (zero Landlord responsibility)
Rent increases	10% each option period
Lease Commencement	August 19, 2017
Lease Expiration	August 19, 2032



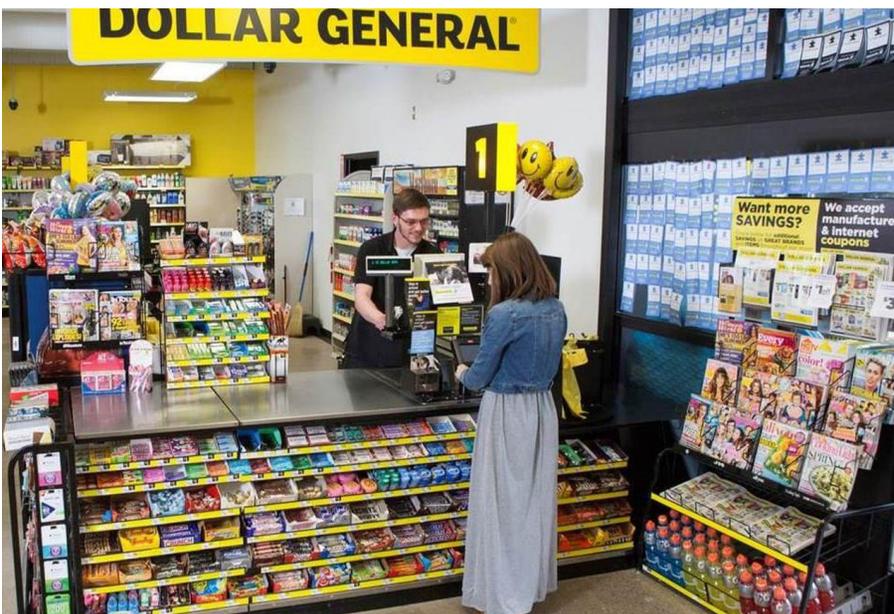
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Tenant Profile

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

Hard corner in Tucson, Arizona. The population of Greater Tucson is ±1.08 million people and is home to the University of Arizona with approximately ±72,000 staff members and students. The subject site is situated in a high growth area of the city. The population within 10 miles of the site is ±84,484 people, with approximately ±9,327 people within 5 miles of the site.

Demographics	3 Mile Radius	5 Mile Radius	7 Mile Radius	10 Mile Radius
Est. Population 2025	7,798	9,327	33,075	84,484
Avg Household Income	\$87,484	\$90,612	\$115,963	\$122,126

Source: Sites USA, Applied Geographic Solutions 9/23/25

