



OFFERING MEMORANDUM

**DOLLAR GENERAL | ABSOLUTE NNN INVESTMENT**

**1323 High Street**  
**Sunsites, AZ 85625**

**Dave Hammack**

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# INVESTMENT SUMMARY

1323 High Street  
Sunsites, AZ 85625

## OPERATING EXPENSES

|                 |              |
|-----------------|--------------|
| OFFERING PRICE: | \$1,659,000  |
| CAP RATE:       | 6.12%        |
| ANNUAL RENT:    | \$101,503.08 |
| BUILDING SIZE   | 9,100 SF     |
| LAND AREA       | ±1.11 acres  |
| YEAR BUILT:     | 2017         |

## LEASE ABSTRACT

|                    |                                                                          |
|--------------------|--------------------------------------------------------------------------|
| PROPERTY ADDRESS   | 1323 East High Street<br>Sunsites, Arizona 85625                         |
| TENANT             | 1323 East High Street<br>Sunsites, Arizona 85625                         |
| GUARANTOR          | Dollar General Corporation                                               |
| LEASE TERM         | ±6 years remaining, with<br>three (3), five (5) years<br>renewal options |
| LEASE TYPE         | Absolute NNN<br>(zero Landlord<br>responsibility)                        |
| RENT INCREASES     | 10% each option period                                                   |
| LEASE COMMENCEMENT | September 1, 2017                                                        |
| LEASE EXPIRATION   | August 31, 2032                                                          |



Representative Photo  
Not Subject Property



## TENANT PROFILE

|                       |                                                                  |
|-----------------------|------------------------------------------------------------------|
| COMPANY TYPE          | Public (NYSE: DG)                                                |
| REVENUE               | \$40.6 billion (fiscal 2024 net sales)                           |
| STORE COUNT           | +20,900 (August 2026)                                            |
| EMPLOYEES             | 194,500+ (August 2026)                                           |
| S&P CREDIT RATING     | BBB                                                              |
| MOODY'S CREDIT RATING | Baa3                                                             |
| WEBSITE               | <a href="http://www.dollargeneral.com">www.dollargeneral.com</a> |

- 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 #111 on the Fortune 500 list as of August 2026.
- Dollar General is the country's largest small box retailer.



Sources:  
[www.dollargeneral.com](http://www.dollargeneral.com)  
[www.standardandpoors.com](http://www.standardandpoors.com)  
[www.moodys.com](http://www.moodys.com)

# LOCATION OVERVIEW

1323 High Street  
Sunsites, AZ 85625

**Sunsites, Arizona** is located in Cochise County in the southeastern portion of Arizona and is approximately 80 miles from Tucson, Arizona. This site is positioned on a hard corner on Highway 191, which runs south from Interstate 10 approximately 50 miles to Douglas, Arizona port of entry into Agua Prieta, Mexico. This location benefits from the limited competition in the surrounding area.





## CONTACT

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