

Construction Photo  
Taken on 5/2/2024



# Dollar General Market

NEW LEASE STRUCTURE WITH 5% RENTAL INCREASES IN THE BASE TERM & OPTIONS  
POPULATION GROWTH IN A 1, 3, & 5 MILE RADIUS

SHOW LOW, AZ



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | PH: 949.942.6585 | A Licensed Arizona Broker #C0709902000



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# Dollar General Market

1008 LONE PINE DAM RD, SHOW LOW, AZ 85901 [↗](#)

**\$2,565,000**

PRICE

**6.50%**

CAP RATE

NOI	\$166,725
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	12,668 SF
LAND AREA	1.51 AC



## Brand-new 2024 build-to-suit construction Dollar General Market

New lease structure 15-year absolute NNN Dollar General Market featuring 5% rental increases every 5 years throughout the base term and options. The tenant is the **country's largest small-box discount retailer** with **over 19,000 stores nationwide**.



## The Offering

- Brand-new 15-year lease featuring 5% rental increases every 5 years throughout the base term and options
- 2024 build-to-suit construction
- The lease is backed by a corporate guaranty from Dollar General, #108 on the Fortune 500 list of companies
- Absolute NNN lease structure features zero Landlord expense obligations, providing an investor with a truly "hands-off" investment

## The Location

- The subject property is located on Highway 260, one of the main thoroughfares in Show Low and the only main road that connects to nearby Highway 60 from the west
- Along Highway 60 are a number of national retailers driving traffic to the trade area including Safeway, ACE Hardware, C-A-L Rancho Stores, and Planet Fitness
- Show Low is ideally located between Phoenix and Albuquerque making it a popular commuter destination

## Undisputed Leader in the Explosive Dollar Store Niche

- Dollar General generated \$38.7 billion in 2023 fiscal year sales and a net income of \$1.7 billion
- Dollar General currently operates over 19,900 stores in 47 states, making it the country's largest small-box discount retailer
- The company features an investment grade S&P credit rating of BBB, which has been raised five times since 2009

INCOME & EXPENSE		
Price		\$2,565,000
Capitalization Rate		6.50%
Building Size (SF)		12,668
Lot Size (AC)		1.51
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$13.16	\$166,725
<b>Less</b>	<b>\$/SF</b>	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$166,725</b>


### Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
<b>Premise &amp; Term</b>	
Tenant	Dollar General
Lease Guarantor	Dollar General Corporation
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	5% Every 5 Years
Rent Commencement	5/15/2024
Options	5, 5-Year
Year Built	2024
<b>Expenses</b>	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
<b>Dollar General</b>	<b>12,668</b>	<b>5/15/2024</b>	5/31/2029	<b>\$166,725</b>	<b>\$13,894</b>	<b>\$166,725</b>	<b>\$1.10</b>	<b>\$13.16</b>
	<i>Increase</i>	6/1/2029	5/31/2034		\$14,588	\$175,061	\$1.15	\$13.82
	<i>Increase</i>	6/1/2034	<b>5/31/2039</b>		\$15,318	\$183,814	\$1.21	\$14.51
	Option 1	6/1/2039	5/31/2044		\$16,084	\$193,005	\$1.27	\$15.24
	Option 2	6/1/2044	5/31/2049		\$16,888	\$202,655	\$1.33	\$16.00
	Option 3	6/1/2049	5/31/2054		\$17,732	\$212,788	\$1.40	\$16.80
	Option 4	6/1/2054	5/31/2059		\$18,619	\$223,427	\$1.47	\$17.64
	Option 5	6/1/2059	5/31/2064		\$19,550	\$234,599	\$1.50	\$18.50
<b>TOTALS:</b>	<b>12,668</b>			<b>\$166,725</b>	<b>\$13,894</b>	<b>\$166,725</b>	<b>\$1.10</b>	<b>\$13.16</b>

LEGEND

  
Property  
Boundary

**12,668**  
Rentable SF

**1.51**  
Acres

**50**  
Parking Spaces

  
Egress



# The country's largest small-box discount retailer



**#108**

FORTUNE 500 INDEX (2023)

**\$38.7 Billion**

TOTAL SALES IN 2023

**19,986**

LOCATIONS IN 47 STATES



## About Dollar General

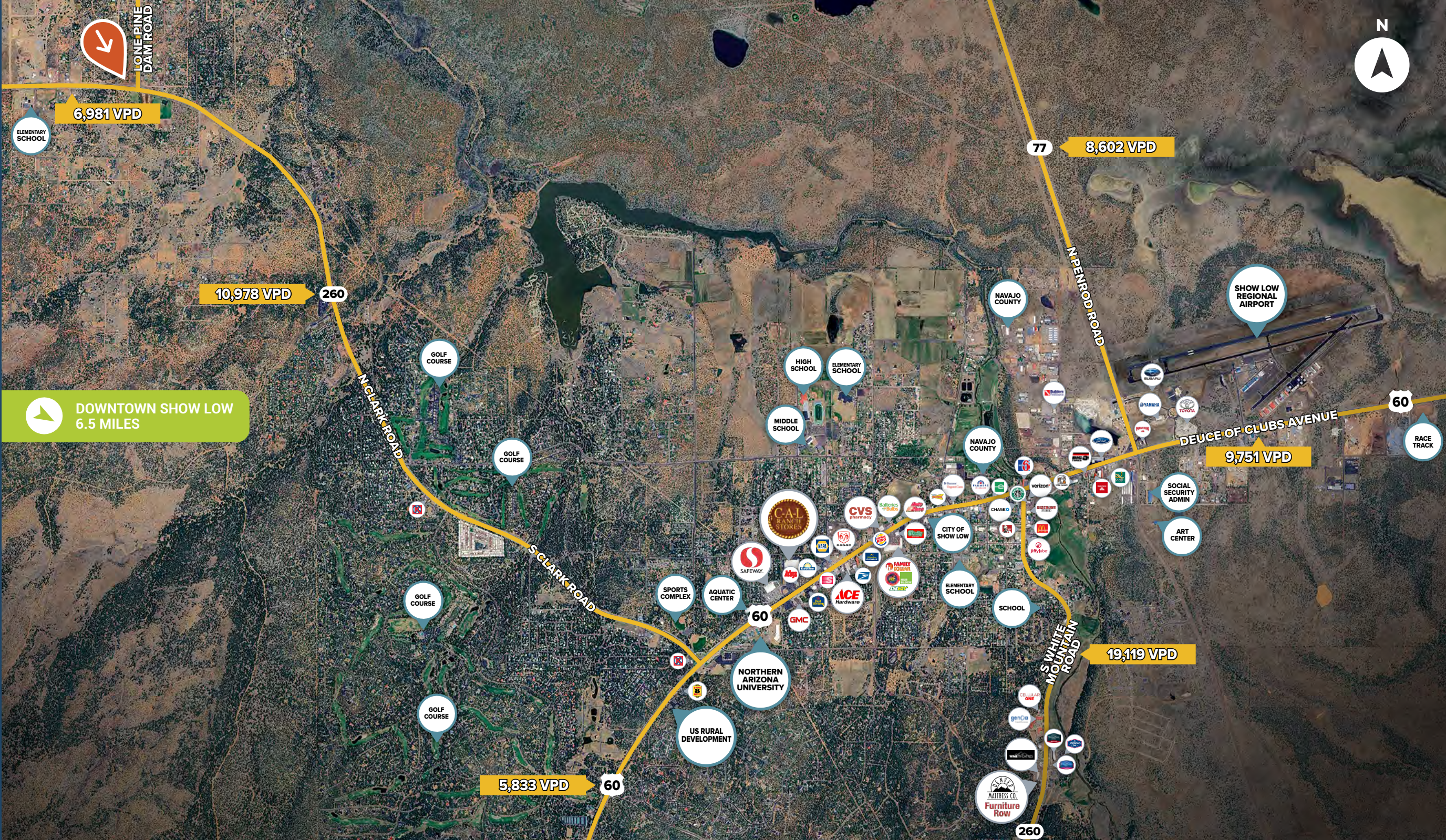
- Dollar General (NYSE: DG) is a chain of more than 19,900 discount stores in 47 states, primarily in the South, East, Midwest, and Southwest
- The company's net sales hit \$38.7 billion in fiscal year 2023
- Stores stock high-quality private brands as well as America's most trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations


## Investment Grade Credit

- The company's credit rating is BBB, which has been raised five times since 2009 - Dollar General has a better credit rating than both of its larger competitors

[Tenant Website](#)





 **DOWNTOWN SHOW LOW**  
6.5 MILES



### Ring Radius Population Data\*

	1-MILE	5-MILES	10-MILES
2023 Population	698	13,376	25,909
2028 Population Projection	691	13,347	26,026
Annual Growth 2010-2023	4.33%	39.16%	13.42%

### Ring Radius Income Data\*

	1-MILE	5-MILES	10-MILES
Average Household Income	\$73,755	\$61,776	\$60,660
Median Household Income	\$61,875	\$45,990	\$44,642

\*Population & household income data sourced from CoStar

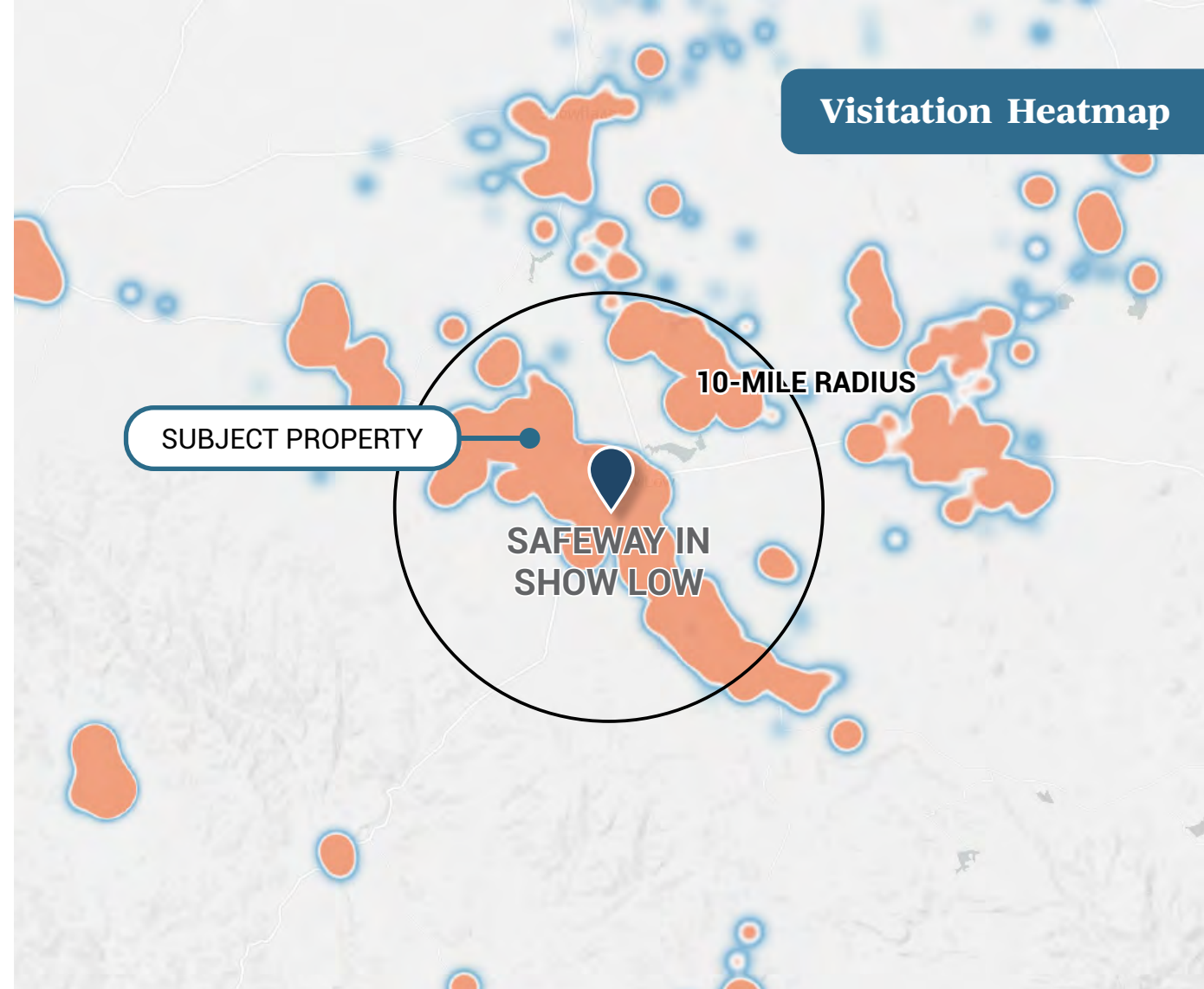
**1M Visits**

OVER PAST 12 MONTHS AT THE SAFEWAY IN SHOW LOW

**32 Minutes**

AVERAGE DWELL TIME AT THE SAFEWAY IN SHOW LOW

### Visitation Heatmap



The shading on the map above shows the **home location of people who visited the Safeway in Show Low over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



# Show Low, AZ

GATEWAY TO ARIZONA'S WHITE MOUNTAINS



**108,650**

NAVAJO COUNTY  
ESTIMATED POPULATION

## Northeastern Arizona Region

- Located in Navajo County, Show Low combines small-town charm with breathtaking natural landscapes and offers a vibrant community spirit
- Show Low is now the largest city in the White Mountains and also one of the fastest growing cities in northern Arizona with an estimated population of 12,056 residents
- With close proximity to Sitgreaves National Forest and Petrified Forest National Park, Show Low provides many outdoor recreational opportunities

## Navajo County

- Navajo County is the fourth-largest county in Arizona, spanning a vast area of 9,960 square miles in northeastern Arizona
- Almost 55 percent of Navajo County is Indian reservation land, featuring three Native American communities including the Navajo Nation, the Hopi Tribe and the White Mountain Apache Tribe



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