

DG Market

720 Oller St, Mendota, CA



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All property showings are by appointment only. Please consult with the listing agent for more details.

INVESTMENT OVERVIEW



LIST PRICE

\$1,899,999



EST. NOI

\$135,513

ADDRESS	720 Oller St
CITY, STATE, ZIP	Mendota, CA 93640
BUILDING SIZE	12,500 Sq. Ft.
LOT SIZE	0.86 Acres
TYPE OF OWNERSHIP	Fee Simple
YEAR BUILT / EFFECTIVE AGE	2003 / 2013
TENANT	DG Market
LEASE TYPE	Double Net
ANNUAL RENT	\$156,434
LL RESPONSIBILITIES	Roof, Structure, CAM, Partial Tax
LEASE EXPIRATION	June 30, 2029
OPTIONS	Three, 5-Year
RENT INCREASES	10% Each Option

Turnkey Net-Leased Investment – Dollar General Market | Mendota, CA

Andersen, Jung & Co. is pleased to present the opportunity to acquire a high-performing Dollar General Market located in the heart of Mendota, California. This asset offers investors long-term stability with a corporate-guaranteed NN lease and minimal landlord responsibilities, making it an ideal addition to any income portfolio. Situated on a highly visible retail corridor, the property benefits from strong foot traffic, excellent frontage, and convenient access from major roads. As one of the few grocery-format Dollar General Markets in the region, this location draws consistent daily traffic and serves as a key resource for the surrounding community.

Whether you're a 1031 exchange buyer or a private investor seeking stable returns from an essential retail tenant, this Dollar General Market offers long-term security and value in a rapidly developing market.

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HIGHLIGHTS

About The Property

Corporate Guaranteed Lease – Backed by Dollar General (NYSE: DG), a Fortune 500 company with a proven track record of performance and growth.

Attractive NN Lease Structure – Minimal landlord responsibilities with steady, predictable cash flow.

Essential Retail Tenant – Grocery and convenience model ensures recession-resistant performance. Dollar General Market stores meet essential daily needs in underserved rural communities, providing long-term viability.

Newer Construction – Modern build with ample parking, loading access, and energy-efficient features.

About The Location

Strategic Location – Positioned in a growing trade area with limited competition.

Ideally Positioned – High-visibility site with ample parking, excellent access, and proximity to Highway 180 and local residential density.

Demographic Stability – Dense surrounding population with limited retail grocery competition. Mendota's population is projected to grow steadily, with a strong base of agricultural employment.

LEASE ABSTRACT

LEASE SUMMARY

TENANT	Dolgen California, LLC
GUARANTOR	Corporate
LEASE COMMENCEMENT	August 27, 2012
LEASE EXPIRATION	June 30, 2029
OPTIONS	Three, 5-Year
RENT INCREASES	10% Each Option
LANDLORD RESPONSIBILITIES	Roof & Structure Exterior Common Areas Property Tax Differential*

* Tenant does not reimburse for any increases in property tax as a result of a change in ownership. Property Tax Differential was estimated subtracting 1.13% of the list price from the 2023 assessed value (\$23,719 - \$11,774).

RENT SCHEDULE

PERIOD	AMOUNT
Current – 6/30/29	\$156,434
Option 1	\$172,077
Option 2	\$189,205
Option 3	\$208,213

LANDLORD EXPENSES

ITEM	AMOUNT
Landscaping	\$4,094
Insurance	\$4,882
Property Tax Differential (Est)*	\$11,945
<u>TOTAL EXPENSES</u>	<u>\$20,921</u>
NET OPERATING INCOME	\$135,513



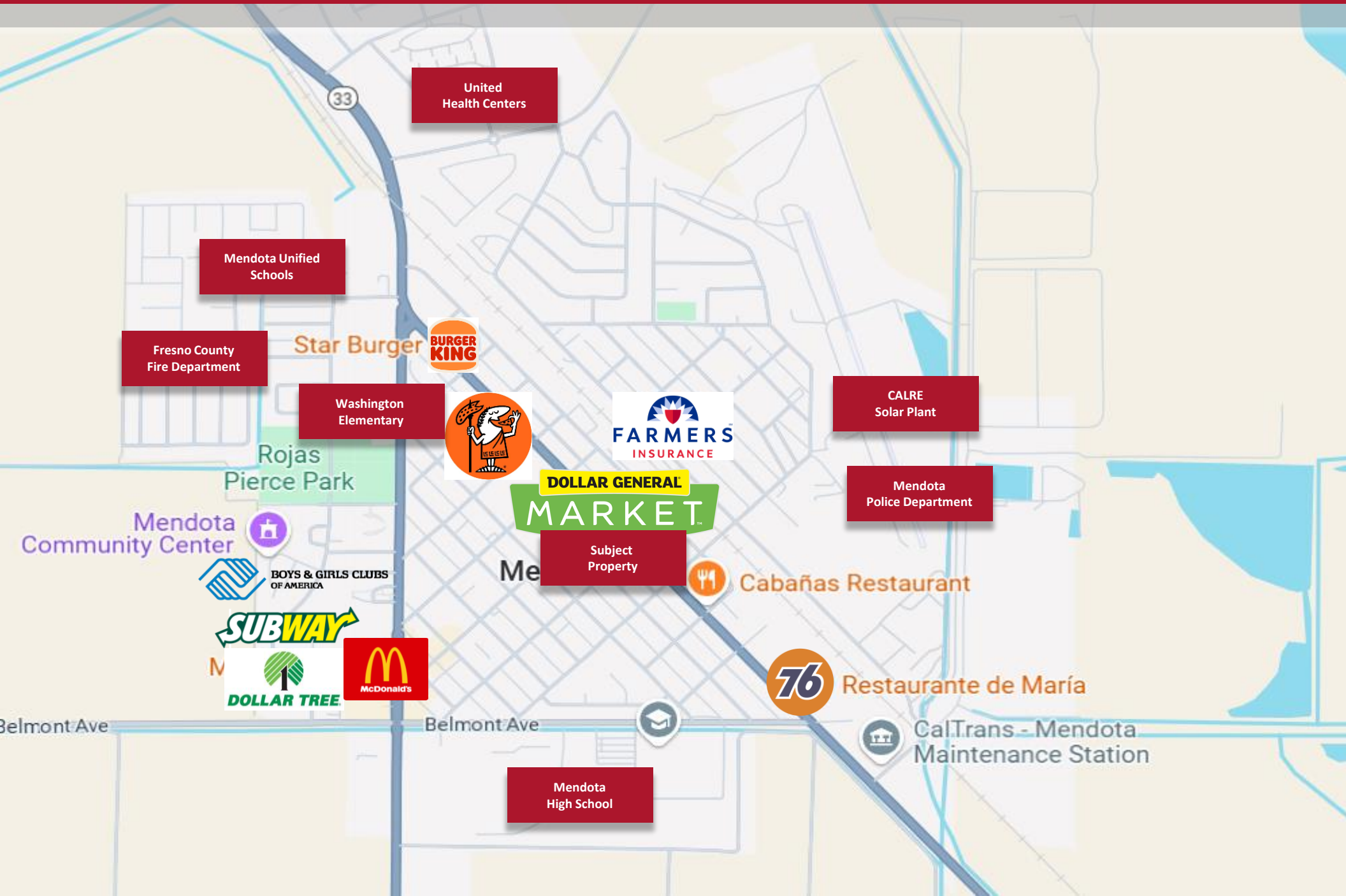




PROPERTY
LOCATION



720 Oller St, Mendota, CA 93640





TENANT OVERVIEW

Company	Dollar General Corp
Founded	1939
Locations	20,000+
Total Revenue	\$40.6B
Net Income	\$1.7B
NYSE	DG
Headquarters	Goodlettsville, TN

The Dollar General logo consists of the words "DOLLAR GENERAL" in a bold, black, sans-serif font, centered within a bright yellow rectangular background.The Dollar General Market logo features the words "DOLLAR GENERAL" in black, sans-serif font inside a yellow rectangle, which is positioned above the word "MARKET" in a large, white, sans-serif font. The word "MARKET" is set against a green background that has a slightly wavy, banner-like shape.

DG is proud to be America's neighborhood general store.

We strive to make shopping hassle-free and affordable with more than 20,000 convenient, easy-to-shop stores in 48 states. Our stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands. From serving our customers with value and convenience and our employees with career opportunities to serving the communities we call home through literacy and education, Dollar General has been committed to its mission of ***Serving Others*** since the company's founding in 1939.

MENDOTA, CA



Nestled in the heart of California's Central Valley and located in Fresno County, the City of Mendota has much to offer its residents and visitors. A strong heritage and community pride is evident in recent downtown projects and community sponsored events. Mendota's acclaimed Farmer's Market runs from June through December and draws numerous vendors and shoppers from across the valley.

The City of Mendota is pleased to bear the designation Cantaloupe Center of the World as agriculture is an important part of the City's economy. Additional important local economic stimulators include new solar power plants, a biomass plant, produce companies, and a new Federal Correctional Institution.

Recreational opportunities are abundant, with four city parks in addition to the County and State administered parklands, such as the Mendota Wildlife Refuge. Mendota also boasts an active youth sports program, which has won prestigious awards such as the Tri-County Championship in youth football and produced State Champions in boxing.

Mendota is an aggressive and energetic community that continues to experience growth and success in their local businesses and community development.

DEMOGRAPHICS

MENDOTA CA

POPULATION

TOTAL POPULATION	14,404
MALES	51.4%
FEMALES	48.6%
MEDIAN AGE	25.4

FINANCIAL

MEDIAN HH INCOME	\$46,624
MEDIAN HOME VALUE	\$273,120

RACES

HISPANIC	95.0%
WHITE	2.8%
BLACK	1.3%
ASIAN	0.5%
AMERICAN INDIAN	0.3%

EDUCATION

HIGH SCHOOL OR HIGHER	41.4%
BACHELOR'S OR HIGHER	4.5%
UNEMPLOYED	10.8%

FRESNO COUNTY

POPULATION

TOTAL POPULATION	1,017,162
MALES	50.2%
FEMALES	49.8%
MEDIAN AGE	33.9

FINANCIAL

MEDIAN HH INCOME	\$71,689
MEDIAN HOME VALUE	\$395,500

RACES

HISPANIC	54.9%
WHITE	25.7%
BLACK	3.7%
ASIAN	11.3%
AMERICAN INDIAN	0.4%

EDUCATION

HIGH SCHOOL OR HIGHER	79.0%
BACHELOR'S OR HIGHER	24.8%
UNEMPLOYED	7.7%

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