

**TOP 9% STORE  
NATION WIDE**

**CORPORATE  
GUARENTEE  
NYSE:DG**

**DOLLAR GENERAL®**

**STRATEGICALLY  
LOCATED NEAR  
I-80 FWY**

**SACRAMENTO MSA  
FAST GROWING  
AREA**

**DOWNTOWN SACRAMENTO  
15-MIN DRIVE**



**TENANT COMMITMENT WITH  
12+ YEAR OPERATING HISTORY**



**FAIRBANKS  
ELEMENTARY SCHOOL**

**MOREY AVENUE EARLY  
CHILDHOOD DEVELOPMENT**

**DEL PASO HEIGHTS  
ELEMENTARY SCHOOL**

**FedEx  
Ship Center**

**DOLLAR GENERAL**

Harris Ave

22,000 Cars Per Day

Actual Site

400 HARRIS AVE, SACRAMENTO, CA 95838

**DOLLAR GENERAL | SACRAMENTO, CA**

**VALU** NET  
LEASE  
PARTNERS®

**VALUE** NET  
LEASE  
PARTNERS<sup>®</sup>

**EXCLUSIVELY MARKETED**  
**DOLLAR GENERAL | SACRAMENTO, CA**

**DOLLAR GENERAL®**

**LEAD CONTACT**

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Actual Site



### PRIME LOCATION IN WEST DEL PASO HEIGHTS

- Strategically positioned along a major thoroughfare, ensuring consistent foot and vehicle traffic throughout the day.
- Surrounded by a dense residential area, making this location the preferred discount store for local shoppers.
- Located in a highly engaged neighborhood where residents actively maintain properties and support local events.

### ESTABLISHED NATIONAL TENANT: DOLLAR GENERAL

- Occupied by Dollar General, a recession-resistant retailer with a strong national footprint and value-based model.
- Supported by a long-term lease with a creditworthy tenant, providing reliable and consistent rental income.
- Backed by a growth-focused brand expanding into both urban and rural markets across the country.

### HIGH-PERFORMING ASSET WITH INVESTMENT UPSIDE

- Ranked in the top 10% of all Dollar Generals nationwide, with over \$2 million in annual gross sales.
- Experienced a 48.6% visitor increase over 3 years, and an 18% gain in the most recent 12-month period.
- Located in a growing Sacramento submarket with strong appreciation potential and economic momentum.

**PRICING SUMMARY**

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	400 Harris Ave, Sacramento, CA
PRICE	\$2,850,000
CAP RATE	6.29%
INITIAL NOI/RENT	\$179,216
APPROX. BUILDING SIZE	9,100SF
APPROX. LOT SIZE	1.56 AC
YEAR BUILT/RENOVATED	2013

**LEASE SUMMARY**

TENANT	Dollar General
GUARANTOR	Corporate Guarantee
LEASE TYPE	Absolute Triple Net (NNN)
LEASE COMMENCEMENT	Sep 2013
LEASE EXPIRATION	Aug 2028
ORIGINAL TERM	15 Years
OPTION TERM	Three 5-Year Options
INCREASES	10% Every 5 Years In Option Period
LANDLORD RESPONSIBILITIES	None
TENANT RESPONSIBILITIES	Base Rent, Property Taxes, Insurance, Maintenance and Repairs, Utilities, Operating Expenses

**TOP 9% STORE NATIONWIDE |  
 SACRAMENTO MSA FAST GROWING AREA**



# RENT SCHEDULE

DOLLAR GENERAL | SACRAMENTO, CA



## INITIAL TERM

Term	Year	Lease Start	Lease End	Rent Per Year	Rent Per Month	Increase
Initial	1	Sep 2013	Aug 2014	\$179,216	\$14,935	
Initial	2	Sep 2014	Aug 2015	\$179,216	\$14,935	
Initial	3	Sep 2015	Aug 2016	\$179,216	\$14,935	
Initial	4	Sep 2016	Aug 2017	\$179,216	\$14,935	
Initial	5	Sep 2017	Aug 2018	\$179,216	\$14,935	
Initial	6	Sep 2018	Aug 2019	\$179,216	\$14,935	
Initial	7	Sep 2019	Aug 2020	\$179,216	\$14,935	
Initial	8	Sep 2020	Aug 2021	\$179,216	\$14,935	
Initial	9	Sep 2021	Aug 2022	\$179,216	\$14,935	
Initial	10	Sep 2022	Aug 2023	\$179,216	\$14,935	
Initial	11	Sep 2023	Aug 2024	\$179,216	\$14,935	
Initial	12	Sep 2024	Aug 2025	\$179,216	\$14,935	
Initial	13	Sep 2025	Aug 2026	\$179,216	\$14,935	
Initial	14	Sep 2026	Aug 2027	\$179,216	\$14,935	
Initial	15	Sep 2027	Aug 2028	\$179,216	\$14,935	

## OPTION TERM

Term	Year	Lease Start	Lease End	Rent Per Year	Rent Per Month	Increase
Option 1	1	Sep 2028	Aug 2029	\$197,711	\$16,477	10.32%
Option 1	2	Sep 2029	Aug 2030	\$197,711	\$16,477	
Option 1	3	Sep 2030	Aug 2031	\$197,711	\$16,477	
Option 1	4	Sep 2031	Aug 2032	\$197,711	\$16,477	
Option 1	5	Sep 2032	Aug 2033	\$197,711	\$16,477	
Option 2	6	Sep 2033	Aug 2034	\$217,483	\$18,124	10.00%
Option 2	7	Sep 2034	Aug 2035	\$217,483	\$18,124	
Option 2	8	Sep 2035	Aug 2036	\$217,483	\$18,124	
Option 2	9	Sep 2036	Aug 2037	\$217,483	\$18,124	
Option 2	10	Sep 2037	Aug 2038	\$217,483	\$18,124	
Option 3	11	Sep 2038	Aug 2039	\$239,231	\$19,937	10.00%
Option 3	12	Sep 2039	Aug 2040	\$239,231	\$19,937	
Option 3	13	Sep 2040	Aug 2041	\$239,231	\$19,937	
Option 3	14	Sep 2041	Aug 2042	\$239,231	\$19,937	
Option 3	15	Sep 2042	Aug 2043	\$239,231	\$19,937	



# AERIAL MAP

DOLLAR GENERAL | SACRAMENTO, CA

**DOLLAR GENERAL**



GLENWOOD ELEMENTARY SCHOOL

NORWOOD JUNIOR HIGH SCHOOL

FedEx Ship Center



130,000 Cars Per Day

22,000 Cars Per Day

Harris Ave

**DOLLAR GENERAL**

# AERIAL MAP

DOLLAR GENERAL | SACRAMENTO, CA

**DOLLAR GENERAL**

DOWNTOWN SACRAMENTO  
15-MIN DRIVE

FAIRBANKS ELEMENTARY SCHOOL

DEL PASO HEIGHTS ELEMENTARY SCHOOL

MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

Smart & Final, ROSS DISCOUNTS, dds, O'Reilly, jiffy lube, CIRCLE K, Public Storage

Foods Co, DOLLAR TREE, ampm, Shell, LES SCHWAB

Mc Donald's, IHOP, TACO BELL

FedEx Ship Center



**DOLLAR GENERAL**

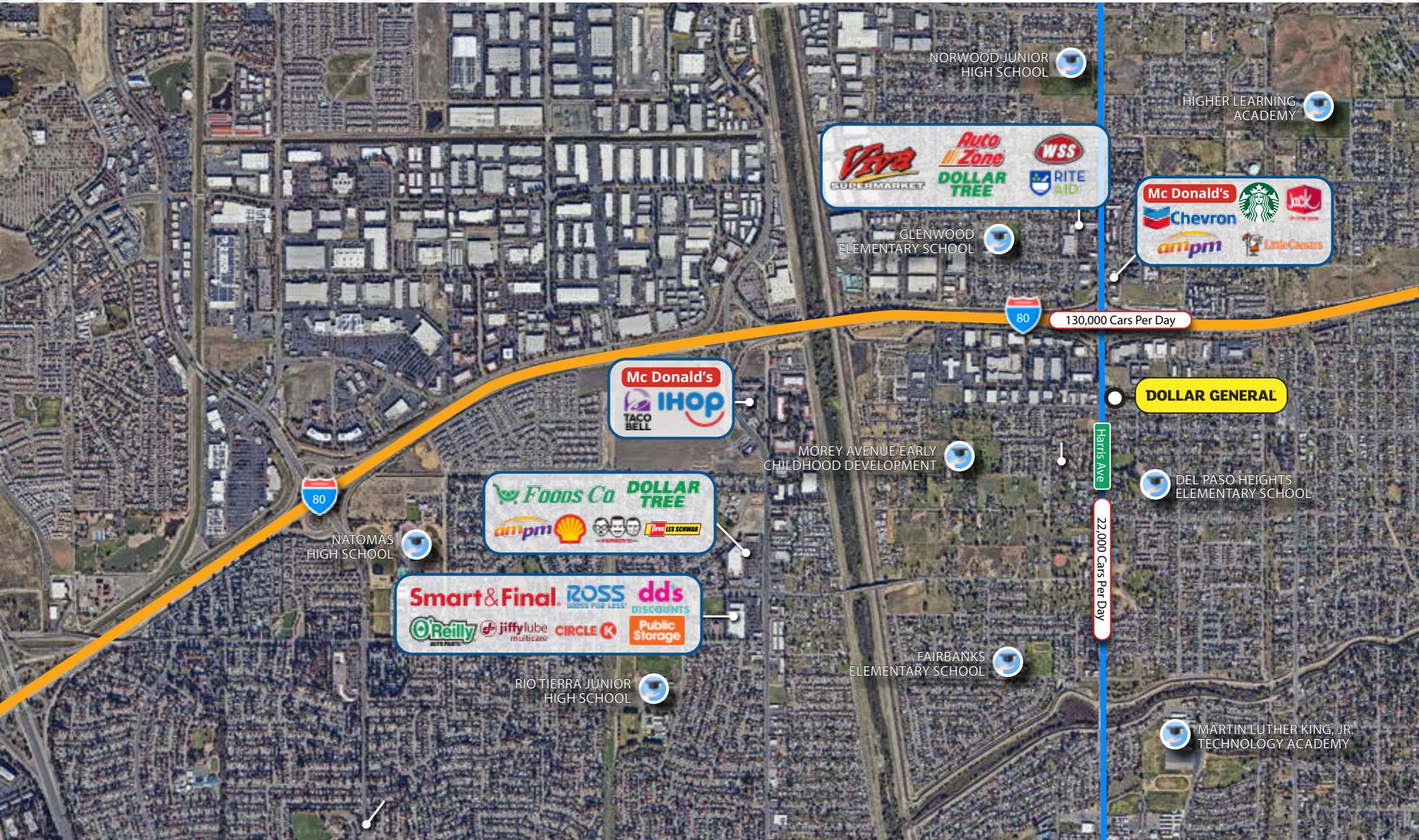
Harris Ave

22,000 Cars Per Day

# SATELLITE MAP

DOLLAR GENERAL | SACRAMENTO, CA

**DOLLAR GENERAL**



**DOLLAR GENERAL®**

# TENANT AND GUARANTEE SUMMARY

DOLLAR GENERAL | SACRAMENTO, CA

**DOLLAR GENERAL®**



## REVENUE IN 2025

 \$40+ BILLION  
NATIONWIDE

## STORES IN 2025

 20,399+ STORES  
NATIONWIDE

## NEW STORES IN 2025

 725+ NEW  
OPENINGS

## EMPLOYEES IN 2025

 194,000+  
EMPLOYEES

### TENANT:

DOLLAR GENERAL

### TENANT HEADQUARTERS:

GOODLETTSVILLE, TN

### GUARANTEE:

CORPORATE

## DOLLAR GENERAL

Dollar General is a leading American discount retailer headquartered in Goodlettsville, Tennessee. Founded in 1939 as J.L. Turner and Son, the company rebranded to Dollar General in 1955. As of May 2025, it operates 20,399 stores across 48 U.S. states, with Texas hosting the highest number at 1,885 locations. In fiscal year 2024, Dollar General reported revenues of \$40.61 billion, marking a 4.96% increase from the previous year.

In 2025, the company plans to open approximately 725 new stores while closing 141 underperforming ones, aiming for a net addition of 600 locations. This expansion includes remodeling efforts to enhance customer experience and operational efficiency. As of February 28, 2025, Dollar General employs around 194,200 individuals across its operations. With a focus on providing value and convenience, Dollar General continues to adapt to changing consumer needs and economic conditions, solidifying its position in the discount retail sector.

SACRAMENTO, CA



SACRAMENTO, CA



### SACRAMENTO, CA

Sacramento, California, is the state capital and a dynamic city located at the confluence of the Sacramento and American Rivers. With a population of over 530,000, it serves as a political, cultural, and economic hub for Northern California. Known for its rich Gold Rush history, tree-lined streets, and diverse communities, Sacramento blends historic charm with urban energy. The city offers an extensive network of parks, bike trails, and riverfront activities, along with a thriving food scene and vibrant arts culture. Governed by a Mayor-Council system, Sacramento is well-connected via I-5, I-80, Highway 99, and a regional light rail system, making it a key transportation and logistics center in the state.

### STRONG DEMOGRAPHICS AND ECONOMIC EXPANSION

Sacramento has experienced steady growth in population and economic output over the last two decades. As of 2025, the city's population exceeds 530,000—up more than 20% since 2000—driven by strong in-migration and urban development. The median household income reached \$82,000 in 2023, reflecting wage growth across healthcare, education, tech, and government sectors. Unemployment remains low at 4.1%, and future job growth is projected at 35.4% over the next 10 years, outpacing the national average. Key industries include government services, healthcare, construction, clean energy, and logistics, supported by initiatives from the city's Office of Innovation and Economic Development to attract employers and stimulate investment.

### GATEWAY TO NORTHERN CALIFORNIA

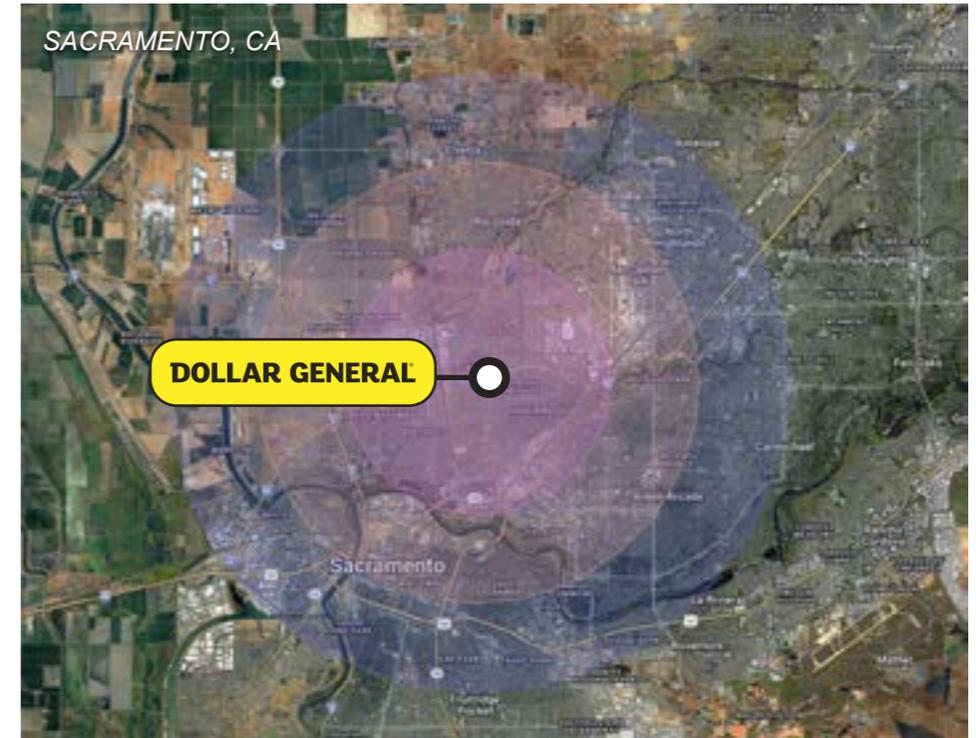
Sacramento's strategic location offers direct access to major regional markets, just 90 minutes from the Bay Area and less than two hours to Lake Tahoe. This geographic advantage makes the city a hub for professionals, families, and businesses seeking affordability without sacrificing opportunity. Its proximity to UC Davis, California State University Sacramento, and a network of community colleges provides a steady talent pipeline. Infrastructure investments, such as the expansion of the Sacramento International Airport and revitalization of downtown districts, are further enhancing the city's appeal. Sacramento's blend of lifestyle, affordability, and accessibility continues to attract residents and businesses seeking growth within reach of California's major economic corridors.

# DEMOGRAPHICS (2024)

**DOLLAR GENERAL | SACRAMENTO, CA**

**DOLLAR GENERAL®**

	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>			
CENSUS POPULATION	135,372	348,447	526,673
<b>HOUSEHOLD &amp; GROWTH</b>			
HOUSEHOLDS	21,597	34,269	55,583
FAMILY HOUSEHOLDS	70.8%	68.7%	68.3%
PERSONS PER HOUSEHOLD	3.28	3.19	3.16
<b>INCOME</b>			
AVERAGE HOUSEHOLD INCOME	\$74,137	\$77,685	\$78,738
MEDIAN HOUSEHOLD INCOME	\$57,483	\$59,775	\$60,380
AVERAGE INCOME PER PERSON	\$23,751	\$25,595	\$26,154
<b>HOUSING</b>			
MEDIAN HOUSE VALUE	\$357,701	\$368,218	\$371,059
OCCUPIED HOUSING UNITS	95.3%	95.1%	95.1%
OWNER OCCUPIED HOUSING UNITS	49.5%	49.4%	49.2%
<b>EDUCATION</b>			
ELEMENTARY	21.5%	20.3%	19.8%
HIGH SCHOOL GRADUATE	30.3%	29.7%	29.3%
COLLEGE / ASSOCIATE DEGREE	35.9%	35.4%	35.4%
BACHELOR DEGREE	8.9%	10.3%	10.8%
ADVANCED DEGREE	3.4%	4.4%	4.7%



# AERIAL PHOTO

DOLLAR GENERAL | SACRAMENTO, CA

**DOLLAR GENERAL®**



# PROPERTY PHOTO

DOLLAR GENERAL | SACRAMENTO, CA

**DOLLAR GENERAL®**



# PROPERTY PHOTO

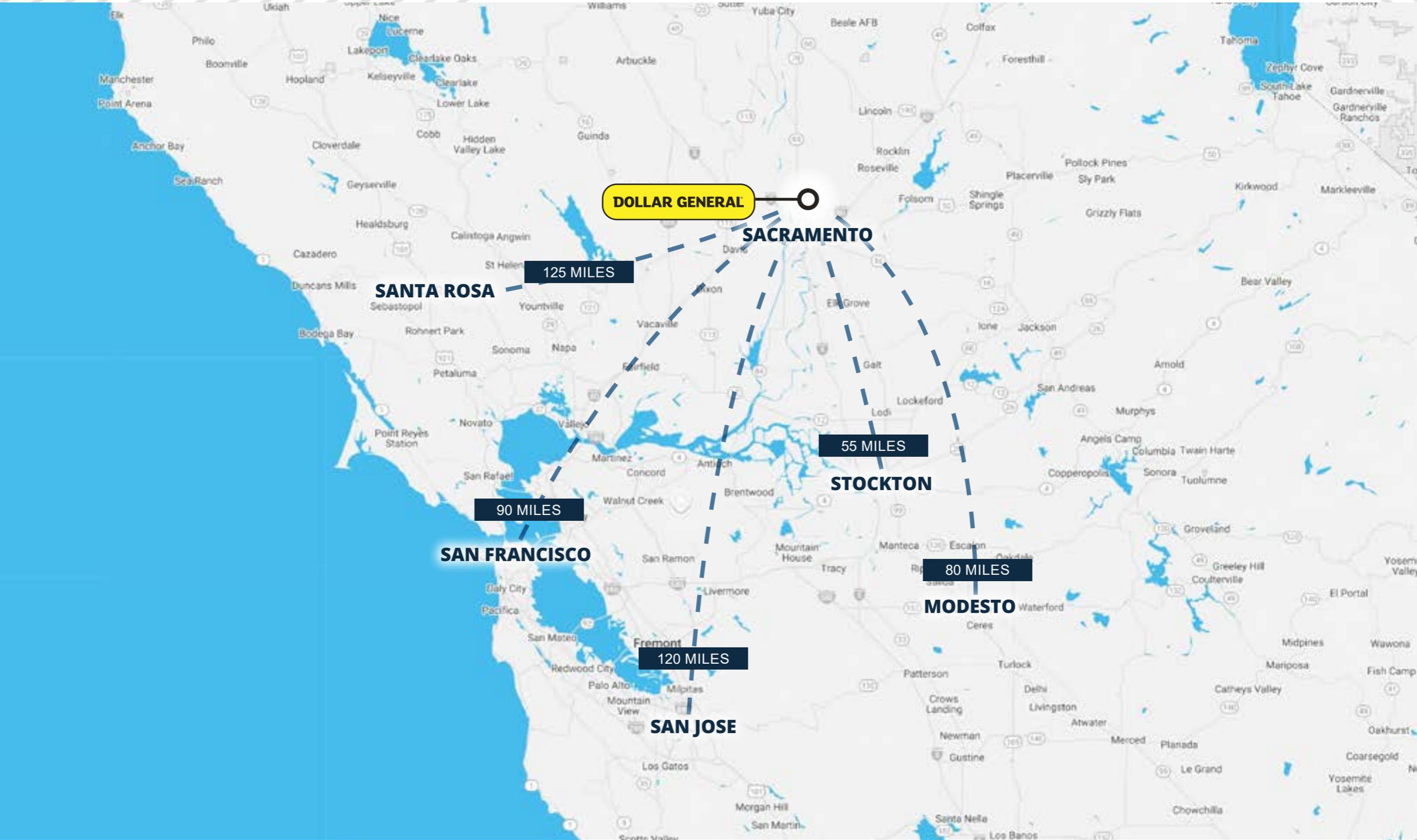
DOLLAR GENERAL | SACRAMENTO, CA

**DOLLAR GENERAL®**



# REGIONAL MAP

DOLLAR GENERAL | SACRAMENTO, CA



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Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE VALUE NET LEASE AND PARASELL, INC. AGENT FOR MORE DETAILS.

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#### SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



#### BUYER NETWORK

Proprietary and up to date buyer contact list



#### NATIONAL REACH

Network that sources buyers & sellers coast to coast



#### COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



#### #1 NET LEASE

Top Ranked Agents in Net Lease Industry



#### SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



#### TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents