

Actual Property Photo



Price: \$900,000
Lease Expires: 12/31/2030
(Tenant recently exercised 5 Yr Option)
Cap Rate: 8.16
Year Built: 2005
Bldg. Size: 9,180 SF
Lot Size: 194,713 SF / 4.47 Acres
Tenant: Family Dollar, Inc.
Price PSF: \$98.03

Family Dollar
34150 Old Black Canyon Hwy
Black Canyon City, AZ 85324
Store #26924



Exclusively Listed By Triple Net America Net Lease Investments
Jerry Robers Principal/Broker Call/Text: 602.770.7725
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**FAMILY
DOLLAR**

Black Canyon City

TENANT PROFILE



Family Dollar is a top choice for value-conscious shoppers seeking everyday items for the entire family in convenient neighborhood locations. As one of the nation's fastest-growing retailers, Family Dollar offers a wide range of products including household cleaners, name brand foods, health and beauty aids, toys, apparel, and home fashions, all at everyday low prices. While many items are available for \$1 or less, most products are priced below \$10, ensuring budget-friendly shopping.

Family Dollar has over 7,500 stores across 49 states. Once a part of Dollar Tree, as of July 7, 2025, the Family Dollar and Family Dollar/Dollar Tree brand stores were sold to private equity firms, [Brigade Capital Management](#) and [Macellum Capital Management](#), who also own many other discount retailers including Kohl's, Big Lots, Bed, Bath and Beyond and more. (Full Link to this Press Release is [HERE](#)). An earlier [PRESS RELEASE](#) from May 19, 2025 indicated that Family Dollar's new head will be Duncan MacNaughton, who was the company's previous President and CEO.

For more information, please visit www.familydollar.com



WEBSITE	www.familydollar.com
COMPANY TYPE	Public (NASDAQ: DTLR)
FOUNDED IN	1959



NO. OF LOCATIONS
16,000+



HEADQUARTERS
Chesapeake, VA



STOCK TICKER
NASDAQ: DTLR



TOTAL REVENUE
\$9.5B FY 2023

LEASE SUMMARY

Tenant Name	Family Dollar
Lease Guarantor	Family Dollar, Inc.,
Address	34150 Old Black Canyon Hwy, Black Canyon City, AZ 85324
NOI	\$73,500 (\$8.00 PSF)
Asking Price	\$900,000 (\$98.03 PSF)
Cap Rate	8.16
Lease Type	NNN with Minimal Landlord Responsibilities
Lease Commencement	April 7, 2005
Lease Expiration	December 31, 2030 (Tenant exercised 5-year option commencing December 31, 2025)
Term Remaining	5 Years
Building Size	9,180 SF
Lot Size	Approximately 194,713 SF / 4.47 Acres
Zoning:	C2-1 / R1L-70 Yavapai County
Renewal Options	Four, 5-Year Options with Increases
Rent Increases	10% Beginning of Each Option
Store #	#26924

