



**DOLLAR TREE**

2540 WATT AVENUE  
SACRAMENTO | CA

## FOR SALE: 6.05% CAP RATE

Corporate-guaranteed Dollar Tree in the same location since 2014 at one of Sacramento's best intersections.

- Five years of term remaining.
- High income and density area surrounded by redevelopment.
- Situated at the corner of Watt and El Camino Avenue with combined average traffic counts of  $\pm 62,656$ .

### IAN KEANE

Director of Sales & Leasing  
916.514.5225 x119  
ian@capitalrivers.com  
DRE #02165320

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# EXECUTIVE SUMMARY



## PROPERTY PROFILE

2540 Watt Avenue is home to **Dollar Tree** with five years remaining of the firm term with two (2) five-year options. Dollar Tree recently extended their firm term by five years and added another option to their original lease. Not only does the current tenant have great credit, but this former Fresh & Easy is highly leasable, and has the potential to add value to the property down the road. This corner is surrounded by redevelopment with tenants looking to break into the market.

## OFFERING SUMMARY

<b>Price:</b>	\$3,095,000
<b>Cap Rate:</b>	6.05%
<b>NOI:</b>	\$187,165
<b>Lease Term:</b>	5+ years remaining; expiration May 31, 2029
<b>Lease Options:</b>	(2) five-year options
<b>Rental Increases:</b>	10% every 5 years
<b>Lease Type:</b>	Corporate guaranteed NN
<b>Landlord Responsibilities:</b>	Roof and structure
<b>Price/SF:</b>	\$221.42
<b>Rent/SF (year):</b>	\$13.39



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# SITE AERIAL

  
**DOLLAR TREE**  
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**ACE**  
Hardware

**Country  
Club  
Lanes**

  
UNITED STATES  
POSTAL SERVICE

  
**EMIGH'S**  
OUTDOOR LIVING


  
**DOLLAR TREE**  
  
**±1.7 Acres**


  
**goodwill**

  
**BMO**

  
**UnionBank**

  
**Don Quijote's**

  
**Starbucks**

  
**Wendy's**

  
**POPEYES**

**El Camino Avenue**  
(20,984 ATC)

**Watt Avenue**  
(41,672 ATC)

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RESOURCES**  
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# RETAIL AREA



**DOLLAR TREE**  
2540 WATT AVENUE  
SACRAMENTO | CA





**DEL PASO**  
EST. 1916










**DOLLAR TREE**  
2540 WATT AVENUE  
SACRAMENTO | CA


























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916.514.5225 x119  
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DRE #02165320



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# RESIDENTIAL AREA



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916.514.5225 x119  
ian@capitalrivers.com  
DRE #02165320



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# TENANT OVERVIEW



 <b>\$28.33B</b> Total Revenue in Billions (2023)	 <b>BBB</b> S&P Global Credit Rating	 <b>#137</b> FORTUNE <b>500</b> 2023 Ranking
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**Dollar Tree** carries a broad, exciting mix of consumable, variety, and seasonal merchandise that includes many trusted national and regional brands. Some of the product departments you'll find at Dollar Tree include housewares, glassware, dinnerware, cleaning supplies, candy, snacks, food, health and beauty, toys, gifts, gift bags and wrap, party supplies, stationery, craft supplies, teaching supplies, books, seasonal décor, and so much more. We have everything you need for every day, every holiday, and every occasion — all at an extreme value!

Source: [dollartree.com](https://www.dollartree.com)



Representational Photo  
Not Actual Store

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# SEGMENTATION AREA PROFILE



## Front Porches

More than half of householders are renters, and many of the homes are older townhomes or duplexes.

**Average Household Size:** 2.57

**Median Age:** 34.9

[Click here to learn more about this segment](#)



## Old and Newcomers

Composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring.

**Average Household Size:** 2.12

**Median Age:** 39.4

[Click here to learn more about this segment](#)



## Set to Impress

These apartments are often nestled into neighborhoods with other businesses or single-family housing.

**Average Household Size:** 2.12

**Median Age:** 33.9

[Click here to learn more about this segment](#)



Source: Esri

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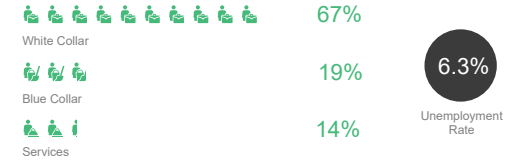
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# COMMUNITY SUMMARY | THREE-MILE RADIUS



143,900	0.16%	2.46	78.3	\$40.3	\$103,669	\$553,340	\$66,755	19.7%	60.0%	20.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	2023 Average Household Income (Esri)	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

## EMPLOYMENT



## KEY FACTS

143,900  
Population



57,125  
Households

40.3

Median Age

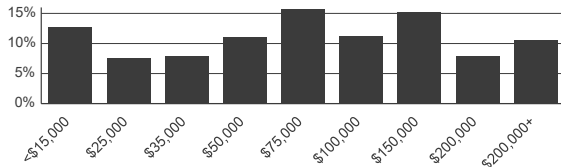
\$54,776

Median Disposable Income

## ANNUAL HOUSEHOLD SPENDING



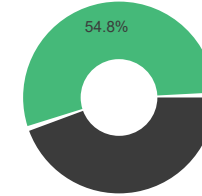
## Household Income



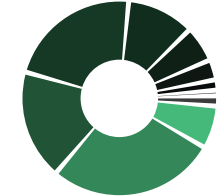
## Age Profile: 5 Year Increments



## Home Ownership



## Housing: Year Built



## Educational Attainment



## Commute Time: Minutes



Source: Esri (2023, 2028), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).

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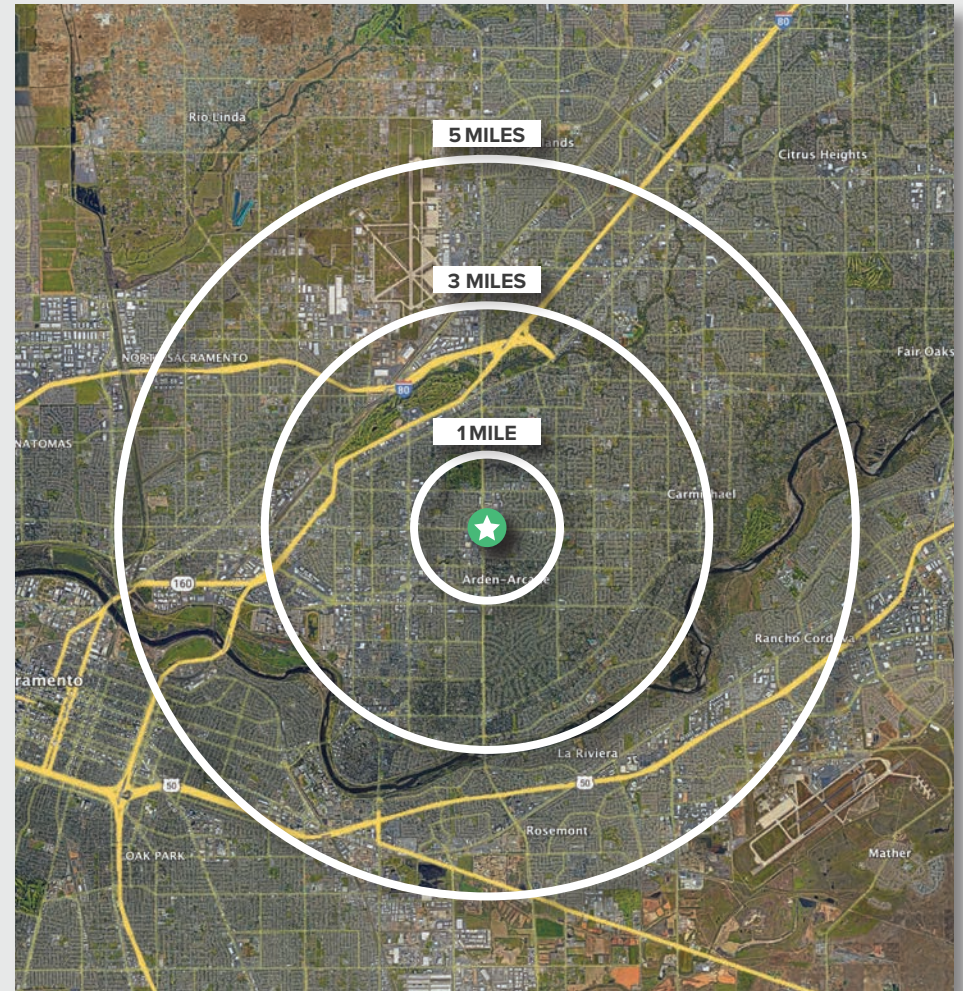




# REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	16,407	137,776	376,046
2028 Projected Population	15,170	128,553	357,353
2020 Census Population	17,092	140,800	380,359
2010 Census Population	14,839	124,072	339,483
2023 Median Age	40.9	40.0	37.7
<b>HOUSEHOLDS</b>			
2023 Estimated Households	7,149	55,885	143,015
2028 Projected Households	6,553	51,788	134,800
2020 Census Households	7,400	56,713	143,925
2010 Census Households	6,854	53,222	134,210
<b>INCOME</b>			
2023 Estimated Average Household Income	\$110,991	\$121,883	\$116,173
2023 Estimated Median Household Income	\$80,988	\$87,440	\$85,412
2023 Estimated Per Capita Income	\$48,560	\$49,698	\$44,450
<b>BUSINESS</b>			
2023 Estimated Total Businesses	1,271	6,603	15,057
2023 Estimated Total Employees	7,183	56,181	140,332



Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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