

For Sale

37303 Avenue 12, Madera CA 93636

Dollar General

Building: +/- 9,026 SqFt Land: .97 Acres

Offering memorandum



The Property

37303 Avenue 12, Madera CA 93636



MADERA



Building: +/- 9,026 SqFt
Land: +/- 42,253 SqFt



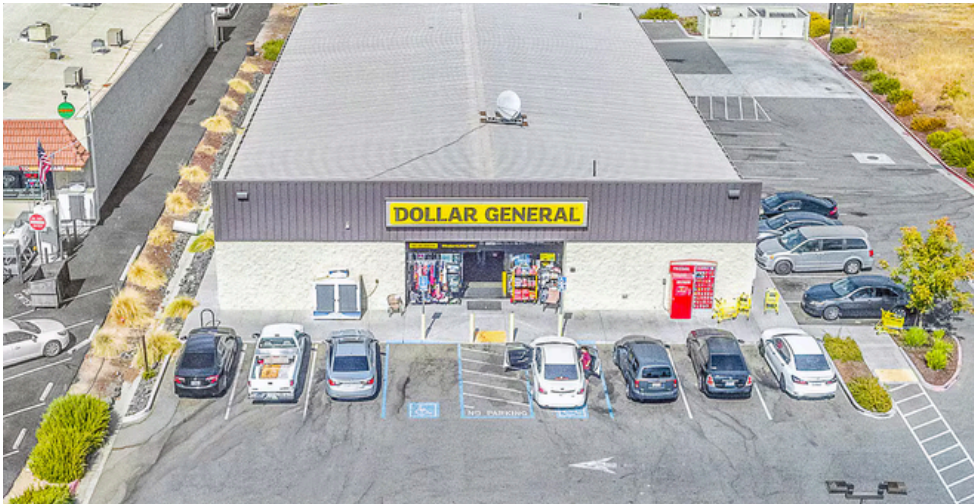
COMMERCIAL



INVESTMENT



\$2,300,000



Tenant:

Dollar General

Lease Commencement:

02/22/2015

Lease Expiration:

02/28/2030

Renewal Options:

3X5 Years

Lease Type:

Triple Net (NNN)

RE/MAX Gold Commercial is proud to present the sale of a 9,026 SF Dollar General in Madera, CA. This investment includes a Triple Net (NNN) corporate guaranteed lease till 02/28/2030. Located in an area with limited competition providing for a secure investing



Liberty
High School

Webster
Elementary School

Nancy Fuller
Children's University

Golden Valley
Baptist Church

Lucky 7
Market



37303
AVE 12
MADERA
CA 93636



O'Reilly
AUTO PARTS

AVE 12

Lee Kitchen



The Building

Dollar General Corporation is the largest discount retailer in the U.S. by store count, operating more than 15,800 locations across 44 states. This store benefits from limited competition, with the nearest dollar store located approximately 15 miles away. Aside from Dollar General, only two smaller local markets serve the community's grocery and everyday needs.

The property is conveniently located just five minutes from Independence Continuation High, Liberty High School, Rancho Middle School, and Western Elementary, which collectively serve more than 2,000 students, faculty, and staff. Within a five-mile radius, the average household income exceeds \$105,000.

The site is less than 20 minutes from both downtown Fresno and Fresno-Yosemite International Airport.

Fresno, the fifth most populous city in California. Madera, part of the Madera-Chowchilla Metropolitan Statistical Area, includes all of Madera County and is situated in California's San Joaquin Valley—one of the state's largest regions in Northern California.

Nearby national and regional tenants include U-Haul, Napa Auto Parts, National Petroleum, Pizza Factory, Rancho's Cafe, Subway, and State Foods Market.



Property Information

- **Tenant: Dollar General**

- **Tenant's Responsibility:**

 - Property Taxes Insurance

 - Common Area

 - Roof & Structure

 - Repairs & Maintenance

 - HVAC

 - Utilities

 - Right of First Refusal

- **No Annual Base Rent**

- **Rent Per SF: \$15.45**

- **NOI \$139,467**

- **SqFt: 9,026**

- **Lot SqFt: 42,253**



RE/MAX[®]

COMMERCIAL



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