FOR SALE
DOLLAR GENERAL
ORANGE COVE CA

$2,649,000 - 5.2% CAP

PROPERTY HIGHLIGHTS

- 1330 Park Blvd Orange Cove CA
- 1.27± acres –55,757 ± sq. ft.
- 9,993± sq ft freestanding Dollar General
- Leased to Dolgen California, LLC, with a guaranty by Dollar General
- Annual $137,748 triple net
- Initial 15-year Term ends 2032
- Option Years:
- 16-20 (Option 1) $151,524
- 21-25 (Option 2) $166,680
- 26-30 (Option 3) $183,348

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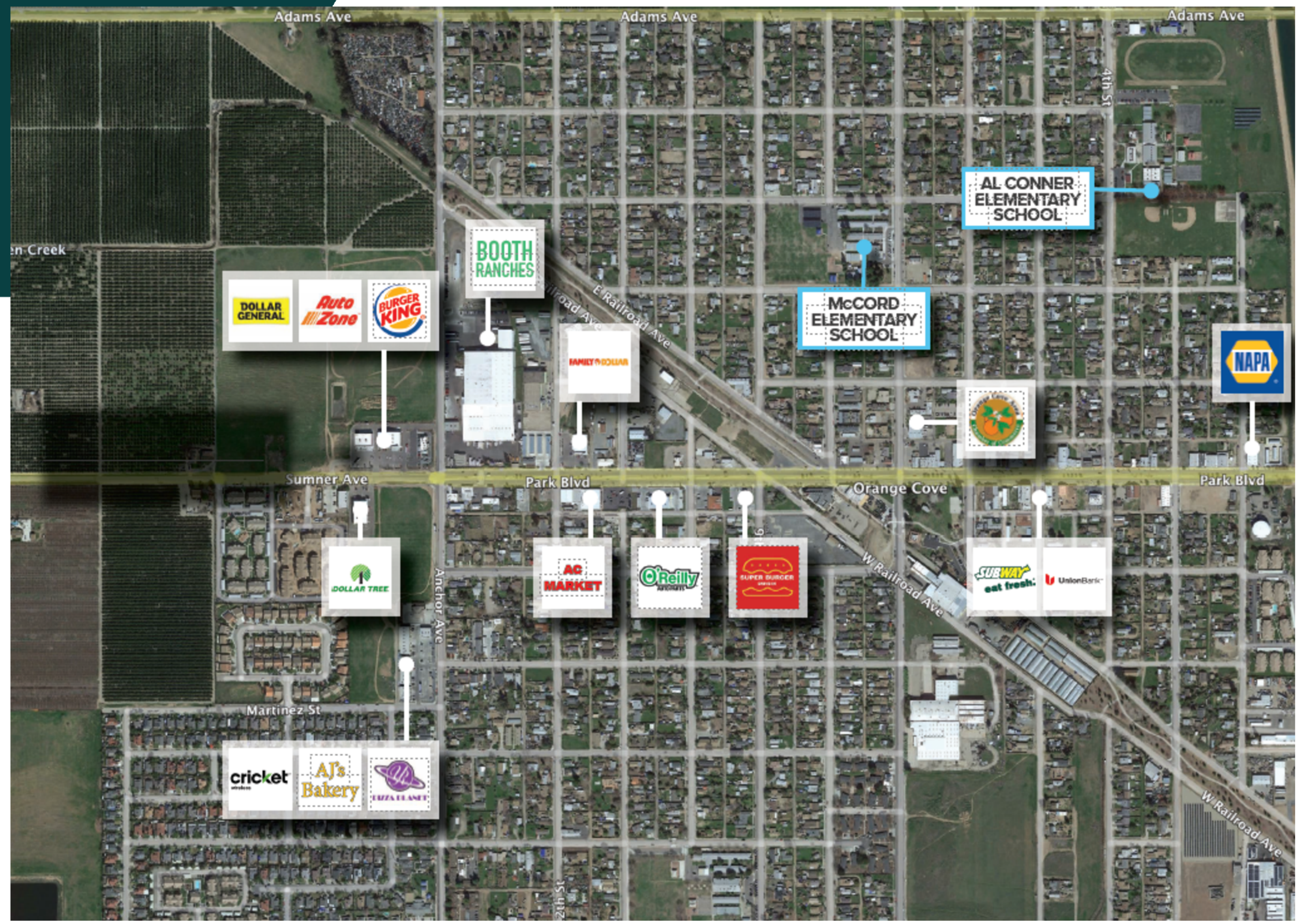
AREA MAP

- Dollar General is located at Park Boulevard and Anchor Avenue
  in Orange Cove, CA.
- Orange Cove is approximately 35 miles southeast of Fresno, the sixth largest city in California. The property is roughly 200 miles northeast of Los Angeles, and about 180 miles southeast San Francisco Bay Area.



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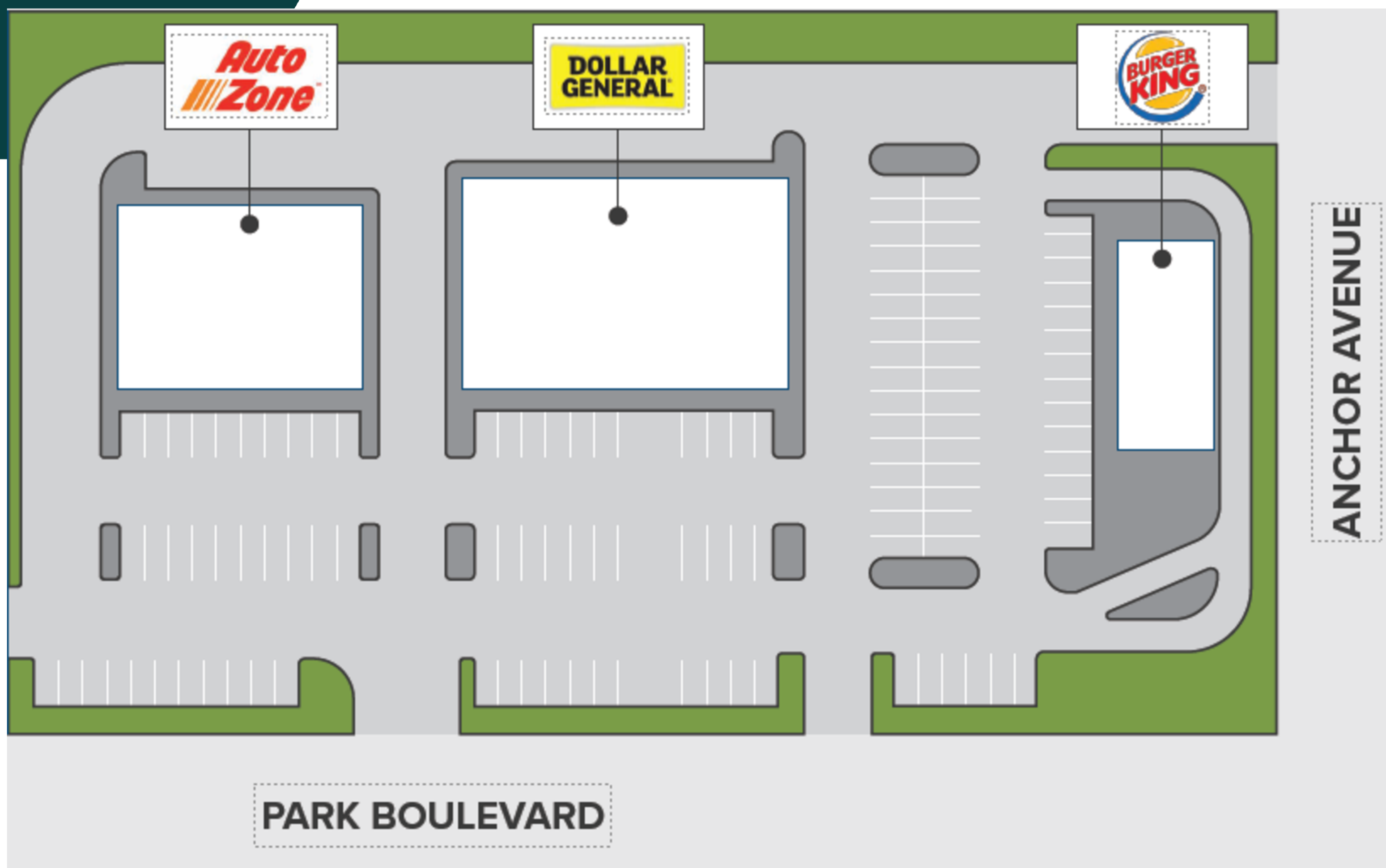

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DOLLAR GENERAL -ABOUT TENANT

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DOLLAR GENERAL (NYSE: DG) IS A PROMINENT AMERICAN RETAIL CHAIN WITH ITS HEADQUARTERS SITUATED IN GOODLETTSVILLE, TENNESSEE. AS OF APRIL 2023, DOLLAR GENERAL BOASTS A VAST NETWORK OF OVER 19,000 STORES ACROSS THE UNITED STATES. THESE STORES OFFER A WIDE ARRAY OF EVERYDAY ITEMS, INCLUDING FOOD, SNACKS, HEALTH AND BEAUTY PRODUCTS, CLEANING SUPPLIES, CLOTHING, HOUSEWARES, AND SEASONAL GOODS, ALL AT AFFORDABLE PRICES AND CONVENIENTLY LOCATED IN NEIGHBORHOOD SETTINGS. ALONGSIDE ITS REPUTABLE PRIVATE LABELS, DOLLAR GENERAL FEATURES PRODUCTS FROM RENOWNED MANUFACTURERS LIKE CLOROX, ENERGIZER, PROCTER & GAMBLE, HANES, COCA-COLA, MARS, UNILEVER, NESTLE, KIMBERLY-CLARK, KELLOGG'S, GENERAL MILLS, AND PEPSICO.

DOLLAR GENERAL STANDS OUT AS THE LARGEST DOLLAR STORE CHAIN, SURPASSING ALL OTHERS IN STORE COUNT. ESTABLISHED IN 1939, THE COMPANY TRANSITIONED TO PUBLIC OWNERSHIP UNDER THE NAME DOLLAR GENERAL IN 1968. BY THE EARLY 2000S, IT HAD EXPANDED TO OVER 6,000 STORES, GENERATING $6 BILLION IN SALES. TO FORTIFY ITS MARKET POSITION FOR THE FUTURE, DOLLAR GENERAL IS STRATEGICALLY INVESTING IN AREAS SUCH AS EMPLOYEE COMPENSATION, NOTABLY FOCUSING ON COMPREHENSIVE TRAINING FOR STORE MANAGERS TO ENHANCE THE CUSTOMER EXPERIENCE AND DRIVE BUSINESS GROWTH.

ACKNOWLEDGED BY FORTUNE 500 IN 1999, DOLLAR GENERAL CLIMBED TO THE 112TH SPOT ON THE LIST BY 2020. THE COMPANY HAS NOTABLY BECOME ONE OF THE MOST PROFITABLE RETAIL CHAINS IN RURAL AMERICA. FOR THE NINE MONTHS ENDING ON OCTOBER 31, 2023, DOLLAR GENERAL REPORTED TOTAL REVENUES OF $28.8 BILLION, NET INCOME OF $749 MILLION, AND A STOCKHOLDER'S EQUITY OF $5.94 BILLION.

- COMPANY TYPE: PUBLIC (NYSE: DG)
- S&P RATING: BBB
- LOCATIONS: 20,000
- WEBSITE: [DOLLAR GENERAL](HTTPS://WWW.DOLLARGENERAL.COM/)

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