

Representative Photo



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with Scott Reid & ParaSell, Inc. | A Licensed California Broker #02101543



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2150 WEST ALPINE AVENUE, STOCKTON, CA 95204

# DOLLAR GENERAL MARKET

**FOR SALE** \$3,424,323 | 6.50% CAP

LEGACYCREA.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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## STOCKTON, CA

- Single Tenant Freestanding Dollar General Market in Stockton, CA on a hard Corner
- This site received 485,000 Visits In The Last 12 Months Per Placer.AI , making it one of the top 4% most visited Dollar General Markets and among the top 1% most visited locations in the entire Dollar General system nationwide.
- The property is priced at \$160 PSF, which is well below replacement cost.
- Current Annual Rent is \$11/SF, which is significantly below the market rate
- Equipped with New Roof (Replaced in March 2024 with a 20 Year Warranty)
- 22,000+ People within 1 Mile Radius of Site - 118,000+ People within 3 Mile Radius of Site
- Projected +3.45% Population Growth in the Next 5 Years within 1 Mile Radius of Site
- 68,300+ Daytime Employees within 3 Mile Radius of Site
- I-5 experiences heavy traffic with over 110,000 VPD.
- The location is conveniently situated less than a mile from the University of the Pacific, offering easy access to the campus. It is also just 3 miles from San Joaquin Delta College. Downtown Stockton is only 4 miles away, making it simple to reach the city's core for shopping, dining, and entertainment. For travel needs, Stockton Metropolitan Airport is 8 miles from the property, ensuring quick and straightforward access to air travel.
- Dollar General Holds an Investment Grade Credit Rating of "BBB" With S&P and a Positive/Stable Outlook. Dollar General's Store Count Increases Year Over Year Further Strengthening the Corporate Guarantee

### PROPERTY DETAILS

Building Area:	21,304 SF
Land Area:	1.20 Acres
Year Renovated:	2012
Price (PSF):	\$160.75

### LEASE OVERVIEW

Remaining Lease Term:	3 Years
Lease Commencement Date:	09/01/2012
Lease Expiration Date:	09/30/2027
NOI:	\$222,581
Lease Type:	NN
Scheduled Rent Increases:	10% Per Option
Options & Increases:	(3) 5 Year Options
Insurance:	Landlord
Parking Lot Maintenance:	Landlord
Property Taxes:	Tenant
Roof & Structure:	Landlord
HVAC:	Tenant

## INCOME SUMMARY

GROSS INCOME	\$237,600
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## EXPENSES SUMMARY

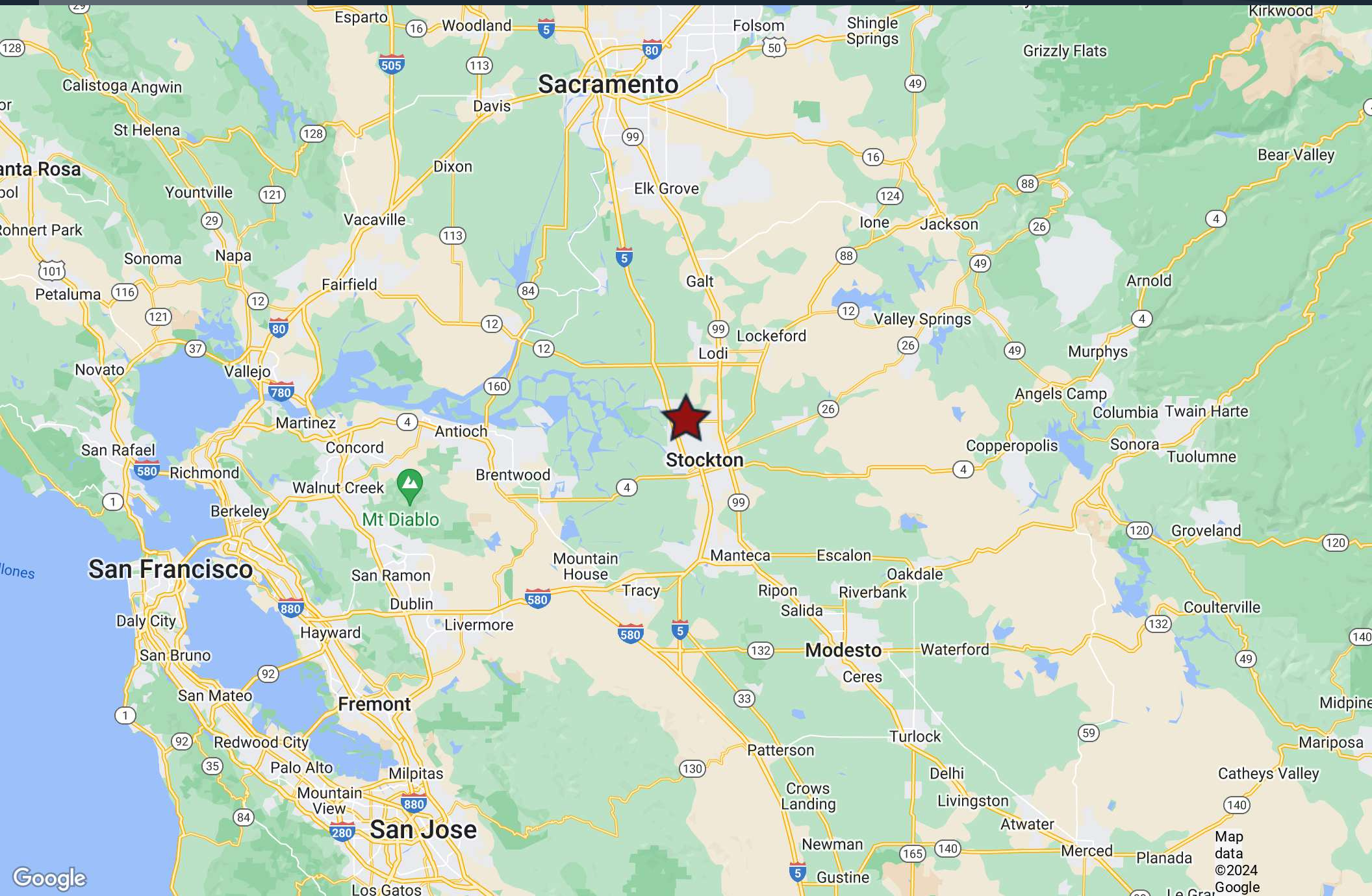
Property Insurance	\$14,019
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CAM	\$1,000
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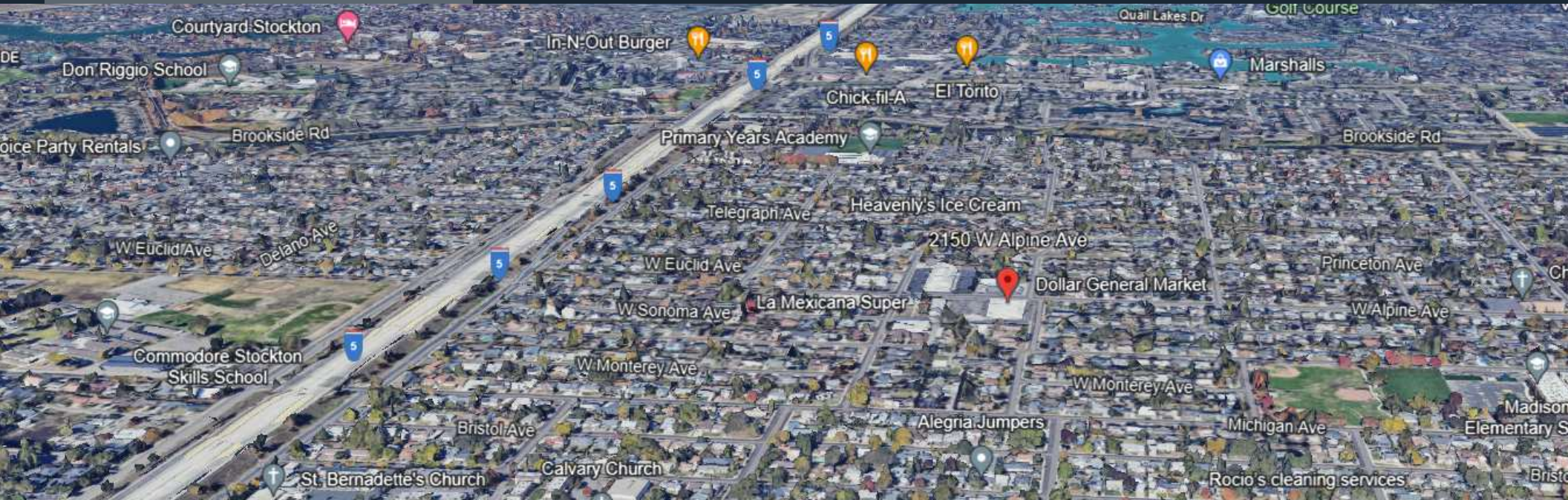
OPERATING EXPENSES	\$15,019
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NET OPERATING INCOME	\$222,581
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Map data ©2024 Google



# RETAILER MAP

2150 WEST ALPINE AVENUE | STOCKTON, CA 95204



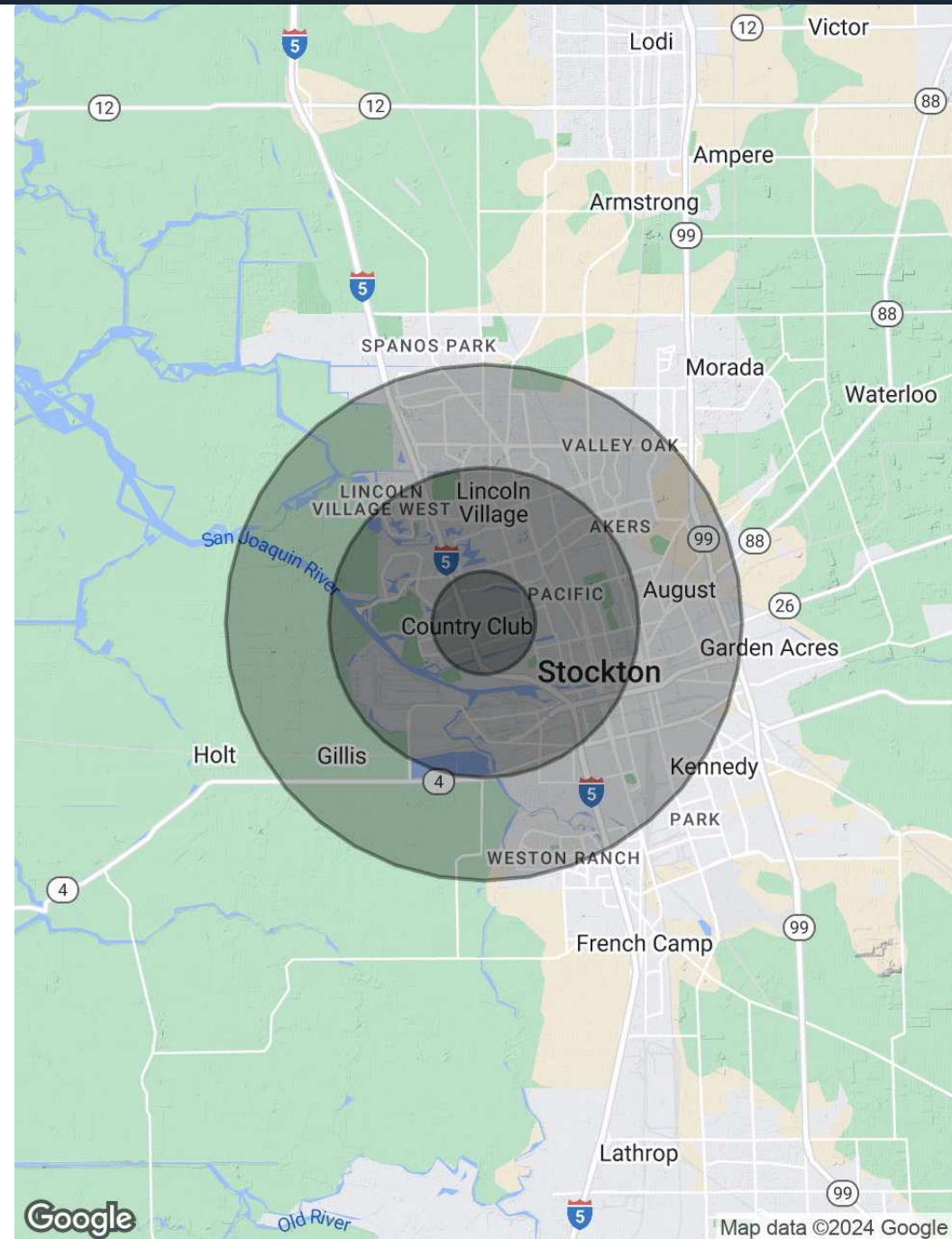




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,121	118,083	300,997
Average Age	31.2	35.2	33.7
Average Age (Male)	30.2	33.9	32.6
Average Age (Female)	33.5	36.6	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,081	44,362	96,848
# of Persons per HH	2.7	2.5	3.0
Average HH Income	\$78,582	\$77,358	\$74,596
Average House Value	\$242,881	\$263,732	\$254,310

2020 American Community Survey (ACS)



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