

# 160

E. U.S. Hwy 70  
Pima, AZ

## OFFERING MEMORANDUM



\*Actual site





# 160

E. U.S. Hwy 70

Pima, AZ

DOLLAR  
GENERAL

DOLLAR GENERAL

160

REMODELED

## Contacts

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\*Actual site

## Summary

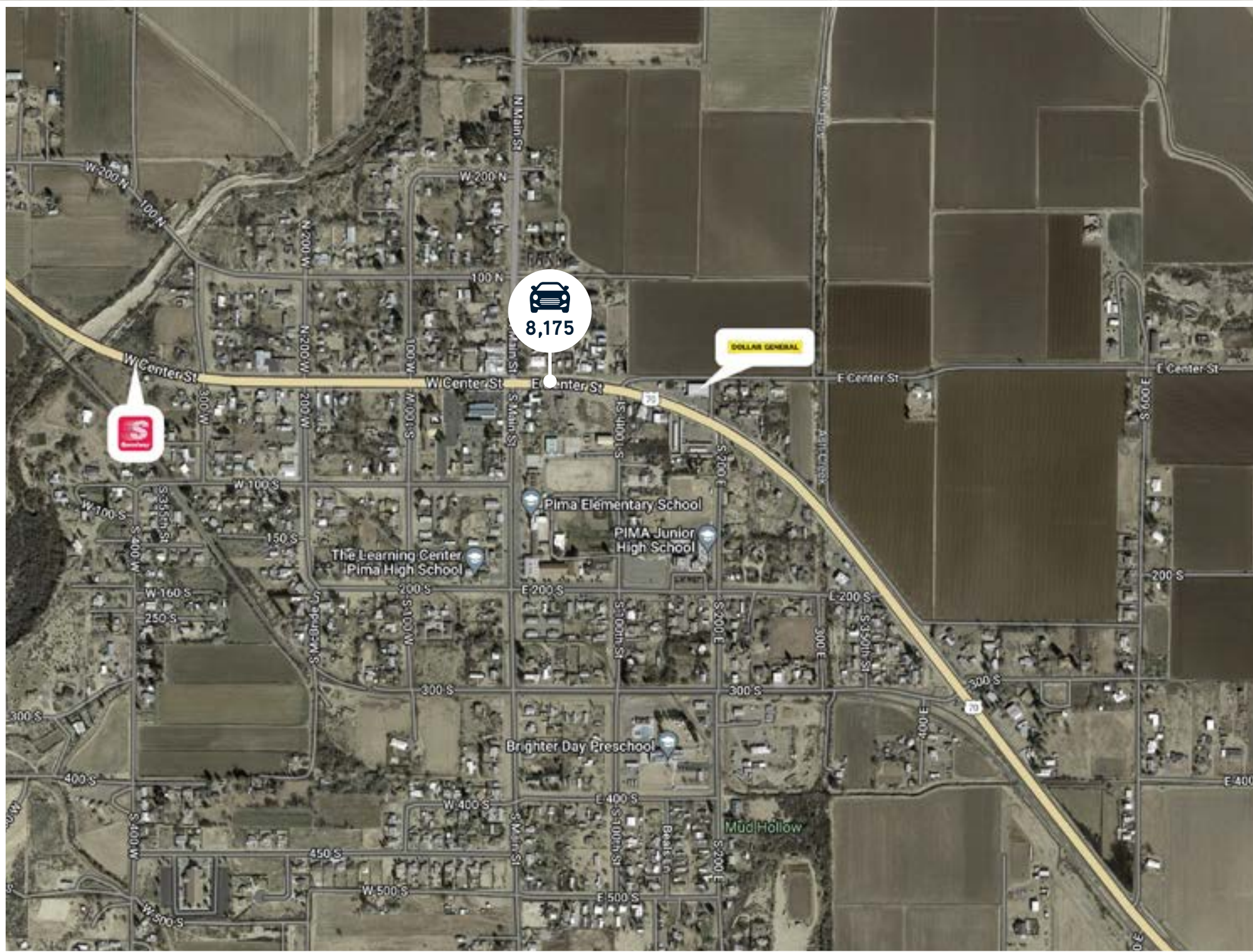
Colliers is pleased to offer the opportunity to purchase a Dollar General located at 160 E U.S. Hwy 70, Pima, AZ 85543

There is 5.7 years remaining on a Corporate guaranteed lease with Dollar General. This is a passive investment, as Dollar General executed an absolute NNN lease offering zero landlord responsibilities or expenses. This is the dominant retailer and grocer in the town of Pima. The store sits directly on highway 70, which is the main road connecting the towns located in Graham County.

This property is situated along Highway 70 – the main retail corridor in Pima with a VPD of 8,331. The property is on the east end of the corridor – nearby tenants include Optimal Health Systems, United States Postal Service, Taylor Freeze, Speedway, and more.

The property is offered at \$1,600,000 which translates to a 5.91% cap rate.





# Property Details

## STRATEGIC LOCATION

- > Dominant grocery and supply retailer in the community
- > Located on US-70 which is the main in and out of Pima
- > Strategically located between Tucson, AZ and Albuquerque, NM

## STRONG INVESTMENT FUNDAMENTALS

- > Rare rent bump coming in 2023
- > 10% rental bumps in the options
- > No other dollar stores within 7 miles
- > Corporate SALES IN FY 2021 \$33.7 BILLION
- > Strong recognized brand
- > 100% Fee Simple

# Offering Details

## PROPERTY DESCRIPTION

|                  |                                |
|------------------|--------------------------------|
| PROPERTY ADDRESS | 160 E. U.S. Hwy 70<br>Pima, AZ |
| OFFERING PRICE   | \$1,600,000                    |
| NOI              | \$94,664*                      |
| CAP RATE         | 5.91%                          |
| LAND SIZE        | .72 acres                      |

## LEASE SUMMARY

|                      |                                   |
|----------------------|-----------------------------------|
| LEASE TYPE           | NNN                               |
| LEASE TERM REMAINING | 5.7 Years                         |
| LEASE EXPIRATION     | June 30, 2028                     |
| RENEWAL OPTIONS      | Three, Five-year options          |
| ESCALATIONS          | 10.00% every 5 years with options |
| NEXT RENT INCREASE   | December 29, 2027                 |
| GUARANTOR            | Corporate                         |

\*as of 7/1/2023



# Location Overview

Pima sits in central Graham County, in the valley of the Gila River. US - 70 passes directly through the town, stretching 8 miles southeast to the county seat of Safford and 68 miles northwest to Globe. Pima was settled by Mormon settlers in 1879. It was originally named "Smithville".





# About Dollar General

Dollar General Corporation (NYSE: DG) is the nations largest small-box discount retailer with more than 12,000 stores in 43 states. The company offers a focused assortment of everyday items, including consumable merchandise, as well as home, apparel, and seasonal products. Dollar General sells products from America's most-trusted manufacturers such as Clorox, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestle, General Mills, and PepsiCo. The Dollar General model stresses convenience, quality, and low prices, attracting value-conscious shoppers. Dollar General typically targets low, middle, and fixed-income shoppers and offers approximately 25% of its merchandise for \$1 or less. Dollar General possesses an investment grade rating from Standard and Poor's of BBB and a Moody's long term rating of Baa2. The company was founded in 1939 and is currently headquartered in Goodlettsville, Tennessee

[dollargeneral.com](http://dollargeneral.com)

## DOLLAR GENERAL



**REVENUE**  
\$33.7 billion



**HEADQUARTERS**  
Goodlettsville, TN



**Employees**  
143,000



**LOCATIONS**  
17,177



**OWNERSHIP**  
Public



**TENANT**  
Corporate Store

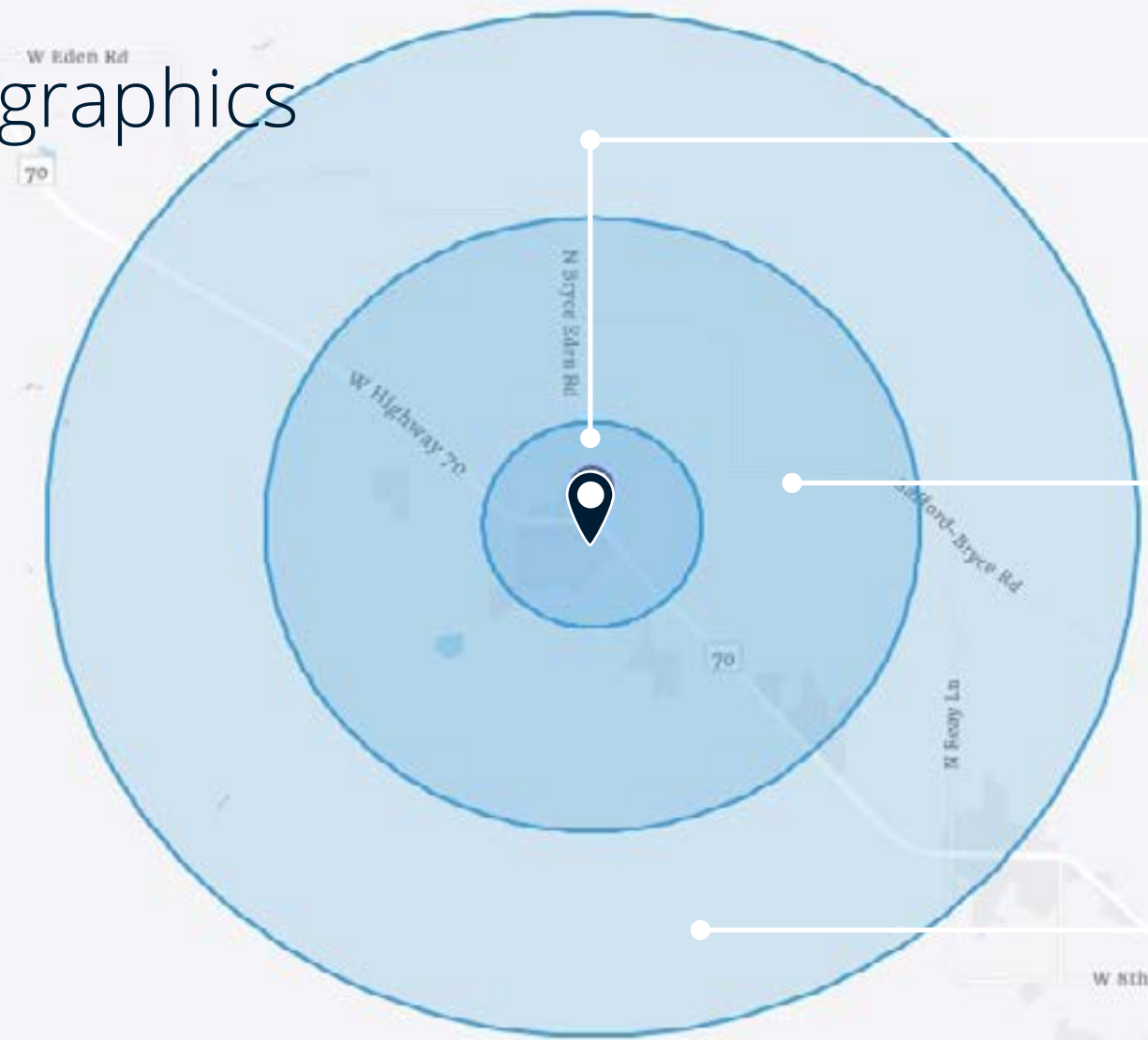


**FOUNDED**  
1939



**CREDIT RATING**  
S&P BBB

# Demographics



| 1 mile |                      |
|--------|----------------------|
|        | 1,779 people         |
|        | 589 households       |
|        | \$55,733 average HHI |
| 3 mile |                      |
|        | 4,131 people         |
|        | 1,279 households     |
|        | \$64,048 average HHI |
| 5 mile |                      |
|        | 6,685 people         |
|        | 2,090 households     |
|        | \$67,945 average HHI |



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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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