



Dollar General

\$2,164,971 | 7.00% CAP

NM Hwy 264, Tse Bonito, NM 87301

- ✓ Complete NNN 15 Year Lease w/ Zero LL Responsibilities & New 5% Increases Every 5 Years
- ✓ 40,000 Vehicles per Day Pass the Site and Travel Along NM Hwy 264
- ✓ Near Window Rock Airport & Close Proximity to Major National Retailers Such As McDonalds, KFC, Taco Bell, Family Dollar, O'Reilly, Napa, etc.
- ✓ Window Rock Serves As the Capital of the Navajo Nation, the
- ✓ Largest Native American Tribe by Both Land and Tribal Enrollment. Strong Corporate Guarantee From Dollar General

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL TSE BONITO, NM

File Photo



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NM BOR: Chris Armistad
License #: 20752

\$2,164,971

7.00% CAP

NOI

\$151,548

Building Area

±9,100 SF

Land Area

±1.17 AC

Year Built

2025

Lease Type

Complete NNN

Occupancy

100%

- ✓ **Strong Corporate Guarantee From Dollar General**
- ✓ **15-Year Complete NNN Lease** W/ Zero LL Responsibilities. 5% Rental Increases Every 5 Years and (5) 5-Year Options to Renew
- ✓ **Subject Property is Located on New Mexico Highway 264**, which sees over 40,000 Vehicles Per Day.
- ✓ **One Mile from Window Rock Airport**, a public airport owned by the Navajo Nation. This airport covers 88 acres and facilitates almost 800 flights per year.
- ✓ **This Site is Within Close Proximity To Major National Retailers** Such As McDonalds, KFC, Taco Bell, Family Dollar, O'Reilly, Napa, etc.
- ✓ **Tse Bonito, New Mexico is located in McKinley County which is within the Navajo Nation.** This is the largest federally recognized tribe in the United States; additionally, the Navajo Nation has the largest reservation in the country, spanning over 17.5 million acres and home to almost 400,000 residents.
- ✓ **E-Commerce Resistant Retailer Experiencing Explosive Growth** - One month after opening its 20,000th store, Dollar General said that it plans to open 800 more new stores, remodel 1,500 locations and relocate 85 stores this year – 2,385 real estate projects overall. This year's store openings will include 30 Popshelf-format locations and up to 15 stores in Mexico.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL TSE BONITO, NM

Dollar General

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store.

REVENUE

\$37.885 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

20,022

DOLLAR GENERAL

dollargeneral.com

Founded in **1939**, Dollar General lives its mission of Serving Others every day by providing access to **affordable products** and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of **March 1, 2024**, the Company's **20,022** Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our **high-quality private** brands alongside many of the world's most **trusted brands** such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

STRATEGY

Dollar General sells similar products as wholesale retailers **Wal-Mart (WMT) and Target (TGT)**, but typically at **lower prices**. Because of this, during harsh economic conditions, many consumers may make the change to shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving **profitable top-line growth** while enhancing its low-cost operator position and capturing **new growth opportunities**. The company attempts to drive profitable top-line growth through strategies like **improving the in-stock position** of its stores and continuously **offering products at competitive prices**.

File Photo



IN THE NEWS

DOLLAR GENERAL TSE BONITO, NM

Dollar General Says It's on Track To Open Roughly 800 Stores This Year

LINDA MOSS, MARCH 15, 2024 (COSTAR)

Dollar General, based in Goodlettsville, Tennessee, reiterated its plans Thursday to execute 2,385 real estate projects in fiscal 2024, including the opening of 800 stores, remodeling 1,500 and relocating 85 stores.

The retailer hit the **20,000-store** mark late last month, when it celebrated the grand opening of its location at **2115 W. Front St.** in Alice, Texas. The firm is expanding its capital spending from **\$1.3 billion to \$1.4 billion** this year.

Dollar General's discussion of its aggressive expansion strategy was in contrast to the plans that its competitor, Chesapeake, Virginia-based Dollar Tree, laid out on Wednesday. Dollar Tree said it would shut **1,000 stores**, nearly all of them Family Dollar locations with just a few dozen of its namesake locations on the list. The first **600** of those store closings are slated for this year, with the rest coming as store leases expire.

Expansion Plans Come a Day After Rival Dollar Tree Says It'll Close 1,000 Family Dollar Locations

Dollar General and Dollar Tree have a lot in common, facing similar problems with theft and shoppers pulling back on discretionary spending on nonconsumables, which have affected the retailers' financial results.

Last year, Dollar General opened **987 new stores**, remodeled **2,007** and relocated **129**. This year's store openings will include 30 Popshelf-format locations and up to **15 stores in Mexico**, according to Vasos. Popshelf offers mostly nonconsumable goods, "and as such, is more heavily impacted by a softer discretionary sales environment," he said.

Dollar General is bigger than Dollar Tree, which had **16,774 stores** as of Feb. 3. On an earnings call on Wednesday, Dollar Tree CEO Rick Dreiling said the company will continue to **open stores** this year, most of them Dollar Trees not Family Dollar, but did not provide details beyond that.

EXPLORE ARTICLE



Dollar General Surpasses Milestone of 5,000 Stores Nationwide Offering Fresh Produce

JANUARY 30, 2024 (BUSINESSWIRE)

More than 5,000 Dollar General stores carry the top 20 produce items typically sold in traditional grocery stores, which cover approximately 80 percent of the produce categories most grocery stores traditionally provide.

Dollar General (NYSE: DG) has surpassed its **latest milestone**, now offering fresh produce options in more than **5,000 stores** across the country. With this achievement, the retailer has more individual points of **produce distribution** than any other U.S. mass retailer or grocer. DG stores that carry produce provide consumers with a **curated assortment** of fresh fruits and vegetables, including tomatoes, onions, apples, strawberries, potatoes, sweet potatoes, lemons, limes, salad mixes, and more.

With more individual points of produce distribution than any other U.S. mass retailer or grocer, the Company provides access to fresh fruits and vegetables in thousands of communities

First announced in the Company's Q4 2022 earnings last March, DG has continued to make strides toward reaching this milestone and now, more than **5,000 DG stores** also carry the top **20 items typically** sold in traditional grocery stores which cover approximately **80 percent** of the produce categories most grocery stores traditionally provide.

"We are constantly looking for ways to better serve our customers and one of our top priorities is to ensure the communities we call **home have access** to fresh, affordable, and convenient food options," said Emily Taylor, executive vice president and chief merchandising officer at Dollar General.

EXPLORE ARTICLE



LEASE OVERVIEW

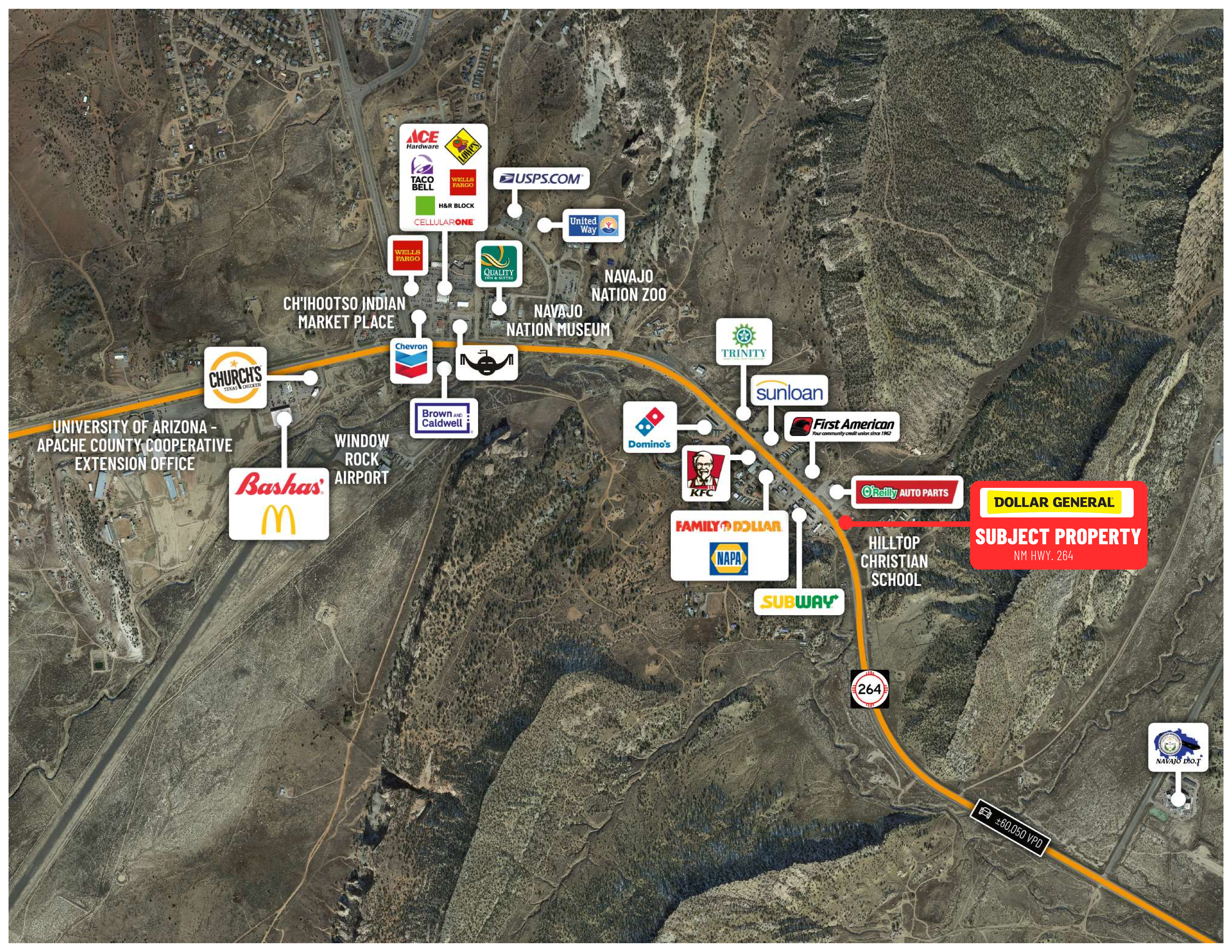
DOLLAR GENERAL TSE BONITO, NM

File Photo

Initial Lease Term	15 Year Lease Term
Rent Commencement (Estimate)	February 2025
Lease Expiration (Estimate)	February 2040
Lease Type	Complete NNN
Rent Increases	5% Every 5 Years
Annual Rent YRS 1-5	\$151,548.00
Annual Rent YRS 6-10	\$159,125.40
Annual Rent YRS 11-15	\$167,081.67
Options	5 * 5 Year Options



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ACE Hardware
TACO BELL
WELLS FARGO
H&R BLOCK
CELLULARONE

USPS.COM

United Way

WELLS FARGO

QUALITY INN & SUITES

CH'IHOOTSO INDIAN MARKET PLACE

NAVAJO NATION ZOO

NAVAJO NATION MUSEUM

CHURCH'S TEXAS CHICKEN

Chevron

BROWN AND CALDWELL

TRINITY

sunloan

UNIVERSITY OF ARIZONA - APACHE COUNTY COOPERATIVE EXTENSION OFFICE

Bashas
MCDONALD'S

WINDOW ROCK AIRPORT

Domino's

KFC

First American
Your community credit union since 1962

O'Reilly AUTO PARTS

DOLLAR GENERAL
SUBJECT PROPERTY
NM HWY. 264

FAMILY DOLLAR
NAPA

HILLTOP CHRISTIAN SCHOOL

SUBWAY

264

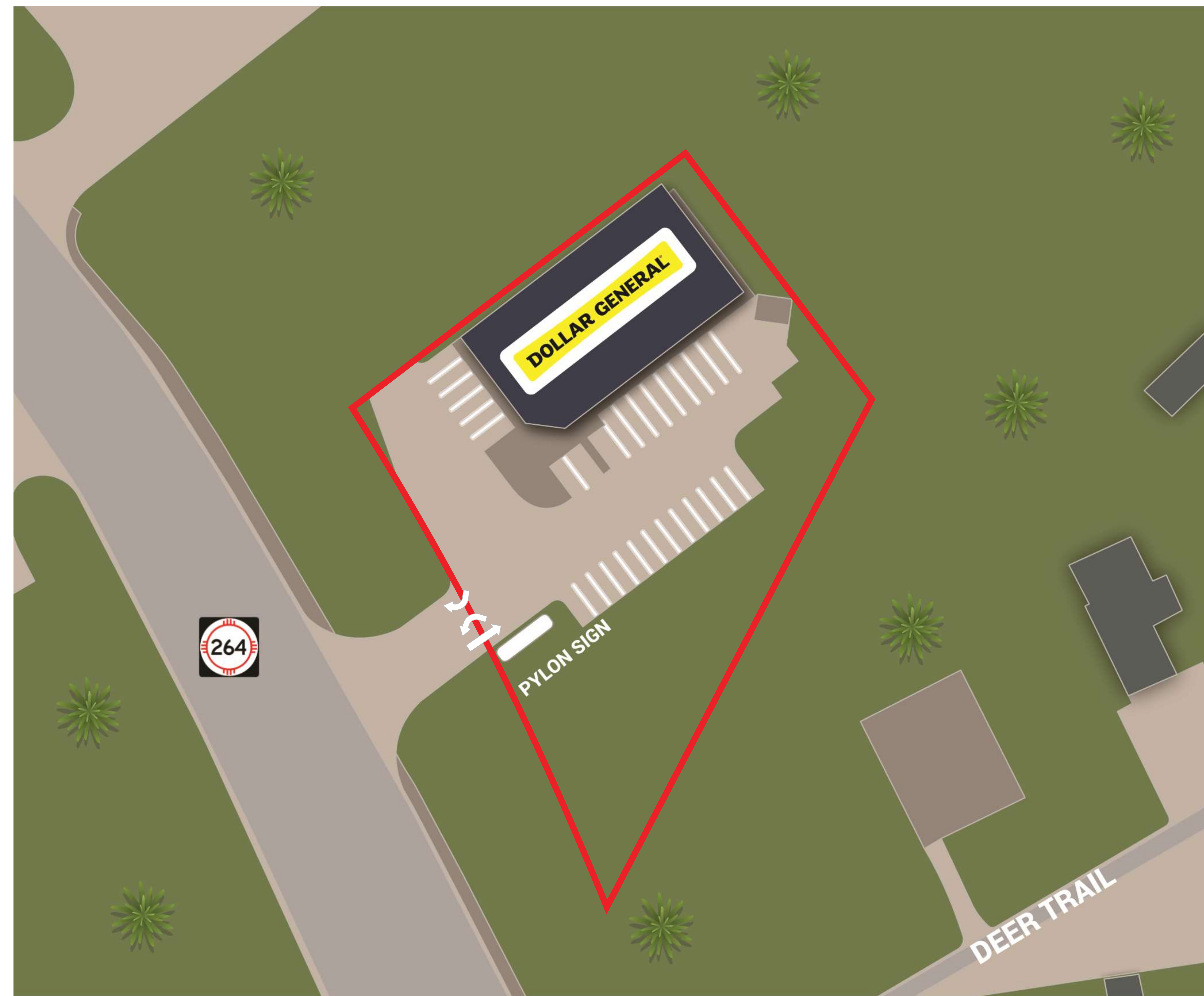
±60,050 VPD

NAVAJO D.O.T.

SITE OVERVIEW

DOLLAR GENERAL TSE BONITO, NM

	Year Built		2025
	Building Area		±9,100 SF
	Land Area		±1.17 AC



NEIGHBORING RETAILERS

- Basha's Dine
- O'Reilly Auto Parts
- Family Dollar
- NAPA Auto Parts
- KFC
- Subway
- Domino's
- Church's Texas Chicken
- McDonald's
- Ace Hardware



File Photo

LOCATION OVERVIEW

DOLLAR GENERAL TSE BONITO, NM

Tse Bonito

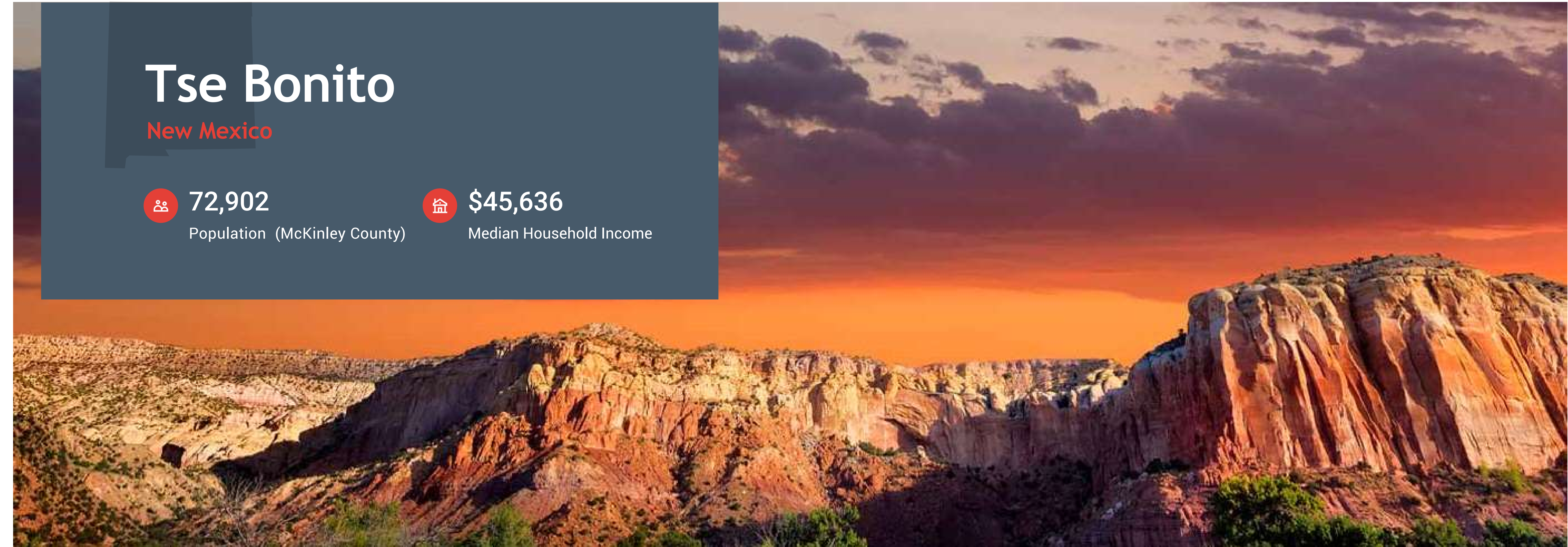
New Mexico

 72,902

Population (McKinley County)

 \$45,636

Median Household Income



Navajo Nation has the largest land area held by Native Americans

17.5M+ Acres

Tse Bonito is 2 Miles from the Capital of Navajo Nation, Window Rock, AZ

CAPITAL CITY

Tse Bonito, NM is a small town located in the southwestern corner of the United States. It has a population of only about 500 people, but it is full of charm and character.

The locals are friendly and always willing to help out newcomers. The climate here is mild with cool summers and mild winters, making it one of the best places to live in the Southwest.

Tse Bonito is located in the Navajo Nation, the largest federally recognized tribe in the United States; additionally, the Navajo Nation has the largest reservation in the country. The population of Navajo Nation is almost 400,000.

Although there isn't much in terms of entertainment or nightlife, Tse Bonito is still a great place to live due to its low cost of living and tranquil atmosphere.

From the abundance of outdoor activities like hiking, camping, fishing, and mountain biking to cozy cafes and unique shops scattered throughout the town square, you'll never be bored or lack for something interesting. Tse Bonito is right on the New Mexico-Arizona Border, just 2 miles from Window Rock, AZ. Window Rock is a city and census-designated place that serves as the capital of the Navajo Nation, the largest Native American tribe by both land and tribal enrollment. The capital lies within the boundaries of the St. Michaels Chapter, adjacent to the Arizona and New Mexico state line. Window Rock is the site of the Navajo Nation governmental campus, which contains the Navajo Nation Council, Navajo Nation Supreme Court, the offices of the Navajo Nation President and Vice President, and many Navajo government buildings. Window Rock's population is just over 2,000, but it is estimated to reach around 20,000 during weekdays when tribal offices are open. Window Rock's main natural attraction is the window formation of sandstone (Entrada Sandstone) which the community is named after. The Navajo Nation Museum, the Navajo Nation Zoological and Botanical Park, and the Navajo Nation Code Talkers World War II memorial are tribal attractions located in Window Rock.

IN THE NEWS

DOLLAR GENERAL TSE BONITO, NM

New Mexico reports record job growth in post-pandemic recession recovery

NICOLE MAXWELL, JUNE 22, 2023 (NEW MEXICO POLITICAL REPORT)

The economic recovery in New Mexico from the COVID-19 pandemic recession appears to continue in the job market. A report released Friday showed that New Mexico added 20,900 nonagricultural payroll jobs, a 2.5 percent rise, between May 2022 and May 2023 “The majority of gains came from the private sector, which was up 16,200 jobs

The economic recovery in New Mexico from the COVID-19 pandemic recession appears to continue in the job market. A report released Friday showed that New Mexico added 20,900 nonagricultural payroll jobs, a 2.5 percent rise, between May 2022 and May 2023.

“The robust job growth in New Mexico is proof positive that we are enacting all the right policies to grow our economy,” Gov. Michelle Lujan Grisham said in a news release. “We are paying people a livable wage, providing child care for working parents, and making it easier for employers to find prepared candidates by putting more people through college and technical training.”

“The **majority of gains** came from the private sector, which was up 16,200 jobs, or 2.4 percent. The public sector was up **4,700 jobs, or 2.6 percent,**” according to the state Department of Workforce Solutions. According to the governor’s office, this is the **largest economic growth** the state has seen in its history which presumably begins in 1912 when New Mexico became a state.

The unemployment rate remained at **3.5 percent** which is lower than May 2022 and down from its 10 percent peak in June 2020 when more than 92,000 New Mexicans filed for unemployment benefits.

EXPLORE ARTICLE



Business is booming in New Mexico, state reports

HAMILTON KAHN, OCTOBER 12, 2022 (KOAT.COM)

New Mexico has seen an 8.2% increase in businesses since this time last year.

All 33 New Mexico counties have seen an **increase in the number of physical business** establishments between the third quarter of the fiscal year 2021 compared to the same period in 2022, according to the New Mexico Economic Development Department (EDD), which has released an analysis of data from the **third quarter of the fiscal year 2022.**

“New Mexico’s economy is healthy, businesses are expanding, and economic growth is widespread across both urban and rural communities,” EDD Cabinet Secretary Keyes said.

Gov. Michelle Lujan Grisham called the report “incredible news for New Mexico.

“Bernalillo County, the **state's largest,** had an **8.8% increase** in business establishments, with a 5.9% rise in accommodation and food service establishments, a 15.2% rise in professional services establishments, and a **20.3% increase** in information-related establishments. The one-year business **growth** was 8.8% in Santa Fe County; 7.6% in Doña Ana County; 5.2% in McKinley County, and 5.1% in Chaves County.

The report also said that Matched Taxable Gross Receipts (MTGR) significantly outpaced inflation over the last year, **increasing \$1.6 billion,** or 8%. The month of June had the largest.

EXPLORE ARTICLE



METRO AREA

DOLLAR GENERAL TSE BONITO, NM

FOUR CORNERS REGIONAL AIRPORT

- 126 Flights/Day
- 2nd Busiest in the State of New Mexico

SAN JUAN REGIONAL MEDICAL CENTER

- 198 Beds
- Recognized as One of the Top 20 Most Beautiful Hospitals in the U.S.

DOLLAR GENERAL

SUBJECT PROPERTY

NM HWY. 264

AZTEC

BLOOMFIELD

RIO RANCHO ARENA EVENTS CENTER

- 8,000 Seating Capacity
- Home to the New Mexico Mustangs of the North American Hockey League

CLEVELAND STORM STADIUM

- 5,620 Seating Capacity
- Home Teams of the Cleveland Storm

ESPAÑOLA

LOS ALAMOS

PRESBYTERIAN RUST MEDICAL CENTER

- 210 Beds
- Awarded America's 100 Best Hospitals in 2022

DOUBLE EAGLE II AIRPORT

- 160 Flights/Day
- Covers an Area of 4,257 Acres

SANTA FE

SANTA FE REGIONAL AIRPORT

- 157 Flights/Day
- 2nd Busiest Commercial Airport in New Mexico

TINGLEY COLISEUM ARENA

- 11,571 Seating Capacity
- Home to the Albuquerque Six-Guns and New Mexico Scorpions Ice Hockey Teams

PRESBYTERIAN HOSPITAL

- 453 Beds
- Awarded Gold Level Pain and Addiction Care Accreditation from the American College of Emergency Physicians in 2023

GALLUP

GALLUP PUBLIC SCHOOL STADIUM

- 4,505 Seating Capacity
- Home Teams of Gallup Bengals

NUSENDA COMMUNITY STADIUM

- 7,500 Seating Capacity
- Home Teams of the Atrisco Academy Jaguars & Del Norte Knights

RIO RANCHO

ALBUQUERQUE

THE UNIVERSITY OF NEW MEXICO

- 21,981 Students
- Ranked #236 in National Universities

Lovelace Health System

- 263 Beds
- Received Best Hospitals for Heart Attack, Kidney Failure By U.S. News & World Report

UNIVERSITY STADIUM

- 39,224 Seating Capacity
- Home Field of New Mexico Lobos Football

MILNE STADIUM

- 6,500 Seating Capacity
- Home Teams of the Albuquerque Bulldogs and Valley Vikings

THE PIT ARENA

- 15,411 Seating Capacity
- Home Venue of the University of New Mexico Lobos Basketball Teams

ALBUQUERQUE INTERNATIONAL SUNPORT

- 391 Flights/Day
- 4,365,400 Passengers in 2022

NM HEALTH

- 618 Beds
- Nationally Recognized for Improving Care

11 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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CALL FOR ADDITIONAL INFORMATION

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