



Dollar General

\$1,900,000 | 7.00% CAP

4 N Jacobson Rd, Cathlamet, Washington 98612

- ✓ **10+ Years Remaining On Complete NNN Lease (Zero LL Responsibilities)**
- ✓ **Washington is an Income Tax-Free State**
- ✓ **Year Built 2020, 1.17 Acre Lot, Strong Corporate Guarantee**
- ✓ **Strategically Located On Ocean Beach Hwy & Near Wahkiakum High School and Julius Wendt Elementary School**
- ✓ **Cathlamet is in Southern WA state along the Columbia River. 75 Miles North Of Portland and 150 Miles South Of Seattle**

Dollar General operates over **20,400 stores** across **47 states**. Known for resilience and steady growth, Dollar General plays a crucial role in the local market by providing essential goods and household items. Their **value-focused model** aligns with local demographics, ensuring **strong foot traffic** and reliable income for the long term.



INVESTMENT OVERVIEW

DOLLAR GENERAL CATHLAMET, WA



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WA Broker of Record: Gregory D. Close

License #: 23604

\$1,900,000

7.00% CAP

NOI

\$132,996

Building Area

±9,100 SF

Land Area

±1.17 AC

Year Built

2020

Lease Type

Complete NNN (Zero
LL Responsibilities)

Occupancy

100%

- ✓ **10+ Years Remaining On Complete NNN Lease** with (3) 5-Year Options to Renew
- ✓ **Large Format Store Built in 2020** - 9,100 SF building sitting on 1.17 Acre Lot
- ✓ **Strategically Located On Ocean Beach Hwy**, which extends eastward along the Columbia River, passing through Pacific, Wahkiakum, and Cowlitz counties.
- ✓ **Positioned Near Wahkiakum High School and Julius Wendt Elementary School**, providing a consistent consumer base.
- ✓ **Competitive Advantage:** Washington is an income tax-free state, providing major financial advantages.
- ✓ **Cathlamet, WA is in Southern Washington State Along the Columbia River.** The small town is located just 75 miles north of Portland and 150 miles south of Seattle.
- ✓ **Strong Corporate Guarantee** - Dollar General, a Fortune 500 company and one of the largest discount retailers in the U.S., operates over 20,400 stores across 47 states. Known for resilience and steady growth, the company reported over \$40.17B in annual revenue at the end of 2024.

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SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL CATHLAMET, WA

Dollar General

Lessee: Dollar General

REVENUE
\$40.17 B

CREDIT RATING
BBB

STOCK TICKER
DG

LOCATIONS
20,401+

DOLLAR GENERAL

[dollargeneral.com](https://www.dollargeneral.com)

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

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 of 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**.



IN THE NEWS

DOLLAR GENERAL CATHLAMET, WA

Dollar General to remodel 4,250 stores, open 575 stores in 2025

MARIANNE WILSON, MAY 12, 2024

Dollar General’s third-quarter results took a hit as multiple hurricanes impacted its business, but it still managed to top sales estimates.

“We are pleased with our team’s execution in the third quarter, particularly in light of multiple hurricanes that impacted our business,” said Todd Vasos, CEO of Dollar General. Looking ahead, the discounter is planning a major increase in planned real estate projects for **fiscal 2025 (ends Jan. 30, 2026)**, which includes opening approximately **575 new stores** in the U.S. and up to 15 new stores in Mexico. It also plans to fully remodel approximately **2,000 stores** as well as remodel **approximately 2,250 stores** through Project Elevate and relocate **approximately 45 stores**. In all, the company will execute about 4,885 real-estate projects.

“While we continue to operate in an environment where our core customer is financially constrained, we delivered same-store sales near the top end of our expectations for the quarter.”

“In particular, we are enthusiastic about Project Elevate, which introduces an incremental remodel initiative within our mature store base,” said Kelly Dilts, CFO of Dollar General. “This initiative is aimed at our mature stores that are not yet old enough to be part of the full remodel pipeline. We believe we will enhance the customer experience with a lighter-touch remodel, including customer-facing physical asset updates and planogram optimizations and expansions across the store.”

Net income totaled **\$196.5 million**, or **\$0.89 a share**, for the quarter ended Nov. 1, down from \$276.2 million, or \$1.26 a share, in the year-ago period. Analysts were expecting earnings per share of \$0.94.

Net sales rose **5% to \$10.2 billion**, topping estimates of **\$10.1billion**. Same-store sales rose 1.3%.

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 GENERALCATHLAMET, WA

Initial Lease Term	10 Years Remaining
Rent Commencement	March 2020
Lease Expiration	March 2035
Lease Type	Complete NNN
Annual Rent	\$132,996.00
Options	3 * 5 Year Options

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Wahkiakum
On The Move



GREENWOOD
STORAGE LLC



LEWIS AND CLARK
VIEWPOINT

THE PIZZA MILL



USPS.COM
HI-SCHOOL
pharmacy

Bank of the Pacific



WAHKIAKUM RD



First Interstate Bank

Patty Cakes
CAFE & ROASTING

FARMERS
INSURANCE

JULIUS A WENDT
ELEMENTARY SCHOOL
(271 STUDENTS)

WAHKIAKUM SCHOOL
DISTRICT
(431 STUDENTS)

EAGLE POINTE
VILLAGE

CATHLAMET
CITY PARK

DOLLAR GENERAL
SUBJECT PROPERTY
4 N. JACOBSON RD.

Columbia River
SELF STORAGE



SKYLINE GOLF COURSE
AND DISC GOLF



The Freedom
MARKET



409
FRONT STREET
±2,870 VPD

N JACOBSON ROAD
±550 VPD

OCEAN BEACH HIGHWAY
±3,844 VPD

COLUMBIA RIVER

SITE OVERVIEW

DOLLAR GENERAL CATHLAMET, WA



Year Built

2020



Building Area

±9,100 SF

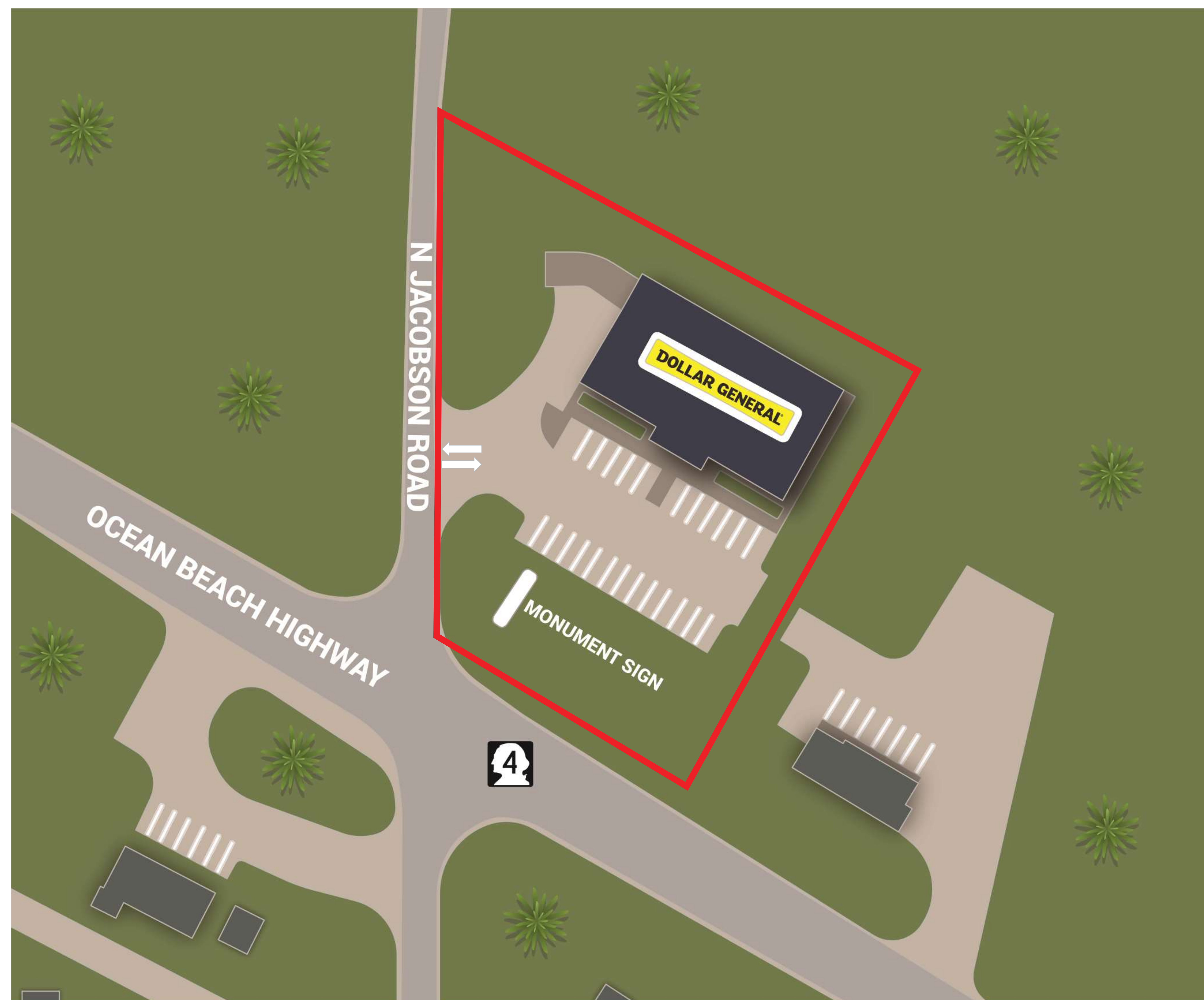


Land Area

±1.17 AC

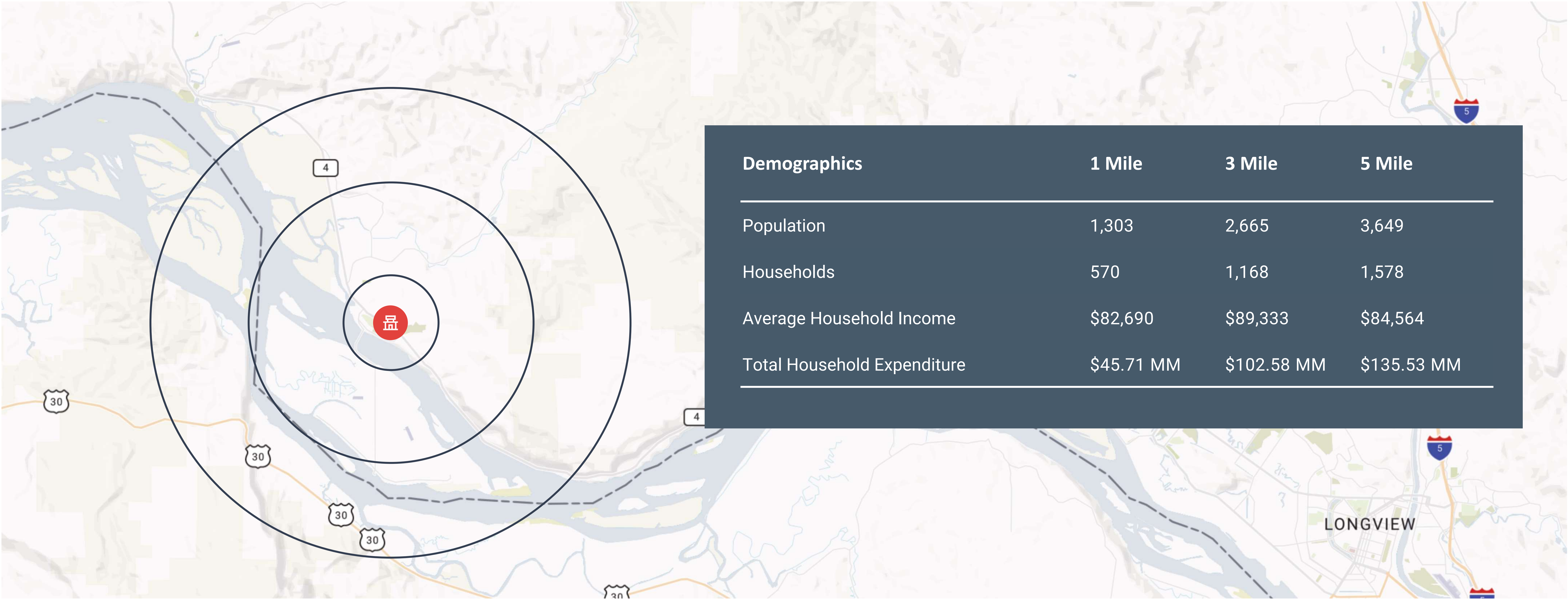
NEIGHBORING RETAILERS

- NAPA Auto Parts
- United States Postal Service
- Farmers Insurance
- Chevron
- The Pizza Mill
- The Freedom Market
- Columbia River Self Storage
- Bank of the Pacific
- Hi-School Pharmacy
- Patty Cakes



LOCATION OVERVIEW

DOLLAR GENERAL CATHLAMET, WA



WASHINGTON STATE ECONOMIC DRIVERS (EMPLOYEES)

1. Government (571,061)

2. Healthcare and social assistance (455,959)

3. Retail trade (332,221)

4. Accommodation and food services (283,668)

5. Manufacturing (271,052)

6. Professional, scientific, and technical services (255,477)
7. Construction (218,971)

8. Administrative and support services (180,853)

9. Information (151,795)

10. Wholesale trade (137,519)

11. Transportation and warehousing (136,981)

12. Other services (103,039)
13. Management of companies and enterprises (101,888)


14. Finance and insurance (96,410)

15. Agriculture, forestry, fishing, and hunting (96,024)

LOCATION OVERVIEW


DOLLAR GENERAL CATHLAMET, WA






Cathlamet

Washington

**600+**
Population

**\$66,500**
Median Household Income

Cathlamet is Located 85 Miles from Portland, OR

PORTLAND

Cathlamet is the County Seat of Wahkiakum County

COUNTY SEAT

Cathlamet, Washington, is a picturesque riverside town located approximately 85 miles northwest of Portland, Oregon, and 40 miles west of Longview, Washington.

Nestled along the Columbia River, it serves as the county seat of Wahkiakum County and remains one of the few small towns in the Pacific Northwest that retains its historic maritime character while benefiting from tourism, local

Cathlamet remains one of the few small towns in the Pacific Northwest that retains its historic maritime character while benefiting from tourism, local industry, and waterfront activities.

industry, and waterfront activities. Established in 1846, Cathlamet has a rich history that dates back to the Native American Chinook tribes, who originally

settled along the river. Today, the town blends its deep historical roots with modern conveniences, offering a unique mix of historic charm and economic potential. A key economic driver in the area is the Elochoman Marina, which serves as a hub for boating, fishing, and tourism. The marina, along with the Wahkiakum County Historical Museum, preserves the town’s heritage and attracts visitors interested in the region’s history and outdoor recreation. Additionally, the Wahkiakum Ferry, one of the last remaining ferry crossings on the Columbia River, connects Cathlamet to Westport, Oregon, supporting both tourism and regional commerce. This transportation link, along with State Route 4 (Ocean Beach Highway), provides critical access to Longview, Vancouver, and Portland, making Cathlamet a desirable location for businesses and residents seeking a balance between rural tranquility and economic opportunity. Despite its small population of approximately 600 residents, Cathlamet is known for its strong sense of community and high quality of life. The town offers a range of outdoor recreational activities, including fishing, kayaking, and hiking, which appeal to both locals and visitors. The area is also home to annual events such as the Bald Eagle Festival, which celebrates the town’s natural beauty and draws tourists each year. With a median household income of \$66,500 and a growing interest in local business development and tourism, Cathlamet continues to evolve while preserving its small-town appeal.

IN THE NEWS

DOLLAR GENERAL CATHLAMET, WA

Washington State tops WalletHub’s 2024 economic rankings

JUNE 6, 2024 (WASHINGTON RETAIL ASSOCIATION)

In a recent study by WalletHub, Washington State emerged as the top state for economic performance in 2024.

The analysis evaluated all 50 states and the District of Columbia based on economic activity, health, and innovation potential using 28 metrics, including GDP change, unemployment rate, and fiscal health.

Washington’s robust economy, driven by a strong tech sector, dynamic job market, and significant innovation investments, secured its number one ranking.

The state’s impressive performance highlights its pivotal role in propelling the U.S. economy forward.

Washington’s top ranking reaffirms its economic vitality and leadership, serving as a model for other states striving for growth and innovation.

EXPLORE ARTICLE

Washington's outdoor recreation industry is worth \$22.5 billion

MELISSA SANTOS, NOVEMBER 27, 2024 (AXIOS SEATTLE)

Outdoor recreation's impact on Washington's economy rose to \$22.5 billion in 2023, an 8% increase from the year before.

Washington ranks sixth among states when it comes to how much the industry contributes to the state economy, according to a U.S. Bureau of Economic Analysis released last week.

Outdoor recreation accounted for 2.8% of Washington's economy last year — up slightly from 2.7%.

It contributed 121,445 jobs, or 3.2% of the state's total employment.

Boating and fishing made up the largest share of the economic impact, accounting for more than \$1.4 billion in value, followed by RVing at roughly \$703 million and snow activities at about \$433 million.

Courtney James, a spokesperson for the state Department of Natural Resources (DNR), told Axios the report "is further proof of what local communities across the state already know — recreation in Washington, including on DNR-managed lands, provides countless benefits for our state."

The numbers reflect how Washingtonians have "a strong history and tradition of outdoor recreation, mixed with some of the most scenic and beautiful landscapes in North America," Jon Snyder, Gov. Jay Inslee's senior policy adviser for outdoor recreation and economic development, told Axios.

EXPLORE ARTICLE



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