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DOLLAR GENERAL

1058

Dollar General

1058 Old Woman Springs Rd ■ Yucca Valley, CA 92284 ■ Upgraded Construction

DOLLAR GENERAL YUCCA VALLEY, CA 92284

For additional information or to schedule a tour, contact us today

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01

Executive Summary

Property Summary



PRICING

OFFERING PRICE	\$2,875,000
NOI	\$172,500
Cap Rate	6.00%
Price/SF	\$315.93

THE ASSET

Rentable SF	9,100 SF
Lot Size	1.92 AC 83,635 SF
Guarantor	Corporate Guarantee
Lease Type	Absolute NNN
Occupancy	100%
Year Built	2015

DOLLAR GENERAL®

Save time. Save money. Every day!®

PROPERTY HIGHLIGHTS



- Traffic count of over 11,000 vehicles per day passing the site

- Approximately 2 hours from downtown Los Angeles

- No immediate competition, the closest dollar store is 10 miles away

- There are over 32,000 residents within 10 miles of the subject property

- This property is located within an opportunity zone which accelerates the ongoing gentrification of the area The Dollar General's upgraded construction enhances the community

- High-barrier to entry, supply-constricted market

- Joshua Tree National Park, the Giant Rock, and the Integratron attract nearly 3 million tourists and campers to the area every year

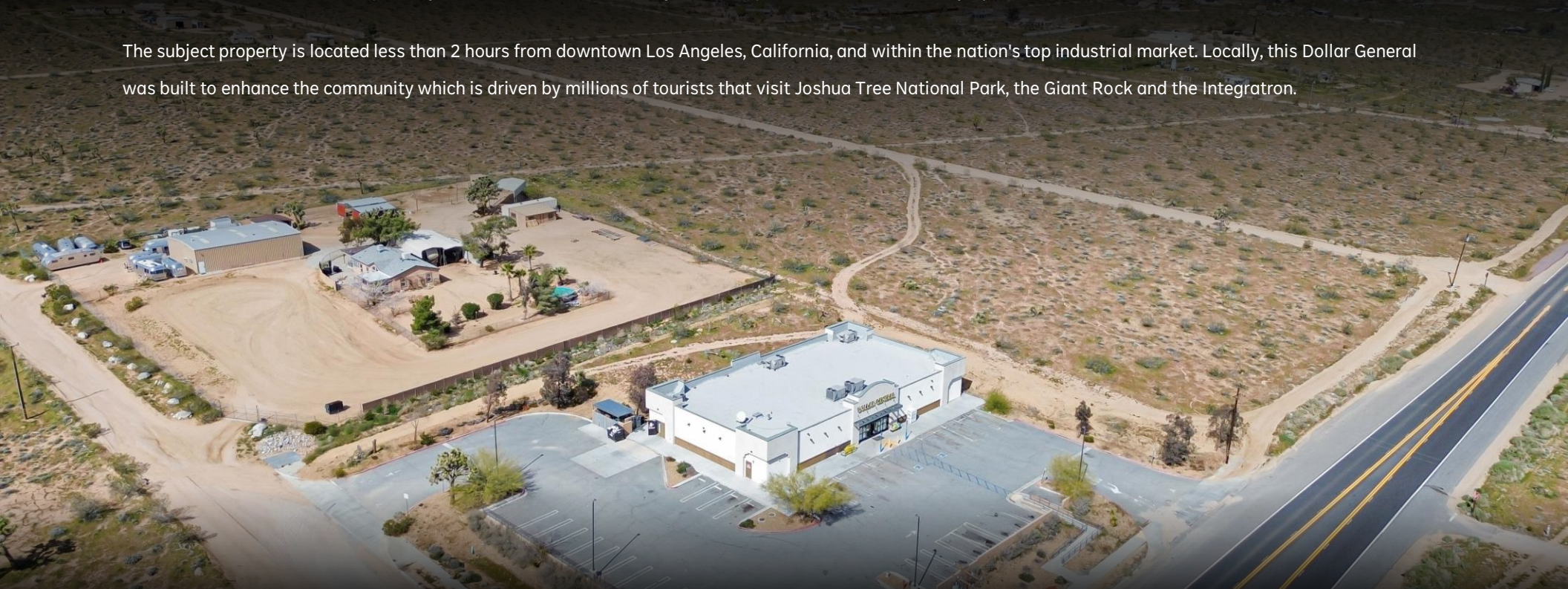
PROPERTY OVERVIEW

Dollar General

KW Commercial is proud to exclusively offer for sale the Dollar General in 1058 Old Woman Springs Rd, Yucca Valley, California. The investment is being offered at \$2,875,000 which represents a 6.00% cap rate. The beautifully designed 9,100 square foot building was built in 2015 and is strategically located in Yucca Valley, California. The Absolute NNN lease has 4.1 years remaining on its original 15-year term. There are four 5-year lease renewal options with 10% rental increases within each one.

This Dollar General is in the Inland Empire, part of a 28,000-square-mile region in Southern California composed of San Bernardino and Riverside counties. The metro is expected to add nearly 180,000 people through 2025, and during this time, more than 60,700 households will be formed. The Inland Empire is also adjacent to Los Angeles MSA which projects an additional 3.5 million residents by 2050. Los Angeles, California is the largest county and city in the state, the second-largest city in the United States, the third-largest city in all North America. The city of Los Angeles will also host the Olympic Games in 2028.

The subject property is located less than 2 hours from downtown Los Angeles, California, and within the nation's top industrial market. Locally, this Dollar General was built to enhance the community which is driven by millions of tourists that visit Joshua Tree National Park, the Giant Rock and the Integratron.





Tenant Overview

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares, and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 17,000+ stores in 44 states as of March 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

BRAND PROFILE

TENANT OVERVIEW

Company	Dollar General Corporation
Founded	1955
Locations	17,000+
Total Revenue	\$26.47 B
S&P Credit Rating	BBB
Headquarters	Dollar General Corporation
Website	DollarGeneral.com



DOLLAR GENERAL®

Save time. Save money. **Every day!®**



Dollar General Yucca Valley, CA 92284



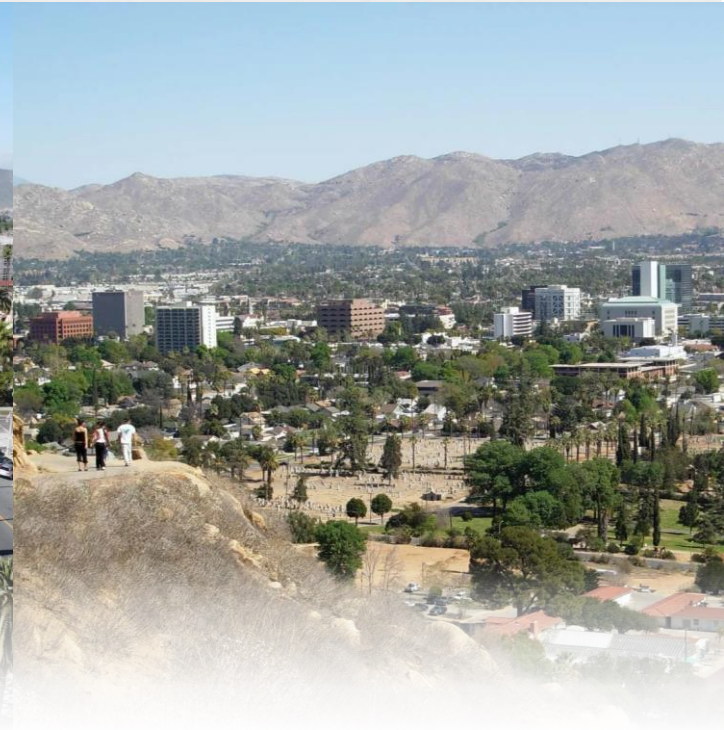
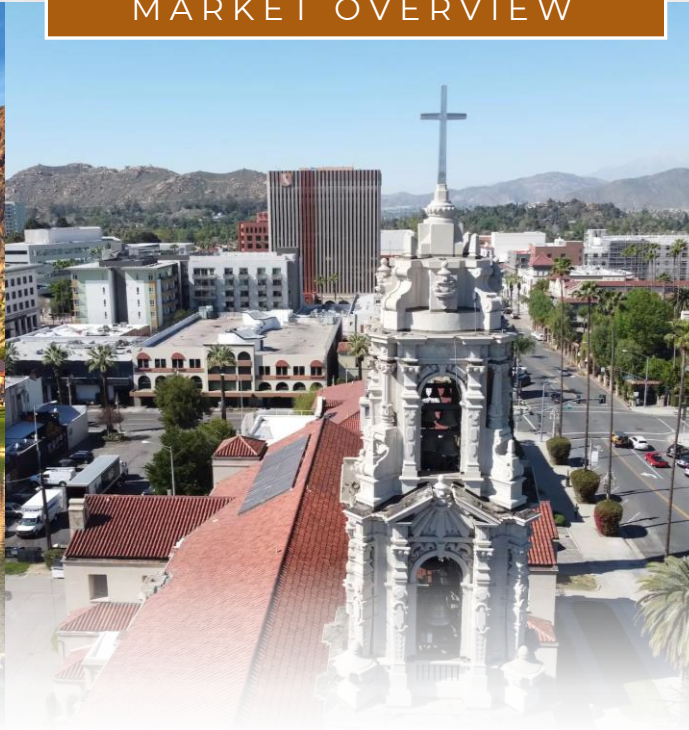


02

The Location

RIVERSIDE-SAN BERNARDINO

MARKET OVERVIEW



Known as the Inland Empire, the Riverside–San Bernardino metropolitan region spans approximately 28,000 square miles across Riverside County and San Bernardino County in Southern California. The region is home to roughly 4.6 million residents and represents one of the fastest-growing population centers in the western United States. Major population hubs include the cities of Riverside and San Bernardino, along with numerous expanding suburban communities throughout the metro area.

Positioned just east of the dense population bases of Los Angeles County, Orange County, and San Diego County, the Inland Empire serves as a key residential and commercial extension of Southern California’s major employment centers. The region’s continued population growth, expanding suburban neighborhoods, and strong commuter base support steady demand for convenient, value-oriented retail services—making it a strategic market for retailers such as Dollar General.

AREA SNAPSHOT

STRATEGIC LOCATION: Interstate access and proximity to LAX and Ontario International airports as well as ports in Long Beach and Los Angeles contribute to the metro's vast air, rail and interstate transit network.

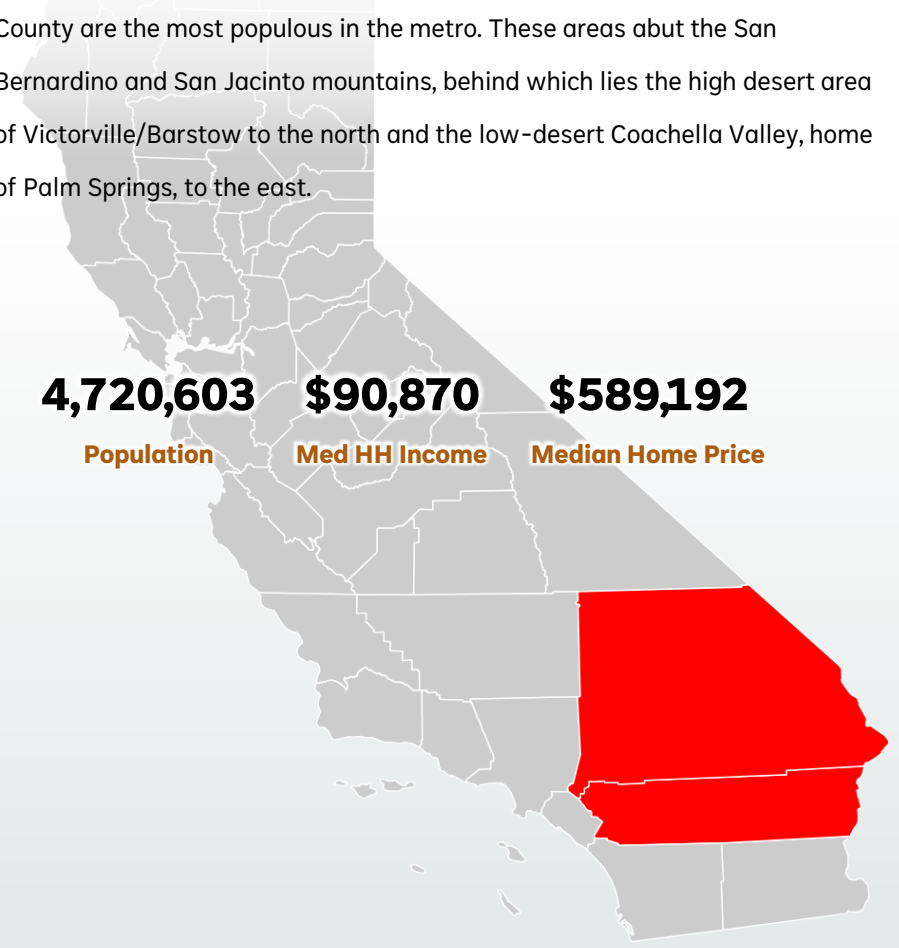
DOMINANT INDUSTRIAL MARKET: Riverside-San Bernardino is one of the nation's leading industrial markets in terms of sales, construction and absorption.

STRONG DEMOGRAPHIC TRENDS: Jobs, colleges, new-home construction and more affordable housing options draw thousands of new residents to the Inland Empire each year.

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California composed of San Bernardino and Riverside counties. The metro contains a population of 4.6 million. The largest city is Riverside with more than 324,100 residents, followed by San Bernardino with 218,800 people. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas abut the San Bernardino and San Jacinto mountains, behind which lies the high desert area of Victorville/Barstow to the north and the low-desert Coachella Valley, home of Palm Springs, to the east.



4,720,603 **\$90,870** **\$589,192**
Population Med HH Income Median Home Price



Quality of Life

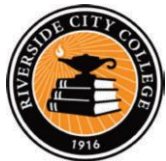
Relatively affordable housing is a large draw of the metro. The median home price in Riverside- San Bernardino is lower than in Los Angeles and Orange counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Museum of History and Art in Ontario. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of college campuses, including nine community colleges, California State University, San Bernardino and the University of California, Riverside.

REGIONAL SECTORS

SPORTS



EDUCATION



ENTERTAINMENT



Business Climate

The Inland Empire offers a favorable business environment driven by steady population growth, expanding residential development, and a large regional workforce. Its strategic location near major Southern California population centers—including Los Angeles and San Diego—has supported strong economic expansion across logistics, distribution, retail, and service industries. Major transportation corridors and access to regional ports further strengthen the area's role as a key commercial hub within Southern California.

The region's affordability relative to coastal markets continues to attract both businesses and residents, fueling new development and increasing consumer demand for everyday goods and services. These dynamics support a stable retail environment and create strong long-term fundamentals for value-oriented retailers such as Dollar General, which benefit from growing communities seeking convenient neighborhood shopping options.

Regional Connectivity



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