FOR SALE | Dollar Tree Net Leased Offering

COMMERCIAL EST Almon 1992 REAL ESTATE

Offered at: $1,520,069
Cap Rate: 7.25%

1112 E Main St
Othello, WA 99344

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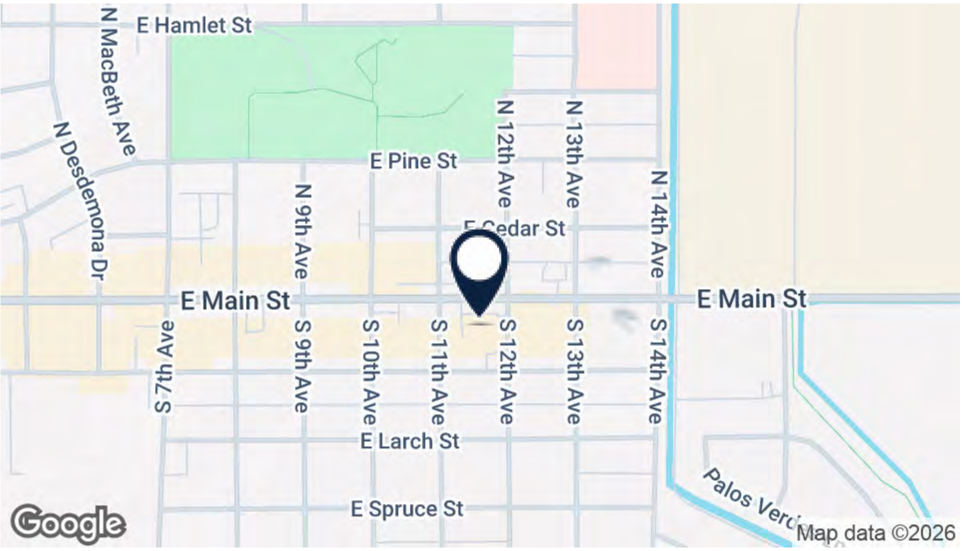
Executive Summary



OFFERING SUMMARY

Sale Price:	$1,520,069
Building Size:	9,300SF +/-
Sale Price/SF:	$163.45/SF +/-
NOI:	$110,205.00
Cap Rate:	7.25%
Lease Structure:	NN
Year Built:	2016
Zoning:	C-2
Parcel Number:	1529030715602

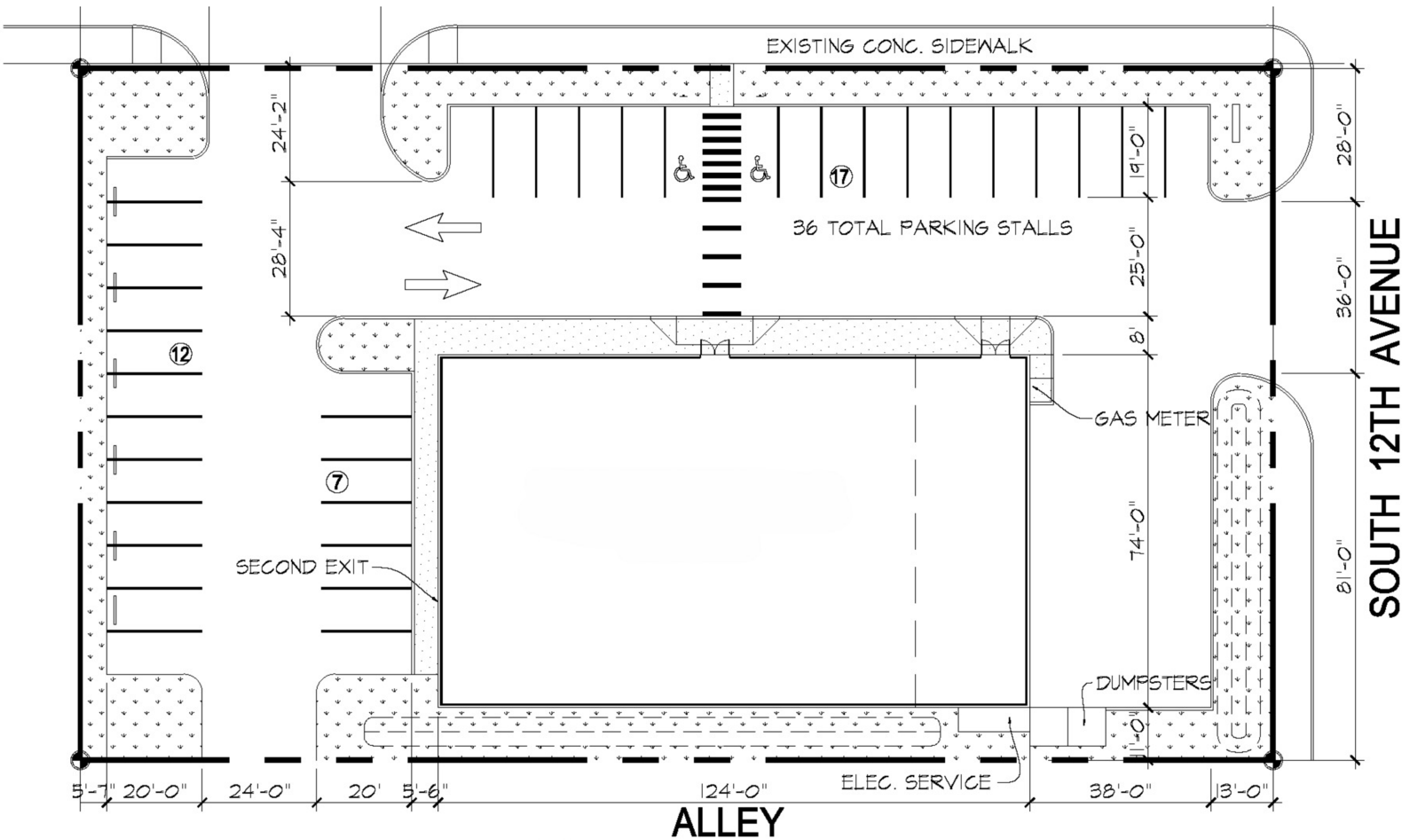
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a single-tenant NN corporate leased Dollar Tree at what is currently the highest advertised capitalization rate for any Dollar Tree being marketed in the Pacific Northwest.

Originally built-to-suit for Dollar Tree on a 10-year term who recently exercised their first renewal option through March 31, 2032, the property is located on Othello’s primary commercial arterial and is within an established value/grocery retail submarket area providing the synergy Dollar Tree thrives on via a Walmart Supercenter nearby and Harvest Foods grocer across the street.

This is a busy and vibrant store servicing the type of tertiary market Dollar Store excels at.

Site Plan



PRELIMINARY SITE PLAN
SCALE: 1" = 30"-0"

Highlights

PROPERTY HIGHLIGHTS

- Highest advertised cap rate of any Dollar Tree currently on the market in the Pacific Northwest.
- Corporate lease to Dollar Trees Stores, Inc.
- Below market rent at $11.85/SF, NN, and two renewal terms remaining.
- Originally built-to-suit for Dollar Tree in 2017 who recently exercised its first renewal option through March 31, 2032.
- Strong location on Main St with a busy, vibrant store.
- Landlord is responsible for structural, roof, fire sprinkler system, parking lot, HVAC replacement, pylon sign and landscaping.
- Advertised NOI is reflective of scheduled rent increase effective as of April 1, 2027. In the event closing occurs prior to April 1, 2027, seller will make up for the short fall.

Rent Roll

Years	Years	Date	Monthly Rent	Annual Rent	Rent/SF	Expense Structure	Escalation
Initial	1 - 10	3/5/17 - 3/31/27	$8,408.75	$100,905.00	$10.85/SF	*NN	
Option 1 (current)	**11 - 15**	**4/1/27 - 3/31/32**	**$9,183.75**	**$110,205.00**	**$11.85/SF**	***NN**	**9.2%**
Option 2	16 - 20	4/1/32 - 3/31/37	$9,958.75	$119,505.00	$12.85/SF		8.4%
Option 3	21 - 25	4/1/37 - 3/31/42	$10,733.75	$128,805.00	$13.85/SF	*NN	8%

* Landlord is responsible for structural, roof, fire sprinkler system, parking lot, HVAC replacement, pylon sign and landscaping.

Dollar Tree

NASDAQ:	DLTR
CREDIT RATING:	BBB
NUMBER OF STORES:	9,300 +/-
2025 FISCAL YEAR:	$19.41B
YEAR FOUNDED:	1986

Dollar Tree (NASDAQ: DLRT) was founded in 1986 and is one of the largest and most recognized value retailers in North America with more than 9,300 stores and 18 distribution centers across the US and Canada.

For fiscal year 2025, Dollar Tree reported net sales of approximately $19.41 billion and are currently in a significant expansion mode with more than 400 new stores planned in 2026. Following the July 2025 divestiture of Family Dollar, Dollar Tree is singularly focused on the Dollar Tree brand with an expanded product variety on a multi-price platform while retaining its core value proposition, the goal for which is to increase cart size and broaden its customer base.

Dollar Tree is ranked number 182 on tht 2026 Fortune 500 and maintains a BBB credit rating.

Additional Photo

Aerial