

FAMILY DOLLAR

BANG
REALTY



EHRENBERG, AZ

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Bang Realty – Arizona, Inc
AZ # BR691523000



EHRENBERG, AZ

50045 EHRENBERG POSTON HWY, EHRENBERG, AZ 85334

OFFERING PRICE

\$1,195,000

CAP RATE

7.95%

Net Operating Income	\$94,998
Lease Type	NNN (LL - Roof/Structure)
Years Remaining	10yrs; 3yrs Remaining
Lease Commencement	October 27, 2017
Lease Expiration Date	March 31, 2028
Year Built/Revovated	2017
Rentable Area (SF)	8,320
Lot Size (Acres)	1.01
Options	6 - 5yr @ 5%
Tenant	Corporate
Zoning	Commercial

INVESTMENT HIGHLIGHTS

- ⚓ **Newer Construction:** Built-to-suit in 2017 with minimal landlord responsibilities
- ⚓ **Corporate Guarantee:** Leased to Family Dollar (NYSE: DLTR), providing strong corporate backing.
- ⚓ **Investment-Grade Credit:** Family Dollar holds an S&P credit rating of BBB, ensuring financial stability
- ⚓ **Strong Consumer Traffic:** Placer.ai ranks this location in the top 55% percentile nationwide for visitor performance
- ⚓ **No Direct Competition:** The only dollar store serving the Ehrenberg, AZ community
- ⚓ **Excellent Accessibility:** Located less than one mile from Interstate 10, the fourth-longest interstate in the U.S., spanning from Los Angeles, CA, through Houston, TX, to Jacksonville, FL
- ⚓ **Tax Advantage:** Ehrenberg benefits from a low 6.6% sales tax rate, compared to nearby Blythe, CA across the Colorado River
- ⚓ **Essential Community Retail:** Family Dollar Ehrenberg serves as a critical retail resource, offering essential groceries and refrigerated products, including dairy, frozen foods, and meats
- ⚓ **Tourism Appeal:** Situated along the scenic Colorado River, which forms the border with California and attracts visitors from neighboring states

SALES TAX
6.60%
SALES TAX

SALES TAX
8.75%
SALES TAX



EHRENBERG ELEMENTARY SCHOOL
(130 STUDENTS)



31,000 VPD



COLORADO RIVER

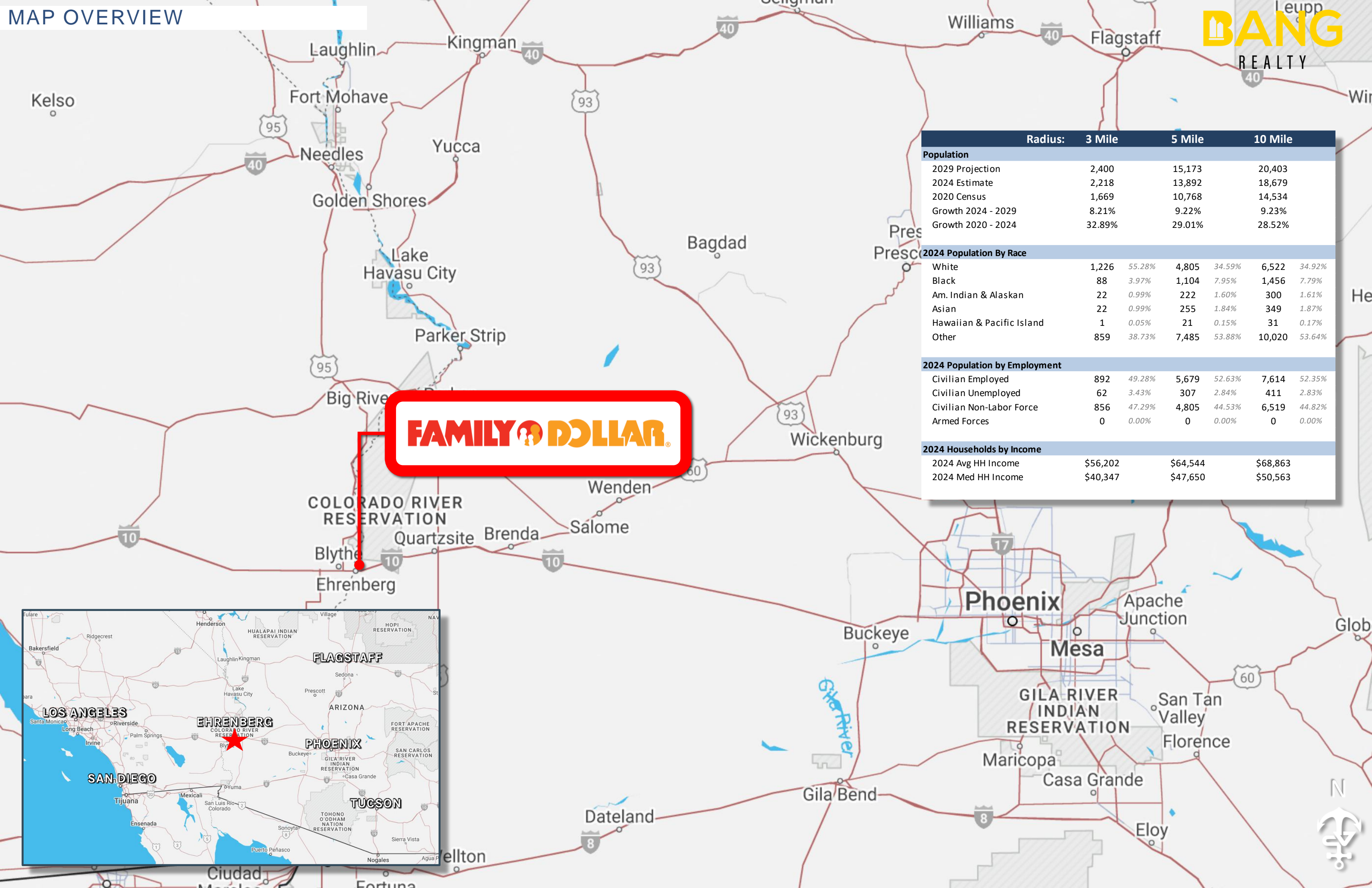
CALIFORNIA
ARIZONA

EHRENBERG-PARKER HWY

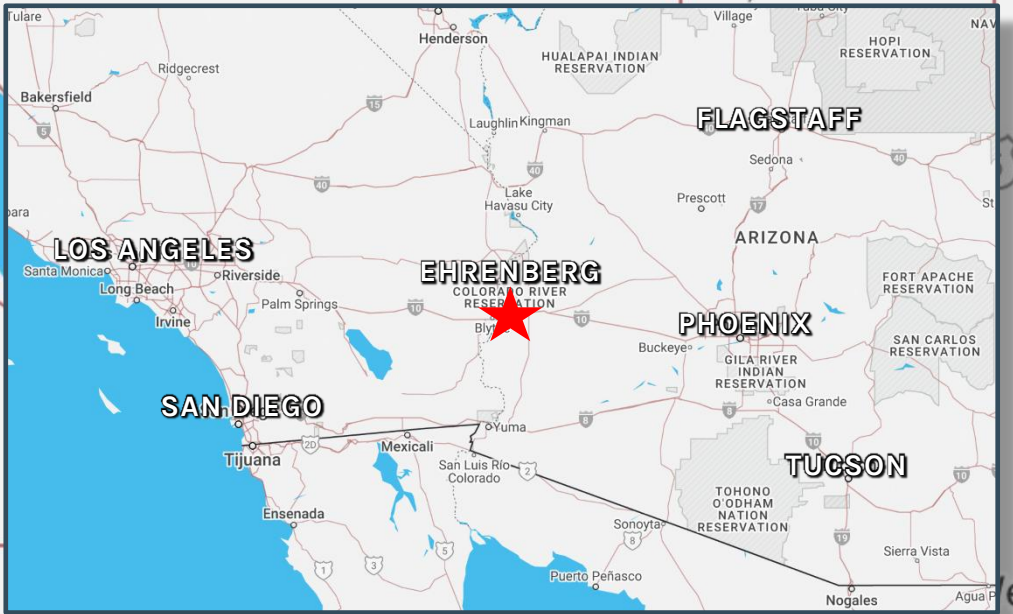
JUNEAU AVE







	Radius: 3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	2,400	15,173	20,403			
2024 Estimate	2,218	13,892	18,679			
2020 Census	1,669	10,768	14,534			
Growth 2024 - 2029	8.21%	9.22%	9.23%			
Growth 2020 - 2024	32.89%	29.01%	28.52%			
2024 Population By Race						
White	1,226	55.28%	4,805	34.59%	6,522	34.92%
Black	88	3.97%	1,104	7.95%	1,456	7.79%
Am. Indian & Alaskan	22	0.99%	222	1.60%	300	1.61%
Asian	22	0.99%	255	1.84%	349	1.87%
Hawaiian & Pacific Island	1	0.05%	21	0.15%	31	0.17%
Other	859	38.73%	7,485	53.88%	10,020	53.64%
2024 Population by Employment						
Civilian Employed	892	49.28%	5,679	52.63%	7,614	52.35%
Civilian Unemployed	62	3.43%	307	2.84%	411	2.83%
Civilian Non-Labor Force	856	47.29%	4,805	44.53%	6,519	44.82%
Armed Forces	0	0.00%	0	0.00%	0	0.00%
2024 Households by Income						
2024 Avg HH Income	\$56,202	\$64,544	\$68,863			
2024 Med HH Income	\$40,347	\$47,650	\$50,563			



COMPANY

Dollar Tree, Inc.
(NASDAQ: DLTR)

NET SALES

\$30.6B
2023

OF UNITS

16,600+
As of 2023

S&P CREDIT RATING

BBB
Investment Grade Credit



Dollar Tree, Inc. and Family Dollar, both leading names in the discount retail sector, merged in July 2015, creating one of the largest value retailers in the United States. This merger was a strategic move aimed at expanding their market presence, leveraging economies of scale, and enhancing their product offerings to a broader customer base.

Dollar Tree stores are known for their "everything for a dollar" pricing strategy, providing a wide array of products ranging from household items, cleaning supplies, party supplies, toys, and more. This business model appeals to cost-conscious consumers looking for value and affordability. On the other hand, Family Dollar offers products at various price points, typically under \$10, with a focus on low to middle-income shoppers. The stores feature a wide range of merchandise, including groceries, clothing, home decor, and seasonal items.

The combined entity operates thousands of stores across the United States and Canada, providing significant convenience to consumers and strong market penetration. The synergy from the merger has allowed for optimized distribution channels, reduced operational costs, and enhanced product diversity.

Economically, the Dollar Tree and Family Dollar stores have shown resilience, particularly during economic downturns, as consumers tend to gravitate towards discount retailers to stretch their budgets. The retail giant employs tens of thousands of workers, contributing to the economy through job creation and local community investments.

The combined stores continue to adapt to changing consumer behaviors, including e-commerce integration and enhancing in-store experiences. The merger has fortified their position in the competitive retail market, ensuring sustained growth and relevance in the evolving economic landscape.

<https://www.dollartree.com/>



Ehrenberg, AZ

Ehrenberg, Arizona, is a small but strategically located unincorporated community in La Paz County, situated along the Colorado River just across from Blythe, California. With its position along Interstate 10, one of the busiest transportation corridors in the Southwest, Ehrenberg plays a crucial role in regional travel, commerce, and logistics. The town's location makes it a key stop for truckers, tourists, and travelers moving between Arizona and California, supporting a variety of businesses catering to transportation and hospitality needs.

Ehrenberg has a rich history dating back to the 19th century when it served as an important steamboat port along the Colorado River. In its early days, it was a hub for trade, mining, and river transport, connecting Arizona to California and beyond. Although modern development has shifted its economic base, the community still thrives due to its proximity to major highways and the river, offering a blend of transportation-driven business and recreational appeal.

Tourism and recreation are central to Ehrenberg's identity, with the Colorado River serving as a prime attraction. The town is home to numerous RV parks, campgrounds, and riverfront resorts, drawing seasonal visitors, particularly snowbirds escaping colder climates. The river provides ample opportunities for boating, fishing, jet skiing, and camping, making it a popular spot for outdoor enthusiasts. Additionally, Ehrenberg benefits from Arizona's lower tax rates compared to neighboring California, making it an attractive destination for businesses and retirees looking for affordability without sacrificing accessibility.

While Ehrenberg is a small community, its strategic location, economic advantages, and outdoor appeal make it a vital stop in the region. Whether serving as a logistics hub, a recreational getaway, or a cost-effective living alternative, Ehrenberg remains an important link between Arizona and California, with steady economic activity tied to its transportation network and natural resources.



EHREMBERG HIGHLIGHTS

- 📍 The current largest industries in Ehrenberg are Health Care & Social Assistance, Educational Services, and Accommodation & Food Services
- 📍 currently the highest paying industries are Manufacturing, Mining, Quarrying, & Oil & Gas Extraction, and Agriculture, Forestry, Fishing & Hunting, & Mining
- 📍 Historically, Ehrenberg's economy has been driven by cattle farming, cotton and wheat production and tourism.



STATE HIGHLIGHTS



Grand Canyon National Park

One of the Seven Natural Wonders of the World, the Grand Canyon is Arizona's most famous landmark. It attracts millions of visitors each year who come to explore its breathtaking vistas, hike its trails, and raft along the Colorado River. The park significantly boosts Arizona's tourism industry and showcases the state's stunning natural beauty.



Thriving Economy & Business Climate

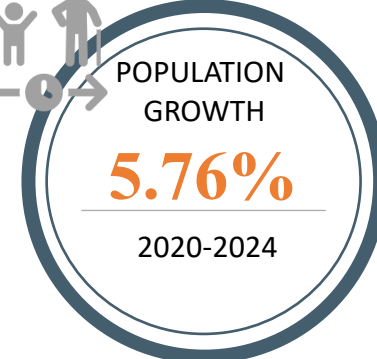
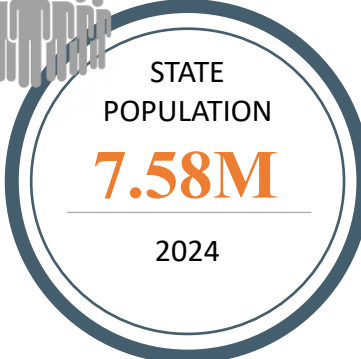
Arizona offers a pro-business environment with low taxes, affordable real estate, and a growing economy. The state has become a hub for industries such as technology, aerospace, manufacturing, and logistics. Major companies, including Intel, Boeing, and TSMC, have established operations in Arizona, contributing to job growth and economic expansion.



Diverse Landscapes & Outdoor Recreation

Arizona's geography ranges from the deserts of the Sonoran region to the pine forests of Flagstaff and the red rock formations of Sedona. The state offers year-round outdoor activities, including hiking, boating, skiing, and off-roading. Its national parks, lakes, and mountains make it a paradise for nature lovers and adventure seekers.

DEMOGRAPHICS



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