

DG Market

4232 E Main St, Stockton, CA



## CONFIDENTIALITY + DISCLAIMER

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the receiving party from Andersen, Jung & Co (“AJCO”) and should not be made available to any other person or entity without the written consent of AJCO. This marketing brochure has been prepared to provide a summary of unverified information to prospective purchasers and solely to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. AJCO has not made any investigations and makes no warranty or representation to the accuracy of any information contained herein including but not limited to the size and square footage, income, expenses, projections, environmental, compliance with federal and state regulations, physical condition, and tenants plans or intentions to continue occupancy or vacate. The information has been obtained from sources believed to be reliable but AJCO has not, and will not, verify or investigate any of these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of any information provided. Any photos used have been provided by third parties and may include the benefit of AI. All prospective buyers must take appropriate measures to verify and investigate all of the information contained.

CONFIDENTIALITY AGREEMENT

### Non-Endorsement Notice

AJCO is not affiliated with, sponsored by, or endorsed by any tenant identified within. The presence of any entity’s logo or name is not intended to indicate or imply affiliation, sponsorship, or endorsement by such entity of AJCO, its affiliates or subsidiaries, or any agent, product, service or listing, and is solely included for the purpose of providing information about this listing to prospective parties.

All property showings are by appointment only. Please consult with the listing agent for more details.

# INVESTMENT OVERVIEW



LIST PRICE

**\$4,325,000**



ANNUAL RENT

**350,740**

---

ADDRESS	4232 E Main St
CITY, STATE, ZIP	Stockton, CA 95215
BUILDING SIZE	17,633 Sq. Ft.
LOT SIZE	3.97 Acres
TYPE OF OWNERSHIP	Fee Simple
TENANT	DG Market   Watermill Express
LEASE TYPE	Double Net   Gross
ANNUAL RENT	\$345,340   \$5,400
LEASE EXPIRATION	08/31/28   03/21/27
OPTIONS	Three, 5-Year   None
RENT INCREASES	10% Each Option   None

## Turnkey Net-Leased Investment – DG Market Stockton, CA

Andersen, Jung & Co. is pleased to present the opportunity to acquire a high-performing Dollar General Market located in the heart of Stockton, California.

This asset offers investors long-term stability with a corporate-guaranteed NN lease and minimal landlord responsibilities, making it an ideal addition to any income portfolio. Situated on a highly visible retail corridor, the property benefits from strong foot traffic, excellent frontage, and convenient access from major roads. As one of the few grocery-format Dollar General Markets in the region, this location draws consistent daily traffic and serves as a key resource for the surrounding community. The property is also leased to Watermill Express for additional income.

There is also a potential development opportunity on the rear parcel creating an immediate and significant value-add without disrupting either of the existing tenants. [Inquire for additional information.](#)

According to Placer.AI, this DG Market ranks among the Top 10 highest performing stores in California.

Whether you're a 1031 exchange buyer or a private investor seeking stable returns from an essential retail tenant, this opportunity offers long-term security and value in a rapidly developing market.

# LEASE ABSTRACT

## LEASE SUMMARY

TENANT	Dolgen California, LLC
GUARANTOR	Corporate
LEASE COMMENCEMENT	November 04, 2011
LEASE EXPIRATION	August 31, 2028
OPTIONS	Three, 5-Year
RENT INCREASES	10% Each Option
LANDLORD RESPONSIBILITIES	Roof & Structure Parking Lot & Landscaping
CURRENT (THROUGH 8/31/28)	\$345,340
OPTION 1 (THROUGH 8/31/33)	\$379,540
OPTION 2 (THROUGH 8/31/38)	\$417,494
OPTION 3 (THROUGH 8/31/43)	\$459,727

## LEASE SUMMARY

TENANT	Monterey Water Company
GUARANTOR	Corporate
LEASE COMMENCEMENT	03/12/2001
LEASE EXPIRATION	03/21/2027
OPTIONS	None
RENT INCREASES	None
LANDLORD RESPONSIBILITIES	Gross Lease
CURRENT (THROUGH 3/21/27)	\$5,400

## LANDLORD EXPENSES (PER 2025)

ITEM	AMOUNT
Repairs & Maintenance	\$0
Landscaping	\$3,050
Insurance	\$14,445

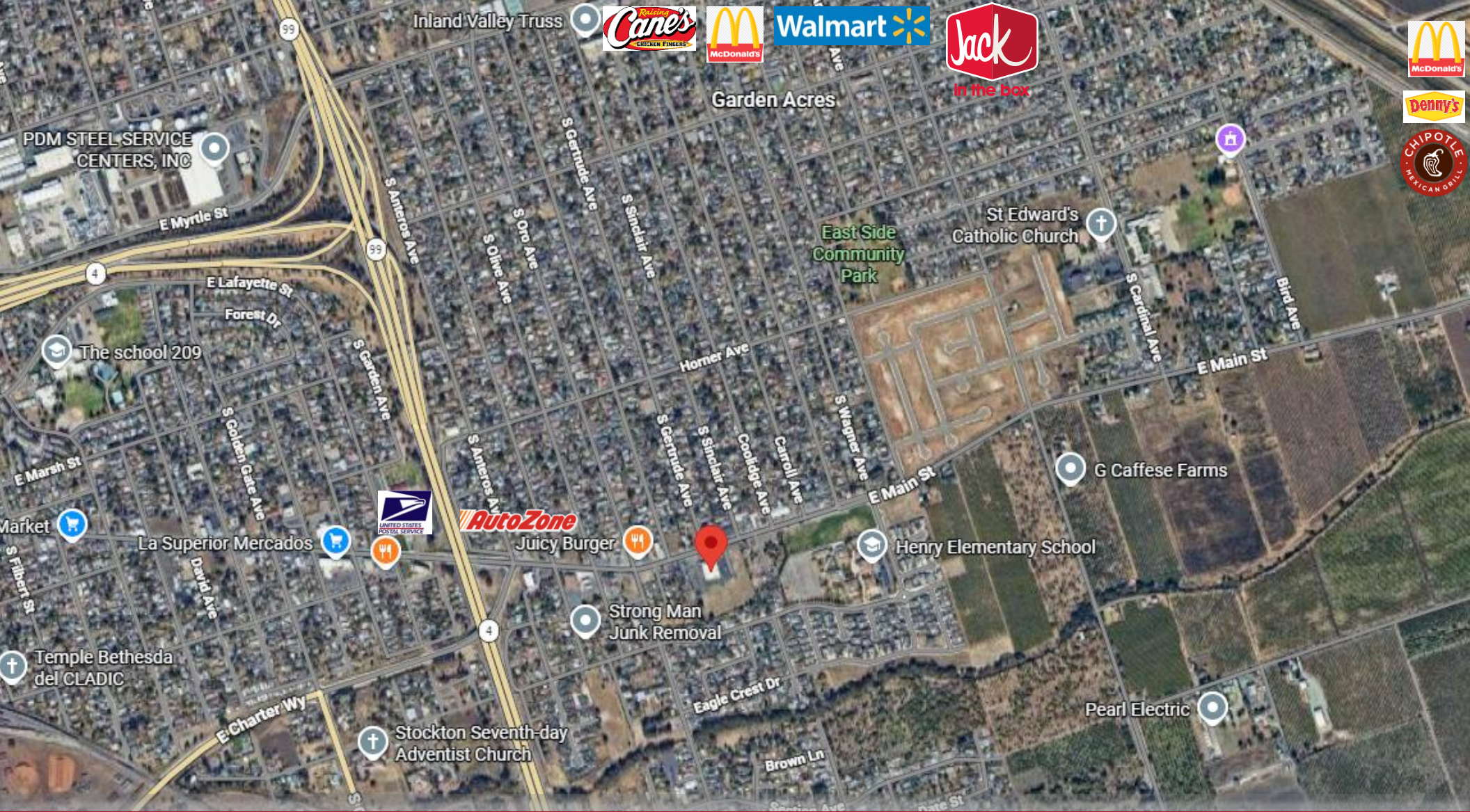




**Cargill**  
Will Call and Deliver  
209-923-6444  
INDUSTRIAL SECT | FOOD | COMMERCE | RESOURCES

MyMarket

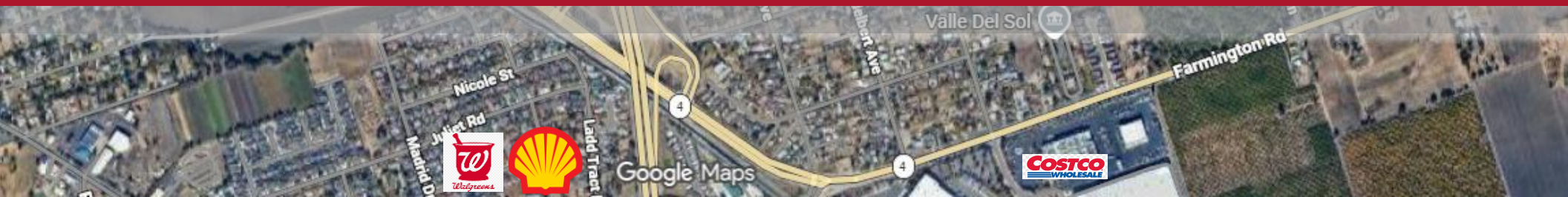




PROPERTY  
LOCATION



4232 E Main St, Stockton, CA 95215



# TENANT OVERVIEW

Company	Dollar General Corp
Founded	1939
Locations	20,000+
Total Revenue	\$40.6B
Net Income	\$1.7B
NYSE	DG
Headquarters	Goodlettsville, TN

The logo for Dollar General, featuring the words "DOLLAR GENERAL" in a bold, black, sans-serif font. The text is centered within a bright yellow, rounded rectangular background.The logo for Dollar General Market. It features the words "DOLLAR GENERAL" in a bold, black, sans-serif font, centered within a yellow rounded rectangle. Below this, the word "MARKET" is written in a large, white, sans-serif font, centered within a green rounded rectangle.

**DG is proud to be America's neighborhood general store.**

We strive to make shopping hassle-free and affordable with more than 20,000 convenient, easy-to-shop stores in 48 states. Our stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands. From serving our customers with value and convenience and our employees with career opportunities to serving the communities we call home through literacy and education, Dollar General has been committed to its mission of ***Serving Others*** since the company's founding in 1939.

# STOCKTON, CA



Located in the heart of California's Central Valley, Stockton offers a compelling blend of affordability, connectivity, and long-term growth potential. As one of the region's largest and most established cities, Stockton serves as a key hub for commerce, education, and transportation, making it an increasingly attractive destination for residents, businesses, and investors alike.

The city benefits from a strategic location with direct access to major transportation corridors including Interstate 5 and Highway 99, providing convenient connectivity to the broader Bay Area and Central Valley markets. Stockton is also home to the inland deep-water Port of Stockton, a significant economic driver that supports regional industry and trade.

Stockton's diverse housing stock appeals to a wide range of renters and homeowners seeking more attainable pricing relative to nearby coastal markets. The presence of higher education institutions such as University of the Pacific contributes to a stable population base and supports local economic activity.

In recent years, Stockton has experienced ongoing revitalization efforts, particularly in its downtown waterfront district, where dining, entertainment, and cultural amenities continue to expand. Combined with a growing population and strong rental demand, Stockton presents a dynamic market with solid fundamentals and promising upside for continued growth.

## Stockton Residents Enjoy:

- A Perfect Blend of Charm and Accessibility.
- Plenty of Shopping, Attractions, World Class Restaurants, Outdoor Recreation and Arts & Culture.
- Craft Breweries, Museums, and Scenic Destinations.
- Conveniently Located in San Joaquin County and Nearby the 5, 205, and 580 with its own Airport.

# DEMOGRAPHICS

	Stockton CA
<b>POPULATION</b>	
TOTAL POPULATION	324,975
MALES	50.5%
FEMALES	49.5%
MEDIAN AGE	34.2
AVERAGE HH SIZE	3.2
<b>FINANCIAL</b>	
MEDIAN HH INCOME	\$78,627
MEDIAN HOME VALUE	\$456,800
<b>RACES</b>	
WHITE	15.7%
BLACK	10.6%
HISPANIC	45.3%
ASIAN	22.6%
TWO OR MORE	4.5%
OTHER	0.5%
NATIVE AMERICAN	0.2%

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
TOTAL POPULATION	16,606	81,893	182,759
TOTAL HOUSEHOLDS	4,355	21,954	52,606
<b>FINANCIAL</b>			
AVERAGE HH INCOME	\$61,354	\$59,115	\$69,549

	Stockton CA
<b>EDUCATION</b>	
HIGH SCHOOL OR HIGHER	77.2%
BACHELOR'S DEGREE OR HIGHER	22.9%
GRADUATE OR PROFESSIONAL	6.7%
UNEMPLOYED	8.7%
MEAN TRAVEL TIME TO WORK	28.6 Mins

AJ & CO

ANDERSEN, JUNG & CO.

870B Taraval St, San Francisco CA 94116

# CONTACT

MONICA CHUNG

415.699.0843

[MonicaChung@AndersenJung.com](mailto:MonicaChung@AndersenJung.com)

JON ROCKMORE

415.845.4459

[JonRockmore@AndersenJung.com](mailto:JonRockmore@AndersenJung.com)