

# Dollar Tree

3060 Travis Blvd, Fairfield, CA



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

# INVESTMENT OVERVIEW



LIST PRICE

**\$2,200,000**



ANNUAL RENT

**\$143,100**

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BUILDING SIZE	10,800 Sq. Ft.
LOT SIZE	1.04 Acres
TYPE OF OWNERSHIP	Fee Simple
TENANT NAME	Dollar Tree
LEASE TYPE	Double Net
LANDLORD RESPONSIBILITIES	Roof & Structure CAM (Fully Reimbursed By Tenant)
LEASE COMMENCEMENT	June 25, 2015
LEASE EXPIRATION	June 30, 2030
OPTIONS	One, 5-Year
RENT INCREASES	7.5% Every 5 Years
GUARANTOR	Corporate
SALES REPORTING	No
YEAR BUILT / EFFECTIVE AGE	1978 / 2015

## ESTABLISHED DOLLAR TREE IN PRIME CA LOCATION.

Andersen, Jung & Co. is pleased to present the listing for a bustling Dollar Tree located at 3060 Travis Blvd in Fairfield, CA that exercised its next option at the end of 2024.

The property is comprised of 10,800 square feet and sits on over one acre of land with ample parking. Originally built in 1978, Dollar Tree renovated the property and signed a new 10-Year net lease in 2015 with Two, 5-Year Options and set rent increases at 7.5% every 5 years. Dollar Tree shares maintenance responsibilities with the neighboring Dutch Bros!

Fairfield is a booming and appreciating area with tons of development and government support. Fairfield is anchored by the highest trafficked Air Force Base in the continental United States, Travis Air Force Base.

Ideally located in a dense major retail trade area full of commercial properties such as Starbucks, Wendy's, CVS, 7-Eleven, AutoZone, McDonald's, Taco Bell, Burger King, Jack-In-The-Box, Macy's, Walmart, and many more. It is also less than 20 minutes from Travis Air Force Base and surrounded by residential homes for increased traffic and visitors!

Huge upside potential for any property owner regardless of investment strategy with built-in and growing income on day one!

# LEASE ABSTRACT

## LEASE SUMMARY

TENANT	Dollar Tree Stores, Inc.
GUARANTOR	Corporate
LEASE COMMENCEMENT	June 25, 2015
LEASE EXPIRATION	June 30, 2030
OPTIONS	One, 5-Year
RENT INCREASES	7.5% Each Option
LANDLORD RESPONSIBILITIES	Roof & Structure
PROPERTY TAX	Tenant Reimburses
INSURANCE	Tenant Reimburses
PARKING LOT	Tenant Reimburses
LANDSCAPING	Tenant Reimburses
MANAGEMENT	Tenant Reimburses
CURRENT (THROUGH 06/30/30)	\$143,560
OPTION (THROUGH 06/30/35)	\$153,900

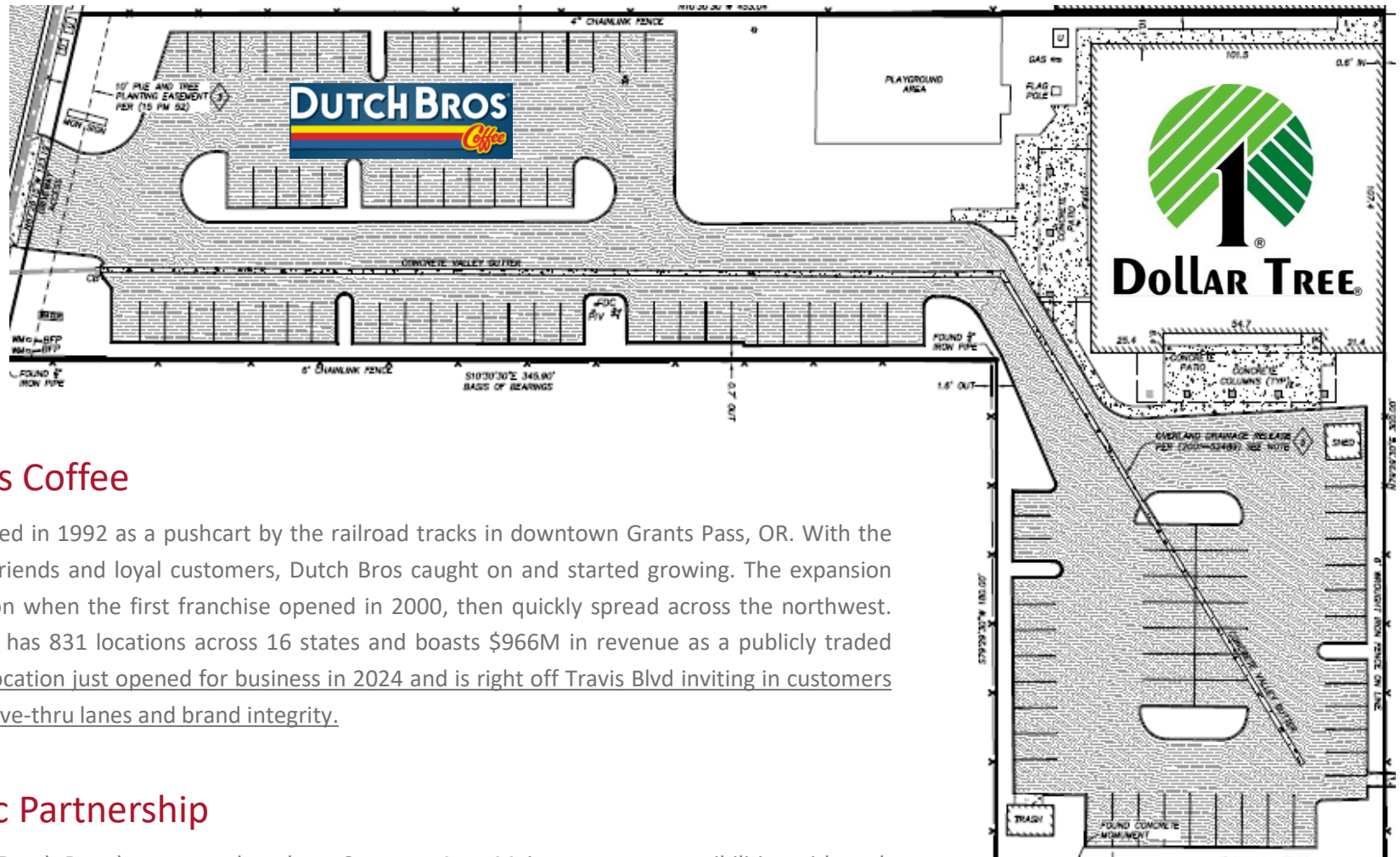
## EXPENSES

ITEM	AMOUNT
Repairs & Maintenance (2025)	\$3,625
Landscaping & Security (2026)	\$9,600
Property Tax (2026)	\$27,068
Insurance (2026)	\$7,353
Management (2025)	\$5,646

## OPERATING SUMMARY

ITEM	AMOUNT
Rent Income (Current)	\$143,100
NNN Reimbursements (Current)	\$62,174
Total Expenses (Per Above)	\$53,292
Net Operating Income	\$151,982

# Site Plan



## Dutch Bros Coffee

Dutch Bros started in 1992 as a pushcart by the railroad tracks in downtown Grants Pass, OR. With the help of family, friends and loyal customers, Dutch Bros caught on and started growing. The expansion started in Oregon when the first franchise opened in 2000, then quickly spread across the northwest. Dutch Bros now has 831 locations across 16 states and boasts \$966M in revenue as a publicly traded company. This location just opened for business in 2024 and is right off Travis Blvd inviting in customers with its three drive-thru lanes and brand integrity.

## A Strategic Partnership

Dollar Tree and Dutch Bros have agreed to share Common Area Maintenance responsibilities with each other and have been off to a booming start. The well recognized renown and noncompeting products of both brands creates perfect synergy for each other increasing overall traffic and activity between businesses.

# Travis Air Force Base



## Gateway to the Pacific!

Travis Air Force Base is located just 3 miles east of the central business district of Fairfield, CA. Established in 1942, this base is known as the “Gateway to the Pacific” as it handles more cargo and passenger traffic than any other military air terminal across the entirety of the United States.

Currently overseen by Brigadier General Derek Salmi and home to approximately 7,260 active USAF military personnel, 4250 USAF Reserves, and 3,770 civilians, Travis AFB is a prominent member of the city of Fairfield in every sense of the word. They even host community events bringing live entertainment, music, food and activities to its local community including the [2024 Wings Over Solano](#) event featuring the [US Navy’s Blue Angels](#). Travis AFB is a staunch supporter of its military personnel offering a wide breadth of support including training and classes across a variety of industries and needs.

Travis AFB is a supporter of California Forever and home to the Travis AFB Heritage Center, one of the largest collections of military aircrafts on the west coast, and the David Grant USAF Medical Center, a 265-bed \$200M Air Force teaching hospital.

Owner	Department of Defense
Operator	US Air Force
Controlled	Air Mobility Command
Built	1942
Website	<a href="https://www.travis.af.mil/">https://www.travis.af.mil/</a>





Solano  
TOWN CENTER



3060 Travis Blvd  
Fairfield, CA



TRAVIS BLVD

OLIVER ROAD

OLIVER ROAD



**BIG  
LOTS!**

**CRUNCH**

**DOLLAR TREE**

3060 Travis Blvd  
Fairfield, CA

**TACO  
BELL**

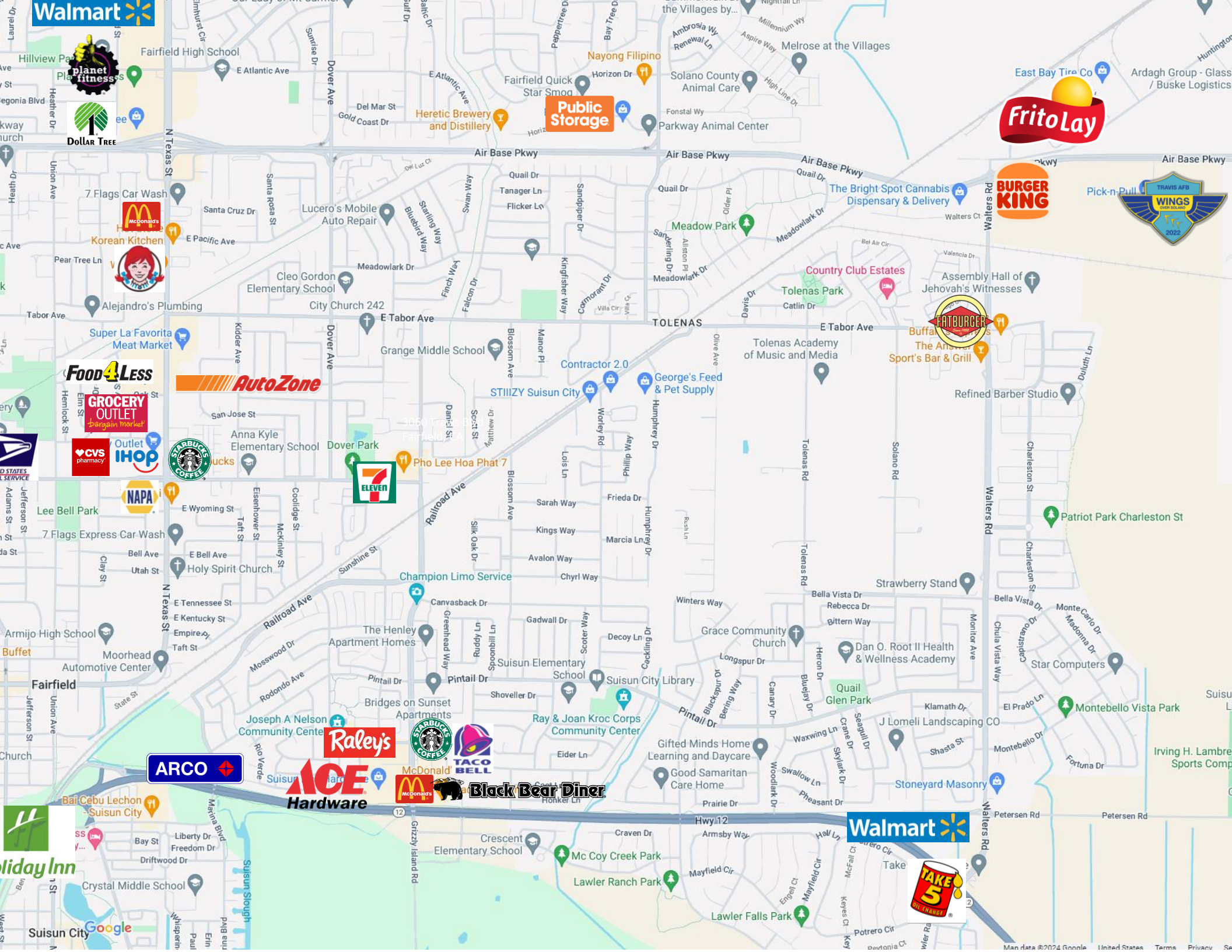
**DUTCH BROS**  
Coffee

OLIVER ROAD



3060 Travis Blvd  
Fairfield, CA

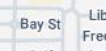




Fairfield High School



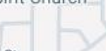
Food 4 Less



AutoZone



































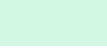










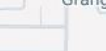








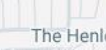








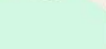


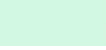



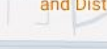






















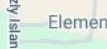






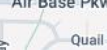
















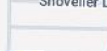




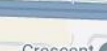
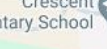
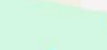


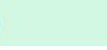


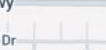


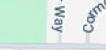
















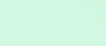








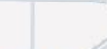










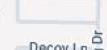
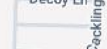







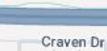


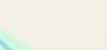


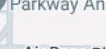



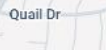












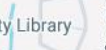


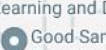








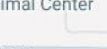





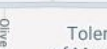
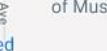




































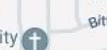






















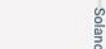
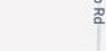


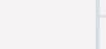










# RENT ROLL

Term	Years	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END
Initial	1 – 5	\$10,125	\$121,500	06/25/2015	06/30/2020
Initial	6 – 10		\$132,300	07/01/2020	06/30/2025
<b>Option 1 (Current)</b>	<b>11 – 15</b>	<b>\$11,025</b>	<b>\$143,100</b>	<b>07/01/2025</b>	<b>06/30/2030</b>
Option 2	16 – 20	\$12,825	\$153,900	07/01/2030	06/30/2035

# TENANT OVERVIEW

Company	Dollar Tree
Founded	1986
Locations	15,288
Total Revenue	\$25.5 Billion
Net Income	\$1.34 Billion
NYSE	DLTR
Headquarters	Chesapeake, VA

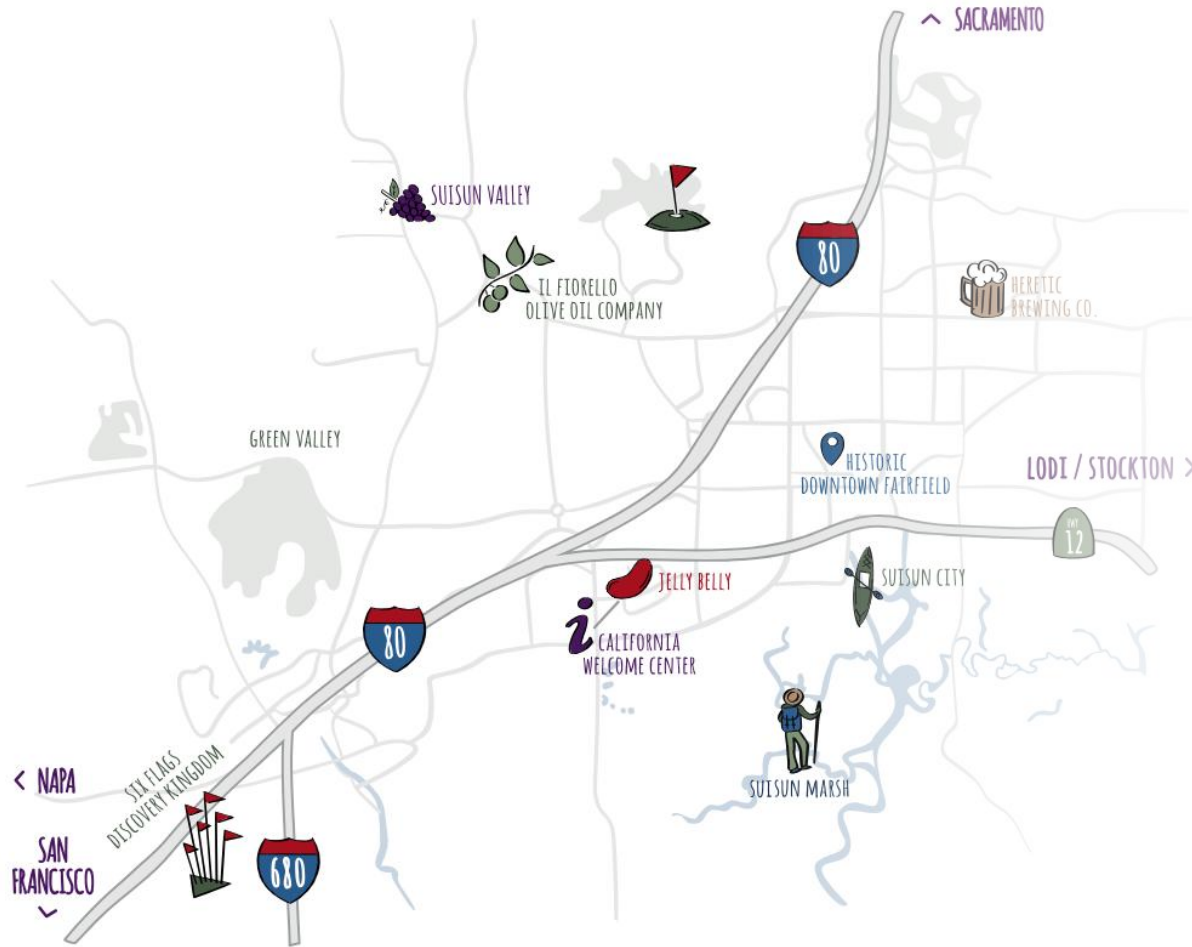


## It's All About the Thrill of the Hunt!

At Dollar Tree, our customers can expect to find an environment where shopping is fun. We're known for our "thrill-of-the-hunt" shopping experience where customers can discover new, exciting items every week, from everyday essentials to fun craft, seasonal, and party merchandise. In the midst of unprecedented inflation, Dollar Tree recently changed its primary price point to \$1.25 in order to continue to offer our customers all the products they've come to know and love, plus hundreds of new ones, and to bring back customer favorites at an incredible value. Many of the items we carry sell for more elsewhere, which means that our customers can stretch their dollars to get the products they need at an extreme value. We remain fiercely committed to our mission of bringing our customers extreme value every day, along with more thrills, more fun & new items every week! In 2015, Dollar Tree successfully bought Family Dollar and operates both iconic brands as standalone locations as well as "Combo Stores" seamlessly bringing together the best parts of both under one roof.

*\*Placer.ai notes 171K visitors per year at 3060 Travis Blvd, Fairfield, CA.*

# FAIRFIELD, CA



## Fairfield residents enjoy:

- Miles of Hiking, Bike Trails, Golf Courses, and Other Outdoor Activities.
- Robust Wineries/Vineyards, Museums, and Scenic Destinations.
- Plenty of Shopping, Attractions and World Class Restaurants.
- Conveniently Located Between San Francisco, Oakland, Berkeley, Napa, and Sacramento.

Nestled in the heart of Northern California, amid rolling hills and farmland, you'll discover some of the Golden State's best-kept secrets in Fairfield.

Located 45 miles from both San Francisco and Sacramento and just 15 miles from the world-famous Napa Valley, visitors will find Fairfield full of open spaces, quiet country roads, and acres of thriving vineyards.

Fairfield's close proximity to both San Francisco and Sacramento makes the city an ideal location for family vacations, couples' getaways and extensions to business trips.

The Solano County community is just a 45-minute drive from both of these major metropolises, surrounded by green hills and a thriving wine region, and is easily accessible from national and international airports in Sacramento, Oakland, San Francisco, San Jose and Santa Rosa.

It is the home of Travis Air Force Base and the Jelly Belly jellybean factory. With a population of 108,321 at the 2010 census, it is slightly smaller in population than Vallejo, which is the Bay Area's ninth-largest city.<sup>[3]</sup> It shares a border with its sister city, Suisun City. Other nearby cities include Vacaville, Benicia, and Napa. Fairfield is the county seat of Solano County.



# DEMOGRAPHICS

	Zip Code	Fairfield CA
<b>POPULATION</b>		
TOTAL POPULATION	39,576	119,705
MALES	51.3%	49.50%
FEMALES	48.7%	50.50%
MEDIAN AGE	41.7	35.3
AVERAGE HH SIZE	2.9	3.0
<b>FINANCIAL</b>		
MEDIAN HH INCOME	\$121,703	\$90,346
MEDIAN HOME VALUE	\$676,785	\$552,300
<b>RACES</b>		
WHITE		26.7%
BLACK		13.5%
HISPANIC		27.8%
ASIAN		21.9%
TWO OR MORE		8.1%
OTHER		1.0%
PACIFIC ISLANDER		0.9%
NATIVE AMERICAN		0.06%

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
TOTAL POPULATION	27,319	105,975	116,271
AVERAGE AGE	32.4	36.2	36.0
AVERAGE HH SIZE	3.0	2.9	2.9
<b>FINANCIAL</b>			
AVERAGE HH INCOME	\$70,547	\$101,299	\$105,239

	Zip Code	Fairfield CA
<b>EDUCATION</b>		
HIGH SCHOOL OR HIGHER		95.3%
BACHELOR'S DEGREE OR HIGHER		42.1%
GRADUATE OR PROFESSIONAL		14.8%
UNEMPLOYED		4.9%
MEAN TRAVEL TIME TO WORK	30.3 Mins	25.9 Mins

# AJ & CO

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