

Offering Memorandum

**DOLLAR
TREE**

13039 HAWTHORNE BLVD.
HAWTHORNE, CA 90250

Colliers

13039 HAWTHORNE BLVD.

HAWTHORNE, CA 90250



PROPERTY OVERVIEW 3

INVESTMENT OVERVIEW 9

AREA DEMOGRAPHICS 12

TEAM GHOBADI | NORTH LOS ANGELES

REZA GHOBADI
Executive Vice President
+1 818 325 4142
reza.ghobadi@colliers.com
Lic. 01780045

TONY SAMEYAH
Senior Associate
+1 818 325 4106
tony.sameyah@colliers.com
Lic. 02015965

BLAKE JAUREGUI
Associate
+1 818 325 4025
blake.jauregui@colliers.com
Lic. 02207249

JIM JACOBSEN
Client Services Specialist
+1 818 334 1881
jim.jacobsen@colliers.com
Lic. 01367151

13039 HAWTHORNE BLVD.

HAWTHORNE, CA 90250

PROPERTY OVERVIEW



PROPERTY INFORMATION

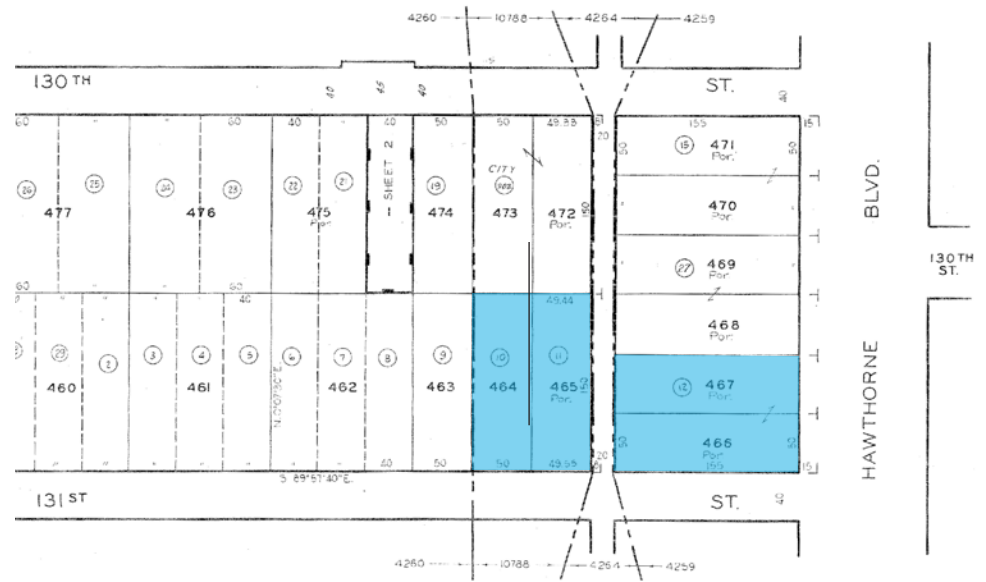
Dollar Tree is situated at 13039 Hawthorne Boulevard in Hawthorne, California. The property comprises a 14,843 square foot building erected in 1956 and completely renovated in 2014, and is zoned C2. Additionally, there are two parking lots, totaling 14,920 square feet with 38 stalls. Both parking lots are zoned R3 and positioned behind the building.

Dollar Tree enjoys excellent visibility on Hawthorne Boulevard, just south of the major intersection at El Segundo Boulevard. Surrounded by single-family homes, the store is strategically located a block away from Washington Elementary School and Hawthorne Middle School, and is a short drive to the 405, 110, and 105 Freeways.



PROPERTY HIGHLIGHTS

Address	13039 Hawthorne Blvd. Hawthorne, CA 90250
Year Built	1956; Renovated 2014
Building Area	14,843 SF
Land Area	Building Parcel: 15,501 SF Parking Lot 1: 7,420 SF Parking Lot 2: 7,500 SF
Zoning	Building: C2 / Parking: R3
APN	4042-028-012 4042-028-011 4042-028-010
Property Type	Retail
Tenant	Dollar Tree
Parking	38



Key Highlights

- > Potential for Vacant Possession at the End of the Original Lease Term (1/31/2025)
- > Opportunity to Add Value by Leasing Out to a Potential National Tenant at a Higher Rent
- > Excellent Owner/User Opportunity
- > Building was completely renovated prior to lease commencement (2014)
- > Updated roof in 2023 with a 5-Year Warranty (Cost: \$40,000)
- > 38 Parking Spaces
- > Approximately 14,843 Square Foot Building
- > Three Parcels Totaling 30,421 Square Feet
- > The Building Site is Zoned C2
- > Two Parking Sites are Zoned R3
- > Located on a Main and Busy Throughfare
- > Densely Populated Neighborhood
- > Proximity to Los Angeles International Airport (LAX)
- > Short drive to 405, 110, and 105 Freeways
- > A block away from Washington Elementary School and Hawthorne Middle School

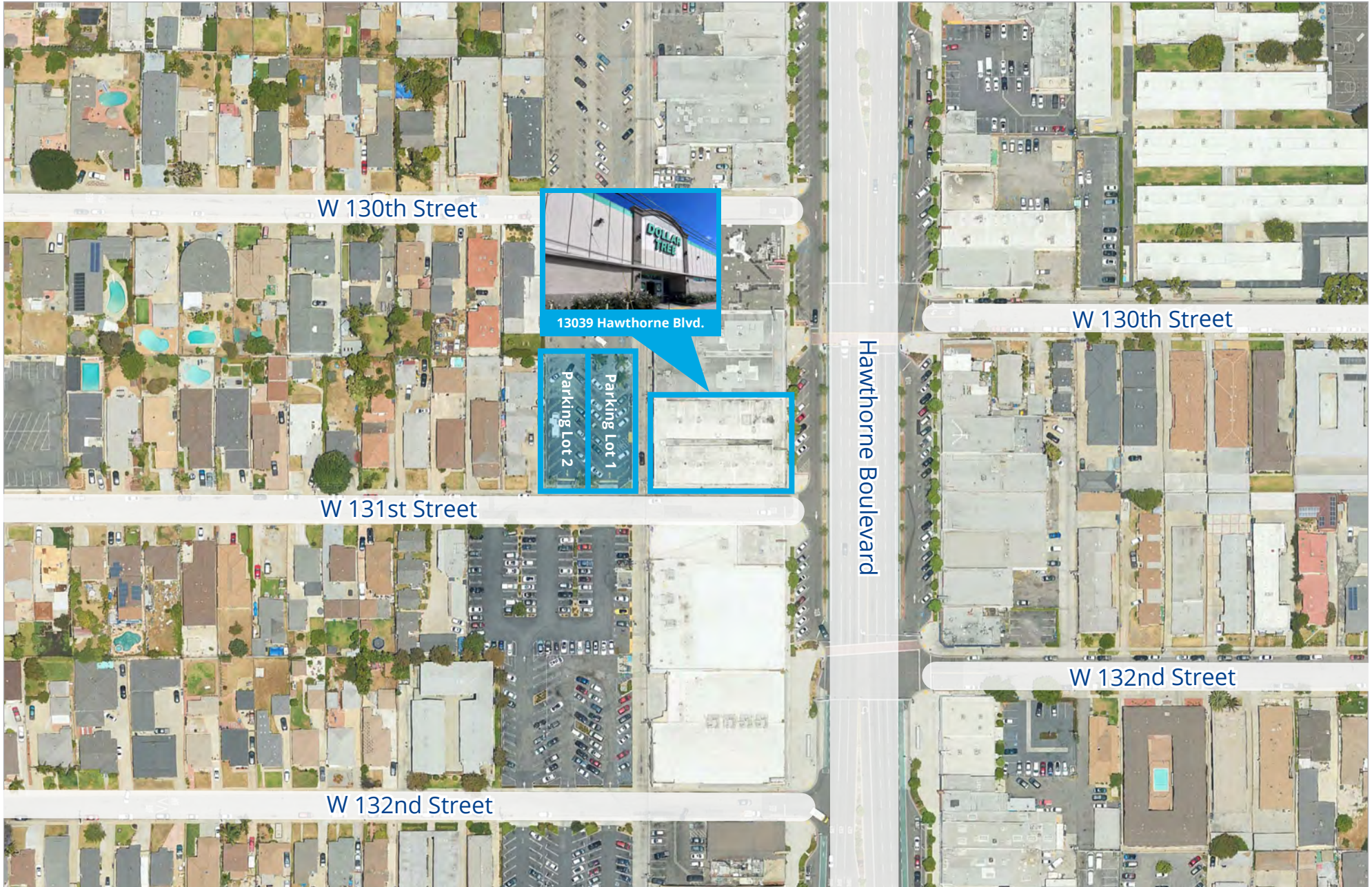
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



13039 Hawthorne Blvd.

> Offering Memorandum

INVESTMENT OVERVIEW



INVESTMENT SUMMARY

Investment Overview		13039 Hawthorne Blvd., Hawthorne, CA 90250	
Price	\$4,950,000	Tenant	Dollar Tree
CAP	5.58%	Lease Type	NNN
Tenant	Dollar Tree	Lease Commencement	2/1/2015
Lease Type	NNN	Lease Expiration	1/31/2025
NOI	\$285,000	Renewal Options	2 x 5-year
Price / SF	\$333.49	Rent Increases	\$1/SF every 5-year
Lease Guarantee	Corporate	Roof & Structures	Landlord's Responsibility
Lease Term	10-Year	Property Tax	Tenant's Responsibility
Lease Expiration	1/31/2025	Property Insurance	Tenant's Responsibility
Options	Two 5-Year	Repair & Maintenance	Tenant's Responsibility
		Common Area	Tenant's Responsibility

Lease Term	Lease Year	Annual Rent	NOI	RENT / SF
1 - 5	2/1/15 - 1/31/20	\$270,000	\$270,000	\$18.00
5 - 10	2/1/20 - 1/31/25	\$285,000	\$285,000	\$19.00
Option 1				
11 - 15	2/1/25 - 1/31/30	\$300,000	\$300,000	\$20.00
Option 2				
16 - 20	2/1/30 - 1/31/35	\$315,000	\$315,000	\$21.00

ABOUT DOLLAR TREE

Dollar Tree, Inc. (NASDAQ: DLTR) operates discount variety retail stores. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, which includes everyday consumables, such as household paper and chemicals, food, candy, health, personal care products, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. It operates stores under the Dollar Tree and Dollar Tree Canada brands, as well as distribution centers in the United States and Canada.

The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys. The company was founded in 1986 and is based in Chesapeake, Virginia.



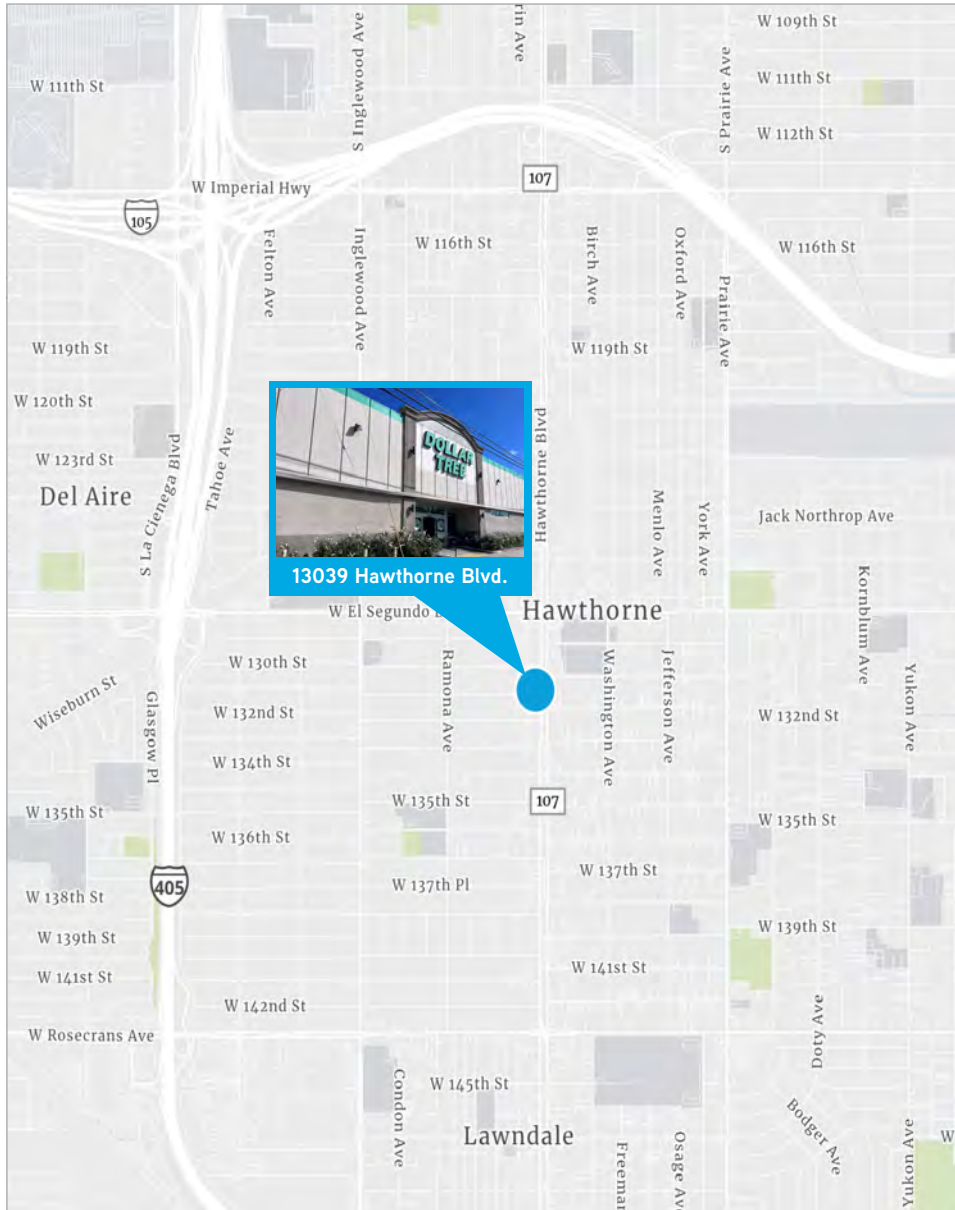
13039 Hawthorne Blvd.

> Offering Memorandum

AREA DEMOGRAPHICS



AREA DEMOGRAPHICS



POPULATION	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	56,320	156,641	281,104
MEDIAN AGE	33.3	33.3	34.8
MEDIAN AGE (MALE)	32.3	32.3	33.8
MEDIAN AGE (FEMALE)	34.2	34.2	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILE	3 MILE
TOTAL HOUSEHOLDS	19,373	51,451	94,257
# OF PERSONS PER HOUSEHOLDS	2.89	3.02	2.96
AVERAGE HH INCOME	\$87,085	\$92,902	\$109,090
AVERAGE HOME VALUE	\$778,361	\$784,033	\$894,348

RACE & ETHNICITY	1 MILE	2 MILE	3 MILE
WHITE	15.8%	16.0%	19.5%
BLACK	18.2%	18.3%	19.0%
ASIAN	7.2%	7.8%	10.1%
PACIFIC ISLANDER	0.9%	0.8%	0.6%
NATIVE AMERICAN/INDIAN	2.2%	2.3%	1.9%
OTHER	16.9%	16.6%	15.8%
ETHNICITY - HISPANIC	38.8%	38.3%	33.1%

13039 Hawthorne Blvd.

> Offering Memorandum

TEAM GHOBADI | NORTH LOS ANGELES

REZA GHOBADI
Executive Vice President
+1 818 325 4142
reza.ghobadi@colliers.com
Lic. 01780045

TONY SAMEYAH
Senior Associate
+1 818 325 4106
tony.sameyah@colliers.com
Lic. 02015965

BLAKE JAUREGUI
Associate
+1 818 325 4025
blake.jauregui@colliers.com
Lic. 02207249

JIM JACOBSEN
Client Services Specialist
+1 818 334 1881
jim.jacobsen@colliers.com
Lic. 01367151

