

DOLLAR GENERAL®

322 Crescent St Greenville, CA 95947

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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Table of Contents

- 01 Property Overview
- 02 Financial Overview
- 03 Tenant Overview
- 04 Market Overview

PROPERTY OVERVIEW

Dollar General
322 Crescent St Greenville, CA 95947



EXECUTIVE SUMMARY

±9,002 SF
GLA

2018
Year Built

Absolute NNN
Lease Type

\$198.15
Price Per SF



INVESTMENT HIGHLIGHTS

Property Highlights

- Investment Grade Tenant and Corporate Guarantee from Dollar General Corp. (S&P:BBB), a Fortune 500 Company (NYSE:DG)
- Absolute NNN Lease with No Landlord Responsibilities
- Limited Competition in A Strong Location
- Attractive Return Providing an Above Average Market Yield
- E-Commerce and Recession Proof Company
- ±7.1 Years of Term Remaining and an Additional Three, 5-Year Options with 10% Increases
- 2018 BTS Construction



FINANCIAL OVERVIEW

Dollar General

322 Crescent St Greenville, CA 95947



FINANCIAL SUMMARY

\$1,783,800

List Price

\$198.15

Price Per SF

8.00%

Cap Rate

Property Details

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	3/11/2018
Lease Expiration Date	3/31/2033
Term Remaining on Lease	±7.1 Years
Options	Three, 5-Year Options with 10% Increases
Year Built	2018

Annualized Operating Data

	Annual Rent	Monthly Rent	Increases
Current - 3/31/2033	\$142,704.00	\$11,892.00	None
Option 1	\$156,984.00	\$13,082.00	10%
Option 2	\$172,680.00	\$14,390.00	10%
Option 3	\$189,948.00	\$15,829.00	10%



TENANT OVERVIEW

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Public

Employees
±180,000

Locations
21,000+

Credit Rating
BBB

Annual Revenue
\$40.61 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Why Invest in Dollar General?

- **Strong Financials:** Q2 2025 earnings beat expectations with \$10.73B in sales and raised full-year guidance—showing solid momentum.
- **Expanding Customer Base:** Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- **Net Store Growth:** Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- **Massive Scale:** Operates ~21,000 stores, employs 180,000+, and generates ~\$40.61B in annual revenue—highlighting stability and reach.

MARKET OVERVIEW

Dollar General

322 Crescent St Greenville, CA 95947



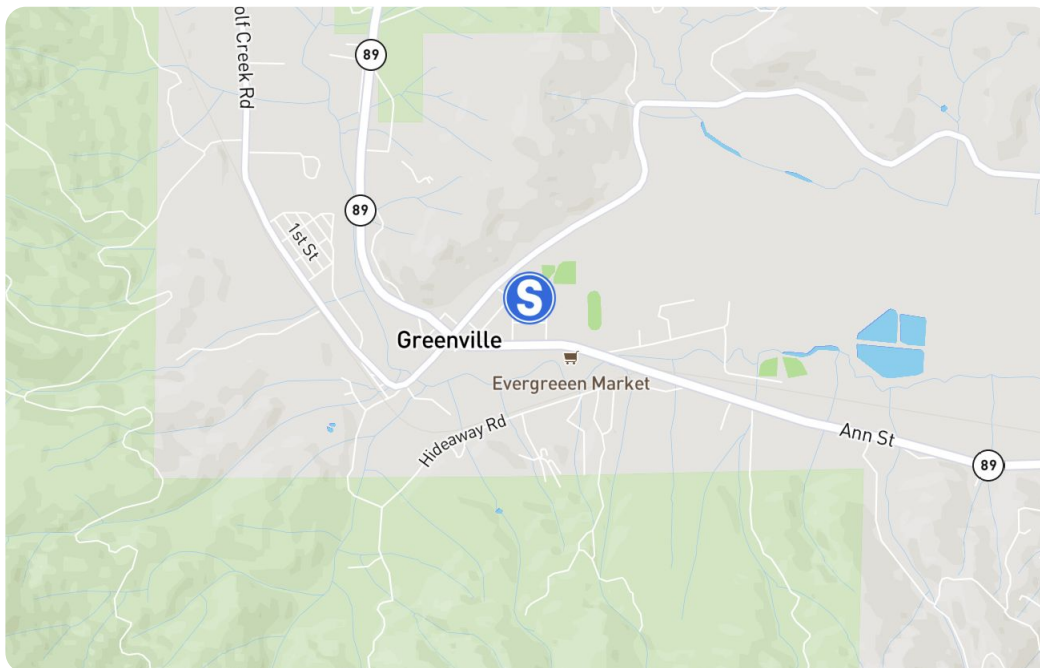
Google Earth

GREENVILLE, CA

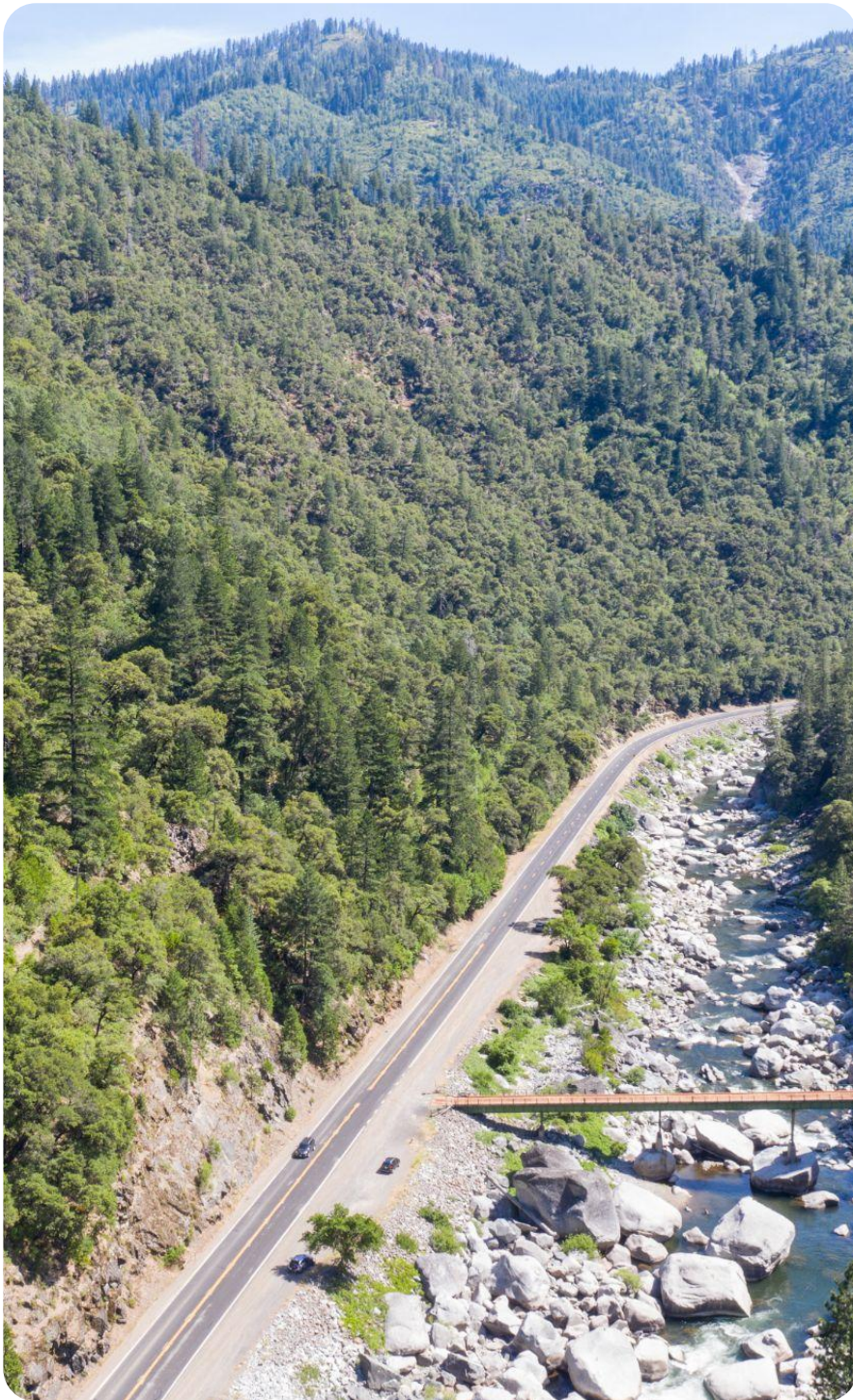
Local Market Overview

Greenville is a rural mountain community located in Plumas County in Northern California’s Sierra Nevada region. Historically home to just over 1,000 residents prior to recent wildfire events, the town has functioned as a small but important service and cultural hub for the surrounding Indian Valley area. The local setting is defined by natural landscapes, access to outdoor recreation, and a low-density residential profile that distinguishes it from larger California markets. Housing remains primarily single-family, with values generally below statewide averages, reflecting the area’s rural character and attainable cost basis.

The community’s demographic composition trends older than the California median, with long-term residents forming a meaningful share of the population. Household incomes typically align with rural county averages and are supported by public sector employment, small business activity, tourism, and natural resource industries. Limited new construction and constrained supply contribute to stable long-term property ownership patterns, though recent rebuilding activity has influenced housing dynamics in the immediate area.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	1,110	1,361	1,934
Current Year Estimate	1,235	1,506	2,122
2020 Census	1,539	1,865	2,497
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	539	656	933
Current Year Estimate	592	718	1,018
2020 Census	724	878	1,179
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$148,553	\$130,160	\$118,539



Local Market Overview

Greenville is accessed primarily via State Route 89, the region’s main north–south corridor linking the community to Quincy and other population centers throughout Plumas County. Though geographically removed from California’s major metropolitan hubs, the town’s setting within the Sierra Nevada provides direct proximity to national forests, alpine lakes, and year-round recreation amenities that support seasonal tourism and visitor traffic.

The market operates on a localized economic scale, with performance influenced more by regional dynamics, environmental conditions, and recreation-driven demand than by large urban growth patterns.

Economic Drivers

Greenville’s economy is closely tied to public administration, education, healthcare services, small-scale retail, and tourism associated with the Sierra Nevada recreation corridor. Government services and school district employment represent foundational stability within the local workforce base.

Outdoor recreation, seasonal tourism, forestry-related industries, and rebuilding initiatives following wildfire recovery efforts also contribute to economic activity. While modest in scale, the local economy is supported by regional visitation, small business entrepreneurship, and county-level infrastructure investment, reinforcing Greenville’s role as a service center for the broader Indian Valley area.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 322 Crescent St, Greenville, CA, 95947 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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