

Retail Investment Opportunity

Offering Memorandum



460 Antelope Blvd | Red Bluff, CA 96080



MATTHEWS™

EXCLUSIVELY LISTED BY



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Antelope Blvd ±19,600 VPD

*Parcel lines to be confirmed by buyer with a new survey.



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PROPERTY OVERVIEW

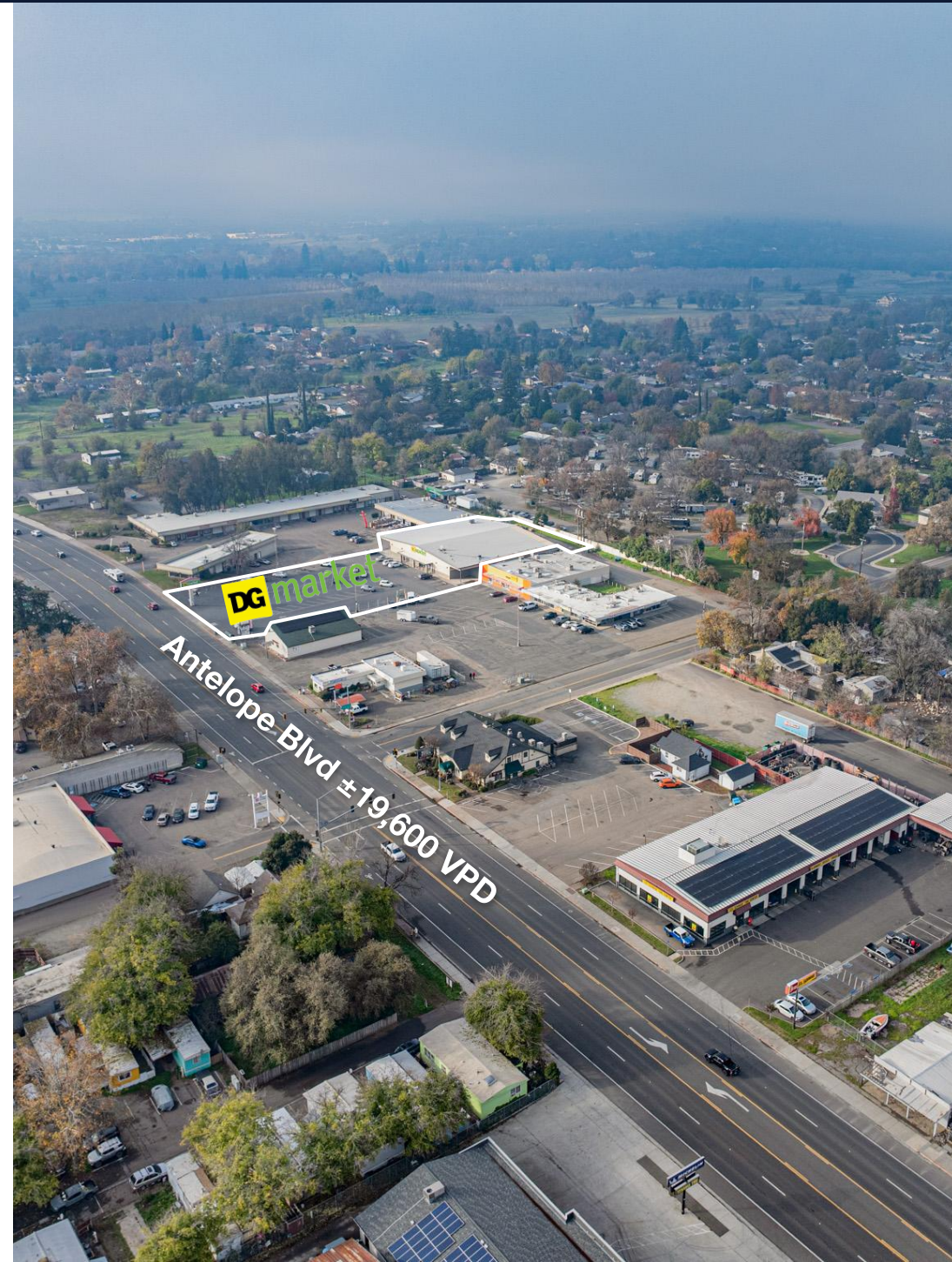
Dollar General Market
460 Antelope Blvd Red Bluff, CA 96080



INVESTMENT HIGHLIGHTS

Property Highlights

- **National Tenant** - Dollar General operates approximately 20,600+ locations nationwide, reinforcing its position as a dominant discount retailer with broad market penetration.
- **Dollar General Market Format** - This location features the Dollar General Market format, a larger and more desirable prototype that incorporates an expanded grocery selection, including fresh produce, dairy, and a full range of refrigerated and frozen food options.
- **Strong Traffic Exposure** - The property benefits from direct frontage along Antelope Blvd, which sees approximately 19,600 vehicles per day. This steady traffic provides consistent visibility and helps support the tenant's long-term viability at the location.
- **Attractive Real Estate Fundamentals** - The property serves as the anchor tenant within a well-occupied shopping center, supported by a strong and diverse tenant mix that drives consistent consumer traffic.
- **Dense, High-Income Trade Area** - The site is located in a dense market with over 24,000 residents and 9,000 households within a five-mile radius, supported by an average household income of \$112,004, supporting sustained consumer demand.





ANTELOPE SELF STORAGE



Antelope Blvd ± 19,600 VPD



460 Antelope Blvd
Red Bluff, CA 96080

±18,533 SF
GLA*

1964 /2014
Year Built

±19,600
Vehicles Per Day

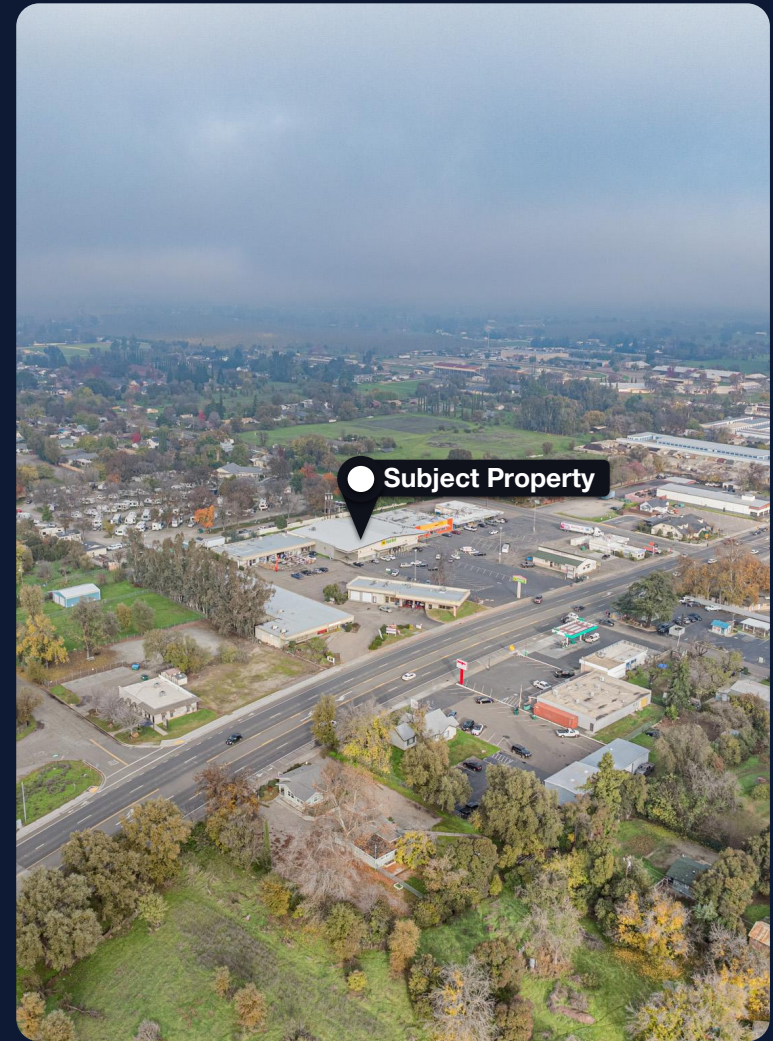
NN
Lease Type

±1.48 AC
Lot Size*

*Buyer to verify GLA and Lot Size with a new Survey



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Dollar General Market
460 Antelope Blvd Red Bluff, CA 96080



FINANCIAL SUMMARY

\$3,806,463

List Price

7.90%

Cap Rate

±1.48 AC

Lot Size*

18,533 SF

GLA*

Lease Summary

Tenant Trade Name	Dollar General Market
Type of Ownership	Fee Simple
Tenant	Dolgen California, LLC
Lease Type	Modified Gross
Roof, Lot, & Structure, Insurance	Landlord Responsibility
Original Lease Term	±15 Years
Lease Expiration Date	04/30/2028
Term Remaining on Lease	±2 Years
Rent Increases	10.00% Per Option
Options	Three (3), Five (5)-Year Options
2024 Insurance Expense	\$11,933.41

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent
Current - 04/30/2028	\$312,254.25	\$26,021.19
Option 1	\$343,479.68	\$28,623.31
Option 2	\$377,827.64	\$31,485.64
Option 3	\$415,610.64	\$34,634.20

Financial Summary

Income	Annual Rent	Per SF
Annual Rent	\$312,254.25	\$16.85
Gross Income	\$312,254.25	\$16.85
Expenses	Per SF	
Insurance	\$11,933.41	\$0.64
Gross Expenses	\$11,933.41	\$0.64
Estimated Net Operating Income	\$300,320.84	

*Buyer to verify GLA and Lot Size with a new Survey

DOLLAR GENERAL®

460 Antelope Blvd | Red Bluff, CA 96080



55% Net Income
Increase From 19-20

1,050 Stores
Opened in 2020

\$40.61 Billion
In Sales

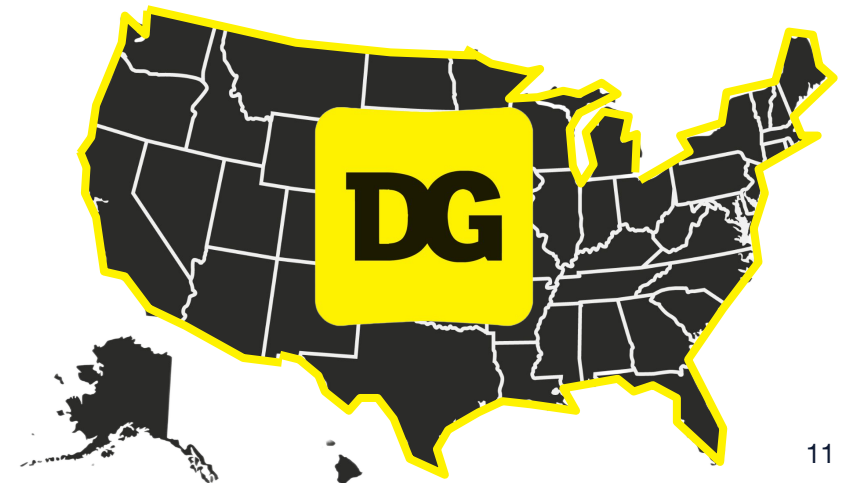
25 Years
Same Store Growth

Tenant Overview

Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 20,600+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

Dollar General Market is a grocery-enhanced format operated by Dollar General Corporation, offering fresh produce, dairy, frozen foods, and everyday grocery essentials alongside traditional value merchandise. The concept is designed to serve rural and underserved communities, increasing customer frequency while leveraging Dollar General's strong national footprint and discount retail platform.

20,600+ Stores Across 48 States



RED BLUFF, CA

Local Market Overview

Red Bluff functions as the principal retail hub for Tehama County and the surrounding rural Northern California region, providing essential goods and services to a broad trade area. The local economy is supported by a stable employment base where retail trade consistently ranks among the top employment sectors, reflecting its role as a regional shopping destination in an otherwise sparsely developed area. Median household incomes have exhibited upward trends, supporting consumer demand, while cost of living metrics remain relatively affordable compared to broader California averages—factors that help sustain resident spending power. The city’s position as the county seat further underpins year-round retail activity tied to government services and local services employment.

Retail inventory in Red Bluff is modest in scale, with a variety of commercial retail space in both neighborhood and corridor formats and additional available listings in the historic downtown and along key arterials. Available opportunities span neighborhood centers, highway-visible pads, and freestanding buildings, offering investors flexibility from owner-user acquisitions to multi-tenant investments. Primary retail nodes benefit from strong visibility along Interstate 5, which channels regional traffic flow between Sacramento and Redding and enhances market exposure for convenience, food service, and daily-needs retailers. Continued civic and chamber support for business growth, combined with the city’s function as a regional service center, reinforces long-term occupancy fundamentals for well-positioned retail assets.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	20,253	24,428	32,026
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	8,092	9,755	12,685
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$110,027	\$112,004	\$111,998

REDDING, CA MSA



Local Market Overview

Redding, California offers an exceptional blend of natural beauty, livability, and regional accessibility that continues to attract residents and businesses alike. Located in the heart of Northern California, the city is framed by the Sacramento River and scenic mountain ranges, providing a unique lifestyle defined by outdoor recreation and quality of life. As the economic and cultural center of Shasta County, Redding supports a growing population with strong healthcare, education, and retail sectors.

The revitalized downtown, anchored by the iconic Sundial Bridge, reflects the city's investment in innovation and community enrichment. With its balance of affordability, connectivity, and small-city charm, Redding is increasingly recognized as a desirable location for both families and professionals seeking a slower pace without sacrificing opportunity.

93,500

Total Population

\$71,000

0

Median HH Income

55%

Homeownership Rate

41,000

Employed Population

38.7

Median Age

\$364,000

Median Property Value

Economy

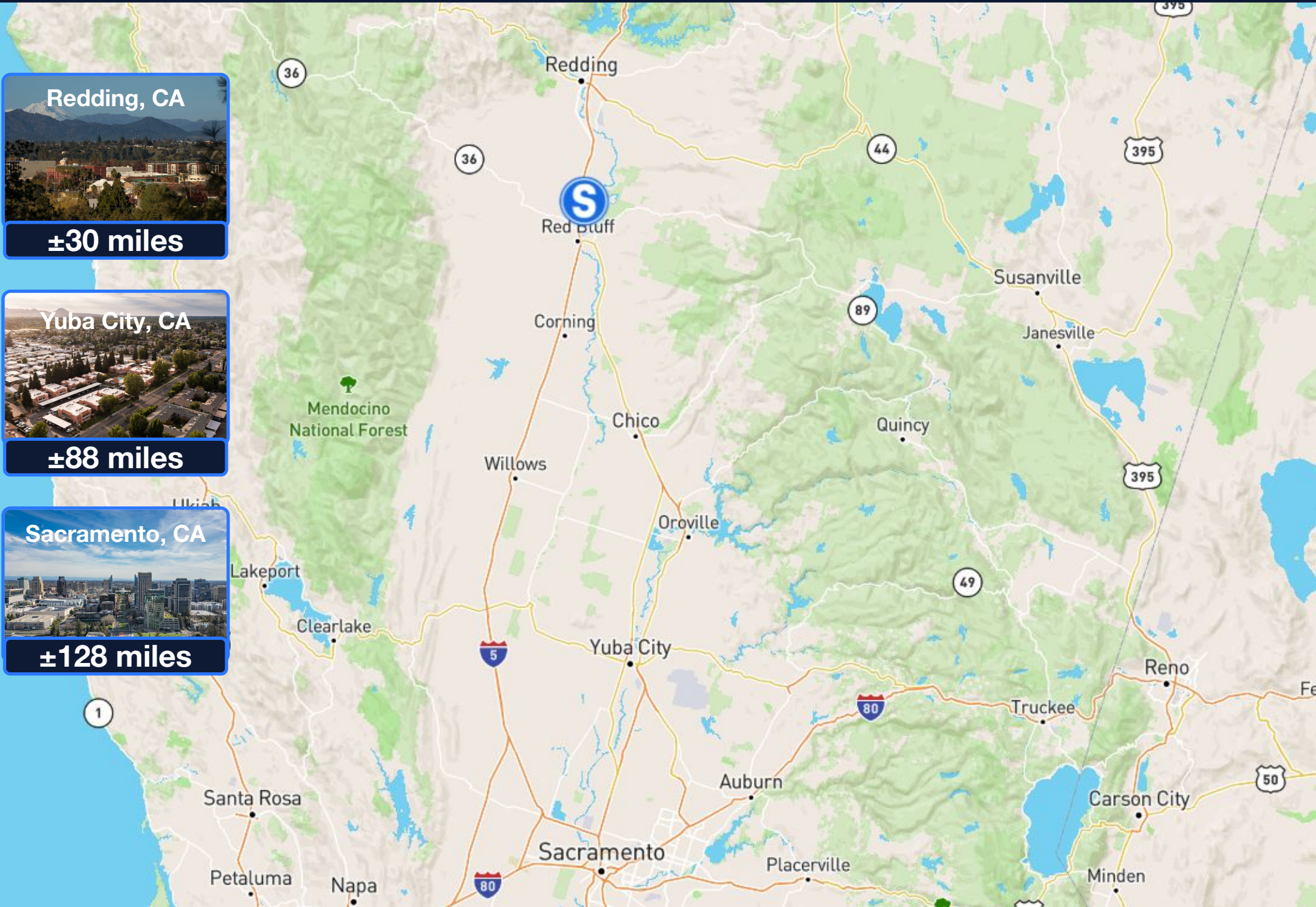
Redding's economy is driven by a diverse mix of industries, anchored by healthcare, education, retail, and government services. As the regional hub for far Northern California, the city plays a vital role in supporting surrounding rural communities with essential infrastructure and employment opportunities. Major employers such as Mercy Medical Center, Shasta College, and the City of Redding contribute to a stable employment base, while a growing small business sector and light manufacturing presence support local entrepreneurship. The city's position along Interstate 5 also enhances its logistical advantage, making it a convenient location for distribution and service-based operations. Economic development initiatives continue to prioritize workforce training, infrastructure improvements, and downtown revitalization, laying the groundwork for sustainable growth.

Attractions

In addition to its economic strengths, Redding is a magnet for outdoor enthusiasts and cultural travelers. Surrounded by national parks, lakes, and forests, the area boasts easy access to iconic attractions like Shasta Lake, Lassen Volcanic National Park, and Whiskeytown National Recreation Area. Within city limits, destinations such as Turtle Bay Exploration Park, the McConnell Arboretum & Botanical Gardens, and the world-famous Sundial Bridge blend education, art, and environmental stewardship. Redding's extensive trail systems, riverfront parks, and scenic vistas attract residents and visitors year-round, making recreation a cornerstone of the local lifestyle and a strong complement to the area's economic vitality.



REGIONAL MAP



Redding, CA

±30 miles



Yuba City, CA

±88 miles



Sacramento, CA

±128 miles

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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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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.

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