

DOLLAR GENERAL®

1950 SW Bridge St, Grants Pass, OR 97526

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



Trevor DiSilva

Associate

(714) 332-6292

trevor.disilva@matthews.com

License No. 02309928 (CA)



Blake Wagenseller

Associate Vice President

(949) 209-8963

blake.wagenseller@matthews.com

License No. 02146707 (CA)

Tim Campbell

Broker Of Record

Broker Lic. No.: 950100171 (OR)

Firm Lic. No.: 790100087 (OR)

MATTHEWS™



MATTHEWS™

DOLLAR GENERAL

EVEN LOWER PRICES

Table of Contents

Dollar General

- 04 Property Overview
- 08 Financial Overview
- 10 Tenant Overview
- 11 Market Overview

Property Overview

Dollar General

1950 SW Bridge St, Grants Pass, OR 97526



Image capture: May 2024 © 2026 Google

Investment Highlights

Property Highlights

- **Absolute NNN Lease** - The property features a true absolute triple-net (NNN) lease structure with zero landlord obligations—providing investors with 100% passive income and long-term stability.
- **Corporate Guarantee** - A Corporate-Guaranteed Lease backed by Dollar General — one of the nation's largest retailers with over 21,000 locations and an S&P BBB credit rating — giving investors the security of a proven, creditworthy tenant.
- **Stable Hedge Against Inflation** - Approximately 8 years remain on the base lease term, with 10% rent increases built into each option period — delivering durable, long-term income security and a strong hedge against inflation.
- **Robust demographics** - Located along a corridor of national tenants, the property benefits from a strong regional draw within the Josephine County trade area. As the county's largest city, Grants Pass serves as the area's primary commercial and retail hub, with over 58,000 residents within a 5-mile radius and additional support from nearby Merlin and Cave Junction. Average household income in that radius is approximately \$96,700, underpinning steady retail demand and long-term tenant performance in this stable Southern Oregon market.
- **Surrounded by national brands and community anchors** - The property benefits from proximity to national retailers and civic institutions that drive consistent, non-discretionary traffic. Nearby national and regional retailers — including Walmart Supercenter, Fred Meyer, Ross, TJ Maxx, and Tractor Supply — reinforce the strength of the corridor. Additional traffic comes from institutional anchors like Asante Three Rivers Medical Center, Grants Pass High School, and other area schools, as well as civic destinations such as the Josephine County Courthouse and the Rogue River riverfront district, underscoring the property's role as a daily-needs destination for the community.





DOLLAR GENERAL

Subject Property

 **Parkside Elementary School**
±390 Students

 **Reinhart Volunteer Park**

 **Lea Estates**
Mobile Home Park

Dutch Bros Soccer Complex
Soccer Field



 **ASANTE**
Three Rivers Medical Center
±125 Beds | ±660 Employees

Google Earth

SE 6th St ± 19,200 VPD
SE 7th St ± 19,000 VPD



± 36,100 VPD





SW Wagner Meadow Dr

SW Bridge St ± 8,530 VPD

Financial Summary

Property Details

Tenant	Dollar General
Lease Guarantor	Corporate
Rent Commencement Date	7/28/2019
Lease Expiration Date	7/31/2034
Original Lease Term	15 Years
Lease Term Remaining	±8 Years
Rent Increases	10% Every Option
Option Periods	Three, 5 Year Options
Lease Type	Absolute NNN
Type of Ownership	Fee-Simple
GLA	±9,100 SF
Lot Size	±1.34 AC

\$1,965,600

List Price

7.00%

Cap Rate

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Increases
Current - 07/31/2034	\$11,466	\$137,592	-
Option 1	\$12,613	\$151,356	10.0%
Option 2	\$13,874	\$166,488	10.0%
Option 3	\$15,262	\$183,144	10.0%



Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Public

Employees
±194,000

Locations
21,000+

Credit Rating
BBB

Annual Revenue
\$42.72 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General is one of the largest discount retailers in the United States, currently operating over 21,000 stores across 48 U.S. states and Mexico, with its greatest concentration of locations in the South, Southwest, Midwest, and East. Roughly 82.0% of Dollar General's sales are derived from consumables, including food, refrigerated and frozen products, paper products, cleaning supplies, health and beauty products, pet supplies, and other everyday necessities. Dollar General offers a wide selection of trusted national brands alongside its own private-label merchandise, including products from leading manufacturers across food, household, personal care, and other essential categories.

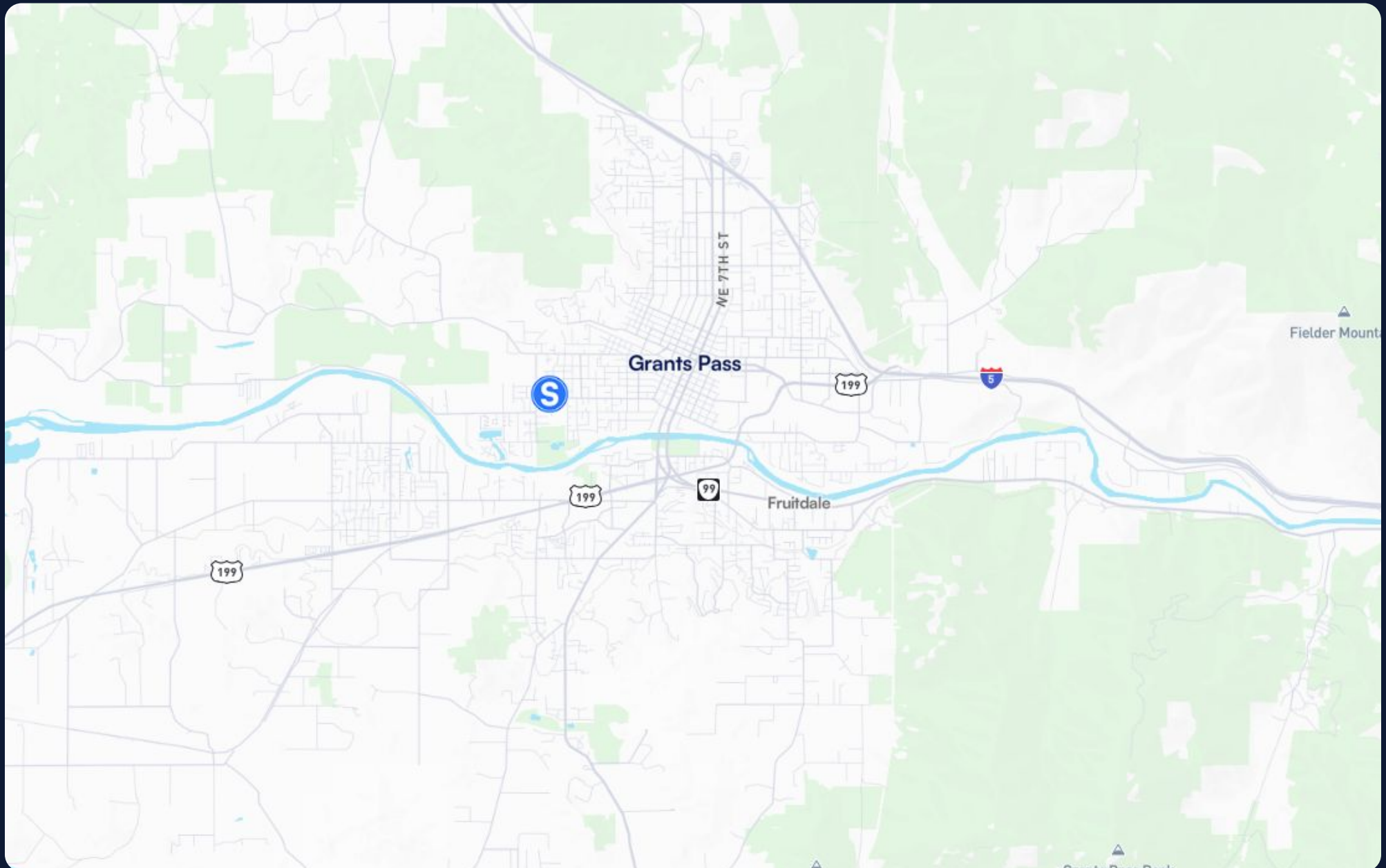
Why Invest in Dollar General?

- **Strong Recent Financial Performance:** In Q2 2026, Dollar General reported \$11.3 billion in net sales, up 5.2% year over year, while same-store sales increased 3.5%. Operating profit rose 29.2% to \$769.2 million and diluted EPS increased 33.3% to \$2.48.
- **Continued Store Expansion:** As of July 31, 2026, the company had 21,148 stores, up from 20,746 a year earlier. Dollar General plans approximately 460 new stores in fiscal 2026 — 450 in the U.S. and 10 in Mexico — while also remodeling thousands of existing locations.
- **Large, Established Retail Footprint:** Dollar General generated \$42.72 billion in fiscal 2025 net sales, up 5.2% from \$40.61 billion in fiscal 2024. Its consumables category alone generated approximately \$35.1 billion in fiscal 2025 sales.
- **Essential-Goods Focus:** The company's heavy exposure to consumables and everyday necessities supports recurring customer traffic and makes its stores an important convenience-oriented retail option in many communities.
- **Investment-Grade Credit Profile:** Dollar General's senior unsecured debt is currently rated BBB by S&P and Baa3 by Moody's, with stable outlooks reported in its latest quarterly filing.

Market Overview

Dollar General

1950 SW Bridge St, Grants Pass, OR 97526



Grants Pass, OR

Market Demographics

58,436

Total Population

\$96,697

Median HH Income

17,076

Employed Population

42.6

Median Age



Local Market Overview

Grants Pass serves as a regional center for Southern Oregon, benefiting from its position along the Rogue River and its accessibility to major population centers throughout the region. The community combines a well-established commercial base with a strong outdoor-oriented lifestyle, supported by the Rogue River, surrounding mountains, and nearby recreational destinations. Downtown Grants Pass features locally owned businesses, restaurants, services, and cultural attractions, while established residential neighborhoods and expanding commercial corridors contribute to a diverse and stable local economy. The city's role as a service and employment hub draws residents and visitors from surrounding communities, supporting demand for retail, dining, healthcare, professional services, and other consumer-oriented businesses.

The local economy is supported by a mix of healthcare, retail, government, education, manufacturing, construction, and professional services. Grants Pass also benefits from its location along Interstate 5, providing convenient connections to Medford, the broader Rogue Valley, and Northern California. The area's natural amenities and proximity to outdoor recreation contribute to its appeal for residents, retirees, visitors, and businesses seeking a smaller-market environment with regional connectivity. Continued investment in commercial corridors, infrastructure, and community development further reinforces Grants Pass as an important economic and lifestyle destination within Southern Oregon.

Property Demographics

Population	2-Mile	5-Mile	10-Mile
Five-Year Projection	30,007	58,630	78,823
Current Year Estimate	29,751	58,436	78,836
Households	2-Mile	5-Mile	10-Mile
Five-Year Projection	12,182	23,442	31,801
Current Year Estimate	12,336	23,864	32,457
Income	2-Mile	5-Mile	10-Mile
Average Household Income	\$84,883	\$96,697	\$96,261

MATTHEWS™

Exclusively Listed By



Trevor DiSilva

Associate

(714) 332-6292

Trevor.Disilva@matthews.com

License No. 02309928 (CA)



Blake Wagenseller

Associate Vice President

(949) 209-8963

Blake.Wagenseller@matthews.com

License No. 02146707 (CA)

Tim Campbell

Broker Of Record

Broker Lic. No.: 950100171 (OR)

Firm Lic. No.: 790100087 (OR)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1950 SW Bridge St, Grants Pass, OR, 97526 ("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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.