7350 E. Main Street, Mesa, AZ 85207

Actual Property Photo

On 7/19/25 Dollar General began an extensive upgrade to the interior showing a strong commitment to the site.

Price:	$1,133,332
Year Built:	2004
Bldg. Size:	8,870 SF
Lot Size:	33,145 SF/.76 Acres
Tenant:	Dollar General
Price PSF:	$129.73

Exclusively Listed By Triple Net America Net Lease Investments
Jerry Robers Principal/Broker Call/Text: 602.770.7725
AZ RE Lic BR025700000
jerry@nationalnnn.com

Dollar General, Mesa, AZ

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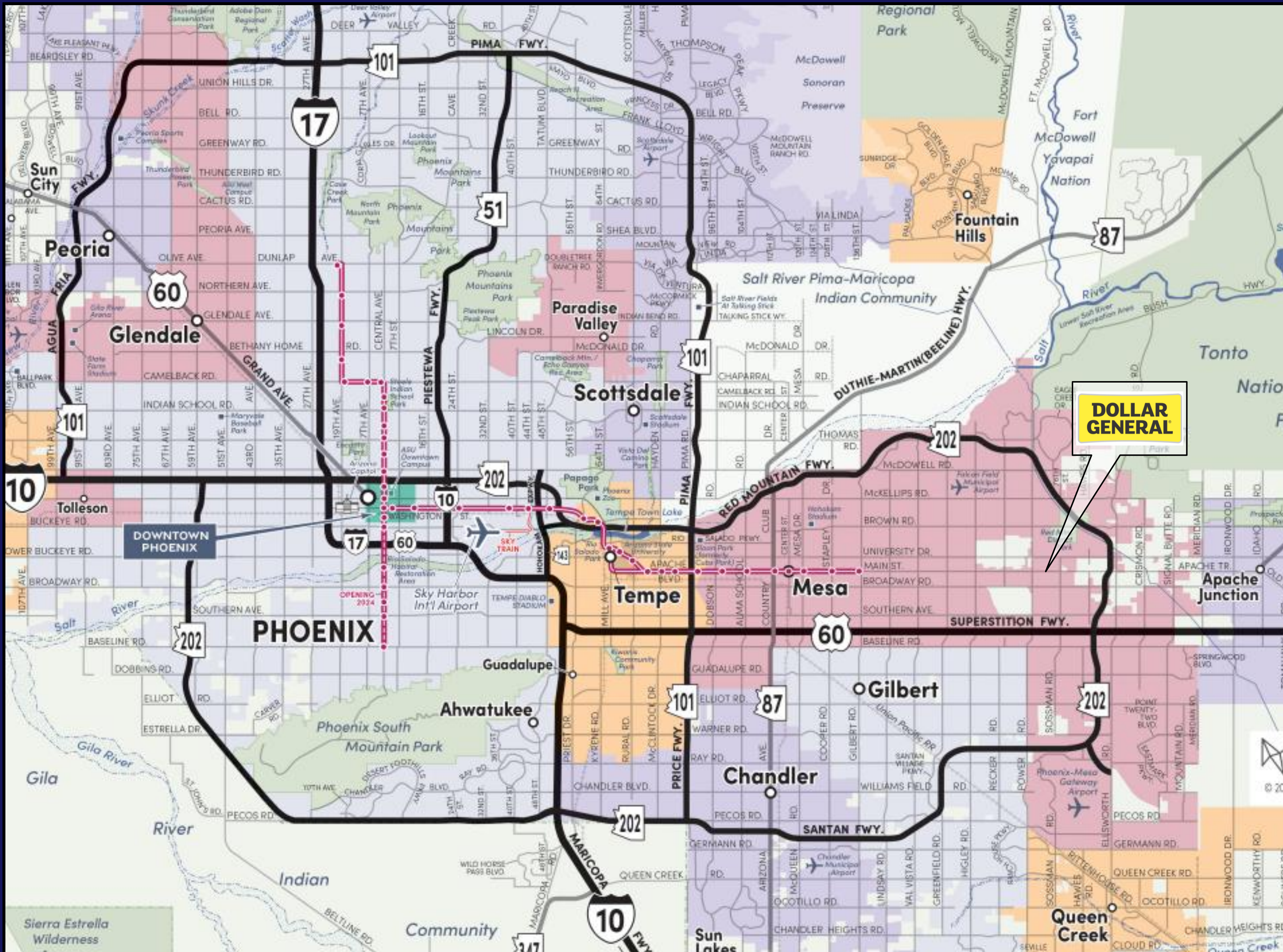
TRIPLE NET AMERICA COMMERCIAL R.E.


DOLLAR GENERAL
DOWNTOWN PHOENIX
PHOENIX
Sun City
Peoria
Glendale
Tolleson
Paradise Valley
Scottsdale
Fountain Hills
Tempe
Mesa
Apache Junction
Guadalupe
Ahwatukee
Gilbert
Chandler
Queen Creek
Sun Lakes
Salt River Pima-Maricopa Indian Community
Fort McDowell Yavapai Nation
McDowell Sonoran Preserve
Tonto National Forest
Phoenix South Mountain Park
Sky Harbor Int'l Airport
Gila River Indian Community
Sierra Estrella Wilderness Area
PIMA FWY.
SUPERSTITION FWY.
SANTAN FWY.
RED MOUNTAIN FWY.
PRICE FWY.
PIESTEWA FWY.
DUTHIE-MARTIN(BEELINE) HWY.
GRAND AVE.
AGUA FRIA FWY.
MARICOPA FWY.
SKY TRAIN
OPENING 2024
101
17
51
60
10
202
87
143
347

LEASE SUMMARY

Tenant Name	Dollar General
Lease Guarantor	Dollar General
Address	7350 E. Main Street, Mesa, AZ 85207 (Beginning 7/19/25 Dollar General began an extensive upgrade to the interior of the building showing a strong commitment to the site.)
NOI	$67,999.92 ($7.66 PSF)
Asking Price	$1,133,332
Cap Rate	6.0
Lease Type	NN with Minimal Landlord Responsibilities
Landlord Responsibilities	Roof, Structure, & Exterior (Tenant reimburses LL for maintenance of grassed and landscaped areas. Tenant pays to LL $479.50 per month for Parking Area Maintenance)
Lease Commencement	April 26, 2010
Lease Expiration	June 30, 2030 (Dollar General Exercised 1st Option on 7/1/25)
Term Remaining	5 Years
Building Size	8,870 SF
Lot Size	~ 47,480 SF / 1.09 Acres
Renewal Options	Three, 5-Year Options with Increases
Rent Increases	10% Beginning of Each Option

TENANT PROFILE

Dollar General Corporation is an American chain of variety stores Headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around $27 billion in 2019.

TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	$34.220 Billion
Net Worth:	$46.01 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

Over 18,000 stores in the United States

America's Best Employers by State in Forbes List 2022

Dollar General has over 163,000 Employees

Ranked #360 on Forbes Global 2000 List for 2022

Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

Mesa's story is one of **steady transformation**: from agricultural settlement to bustling suburb, and now a self-reliant economic powerhouse. With over **half a million residents**, robust industries, and a flourishing cultural scene, Mesa continues to shape its role as a cornerstone of Arizona's future.

🏠 Households & Living Arrangements

- **Total households:** ~196,000 (2019–23) Reddit
- **Average household size:** ~2.56 people Census.gov +1
- **Twenty-year residential stability:** ~83.8% lived in same home ≥1 yr
- **Homeownership rate:** 64.4% Census.gov +1
- **Median home value:** ~$364,300 Census.gov +2

📊 Population & Growth

- **Population (July 1, 2024 estimate):** 517,151 — up from 504,374 in April 2020 (+2.5%)
- **Projected growth (2024–29):** From ~521,600 to ~532,800 (+2.1%) selectmesa.com