OFFERING MEMORANDUM
6625 SKYWAY

PARADISE, CA 95969

NNNetAdvisors

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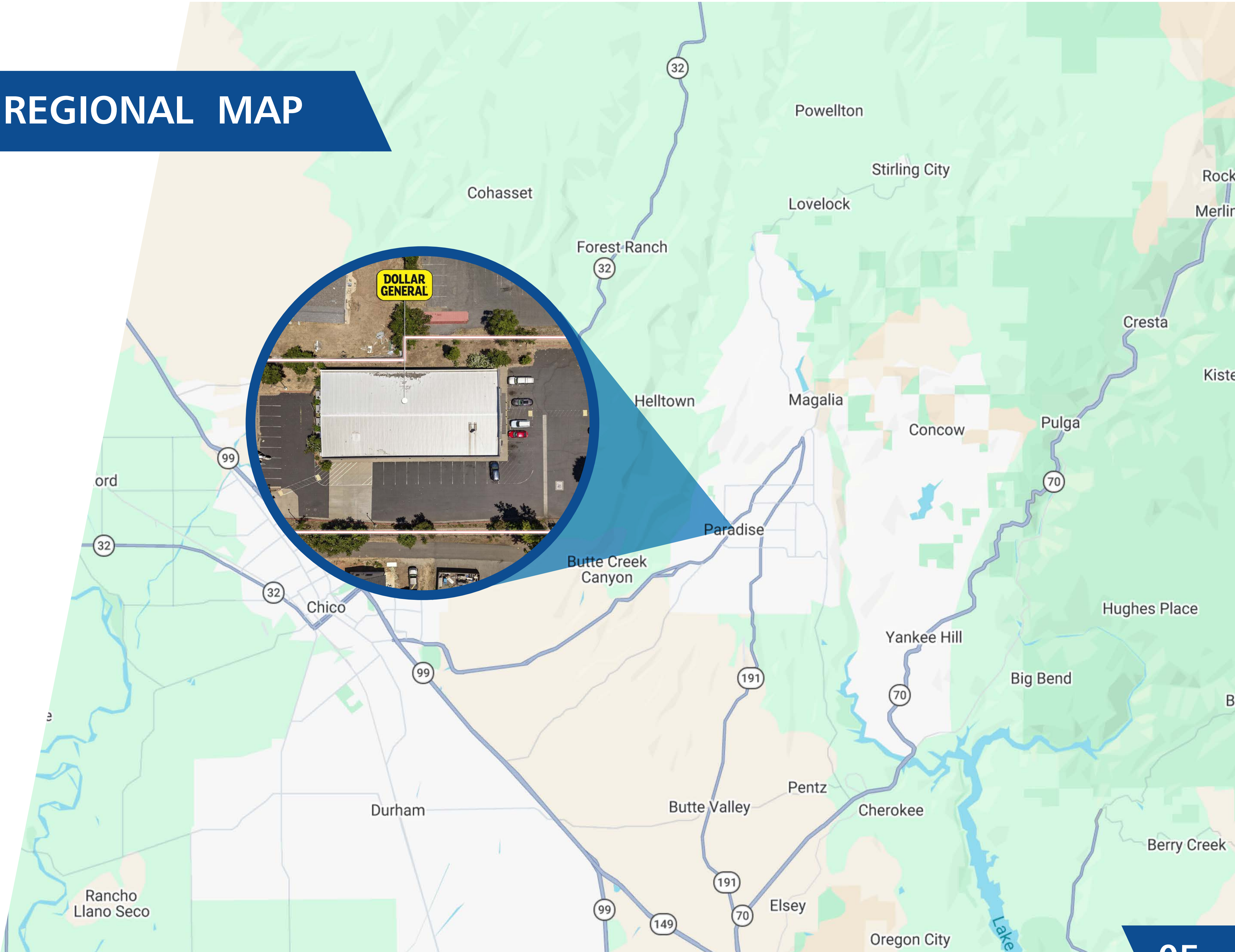
PROPERTY HIGHLIGHTS

The subject property consists of 9,030 SF of improved building area on approximately 1.17 acres of total property. The improvement consists of a freestanding single-tenant building comprised of a Dollar General retail store.

This property is located in Paradise, CA, a northern California city in Butte County. It services both the large number of neighborhood residents as well as a regional shopping demand. This investment offers a qualified investor a long term investment grade opportunity in a busy regional retail location.

- Building Constructed in 2013
- 2.25 Years Remaining on Initial Lease Term
- 10% Rent Increases in each of the 3 – (5) Year Options
- 100% Occupied Single Tenant Absolute NNN lease
- Tenant is Dollar General Corporation which has a current S&P Rating of BBB Stable and Moody's Rating of Baa3 Stable
- Average Daily Traffic Counts of 20,992 VPD on Skyway

REGIONAL MAP



COMPETITION MAP

THE OFFERING

Price: $1,879,000

Cap Rate: 7.75%

NOI: $145,643

Building: 9,030 SF

Land: 1.17 Acres

Built: 2013

Investment Overview

Lease Summary

- **Lease Type:** Absolute NNN Lease
- **Lease Term:** Expires September 30, 2028
- **Increases:** 10% In the Each Option Period
- **Options:** (3) - 5 Year Options Remaining
- **Tenant Trade Name:** Dollar General
- **Tenant Credit:** S&P BBB Stable / Moody's Baa3 Stable
- **Guarantor:** Dollar General Corporation
- **Tenant Locations:** 20,388 Locations

TENANT INFORMATION

Dollar General is one of the largest discount retailers in the United States, serving millions of customers through thousands of stores located primarily in rural, suburban, and small-town communities. Founded in 1939 by J.L. Turner and Cal Turner Sr. in Scottsville, Kentucky, the company began as a wholesale business before transitioning to a retail model centered on providing affordable everyday products. Since going public in 1968, Dollar General has expanded significantly and now operates more than 20,000 stores across the country.

The company's business model focuses on offering convenient access to a wide assortment of everyday essentials at competitive prices. Its stores typically carry products across categories such as food and beverages, health and beauty, cleaning supplies, household goods, pet supplies, seasonal merchandise, apparel, and basic home décor. Many locations also offer fresh produce, refrigerated foods, and frozen items, allowing customers to complete routine shopping trips without traveling to larger grocery stores.

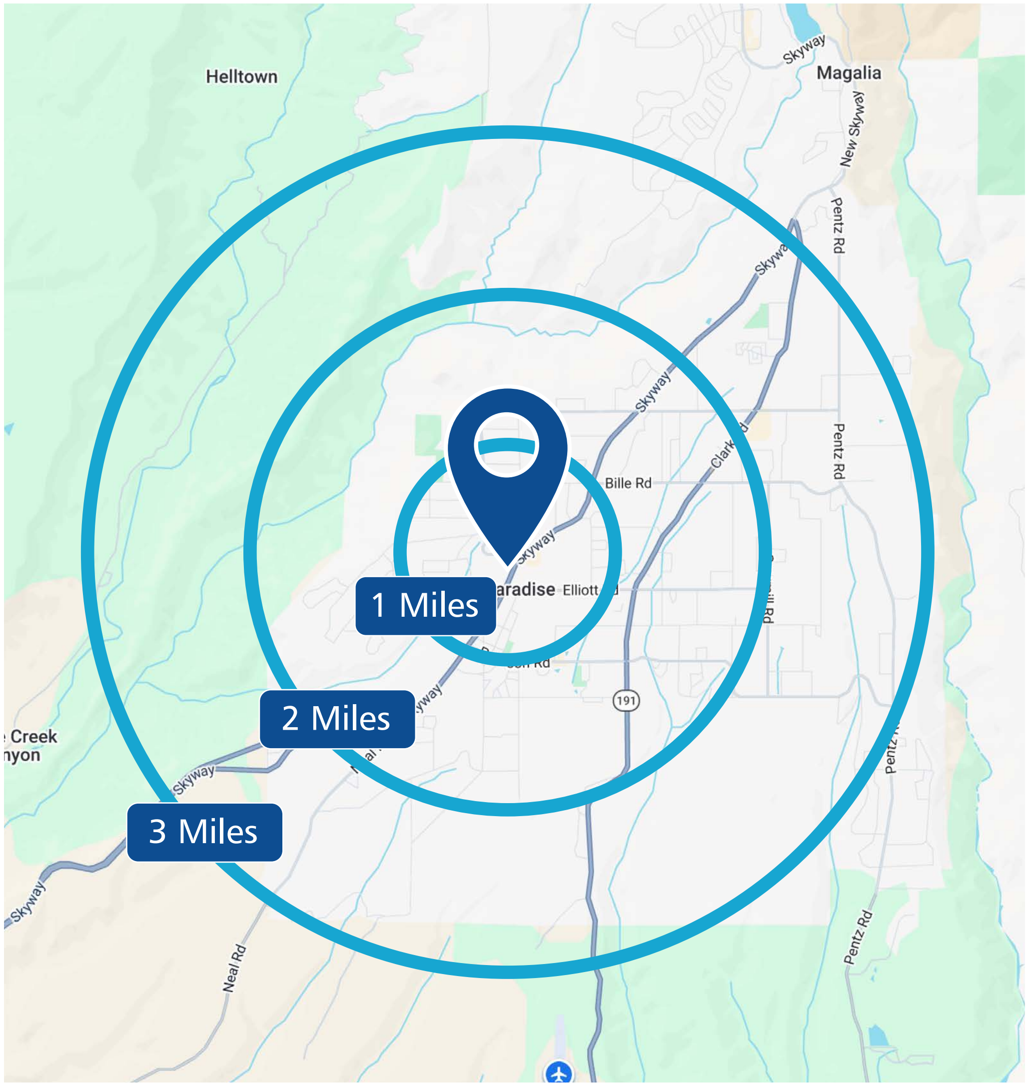
Dollar General primarily serves value-conscious consumers who prioritize convenience, affordability, and quick shopping experiences. Most stores are intentionally smaller than traditional supermarkets or big-box retailers, making them easier to navigate and less time-consuming to shop. This format also enables the company to establish locations in communities that may have limited access to major retail chains.

The company has invested in private-label brands alongside nationally recognized products, helping customers stretch their budgets while maintaining product variety. In recent years, Dollar General has also expanded its digital capabilities through a mobile app, digital coupons, and online shopping options to complement its physical stores. Additional initiatives, including the DG Market and Popshelf store concepts, target broader customer needs by offering expanded grocery selections and affordable home, party, and seasonal merchandise.

Beyond retail operations, Dollar General supports community development through literacy programs, disaster relief efforts, and educational grants administered by the Dollar General Literacy Foundation. The company also emphasizes operational efficiency through a sophisticated distribution network designed to replenish stores quickly and manage inventory effectively.

Today, Dollar General remains a significant player in the U.S. discount retail industry. Its continued growth is driven by a strategy centered on convenience, low prices, operational efficiency, and serving underserved communities, making it an important source of affordable everyday products for customers across the nation.

DEMOGRAPHICS



2026 Summary	1 MILE	2 MILES	3 MILES
Population	1,593	5,396	8,771
Households	767	2,484	3,963
Families	394	1,444	2,374
Average Household Size	2.06	2.15	2.20
Owner Occupied Housing Units	500	1,816	3,007
Renter Occupied Housing Units	267	668	955
Median Age	55.2	54.5	54.8
Median Household Income	$64,552	$67,351	$69,034
Average Household Income	$82,234	$87,512	$90,023

2031 Summary	1 MILE	2 MILES	3 MILES
Population	1,649	5,661	9,338
Households	791	2,609	4,230
Families	404	1,518	2,532
Average Household Size	2.07	2.15	2.20
Owner Occupied Housing Units	523	1,927	3,239
Renter Occupied Housing Units	268	681	989
Median Age	55.9	55.8	55.9
Median Household Income	$67,375	$71,429	$74,546

DEMOGRAPHICS

KEY FACTS

8,771
Population

2.2
Average Household Size

54.8
Median Age

$69,034
Median Household Income

BUSINESS

537
Total Businesses

3,005
Total Employees

INCOME

$69,034
Median Household Income

$40,099
Per Capita Income

$266,378
Median Net Worth

EDUCATION

6.4%
No High School Diploma

23%
High School Graduate

38%
Some College

33%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

White Collar 65%

Blue Collar 19%

Services 16%

4.8%
Unemployment Rate

PARADISE, CALIFORNIA

Paradise, California, is a small mountain town located in Butte County within the Sierra Nevada foothills, approximately 90 miles north of Sacramento. Known for its scenic beauty, pine forests, and close-knit community, Paradise has long attracted residents seeking a quieter lifestyle surrounded by natural landscapes. The town sits at an elevation of about 1,800 feet and enjoys a climate characterized by warm, dry summers and cool, wet winters, making it an appealing destination for outdoor recreation throughout much of the year.

The town offers access to hiking, fishing, camping, and wildlife viewing, with nearby attractions including Bidwell Park, Lake Oroville, and numerous trails in the surrounding foothills. Its downtown area has historically featured locally owned restaurants, shops, and community services that contribute to the town's welcoming atmosphere.

Paradise became widely known following the devastating Camp Fire in November 2018. In the years since the disaster, Paradise has focused on rebuilding homes, restoring essential services, and strengthening wildfire preparedness through updated building standards, vegetation management, and emergency planning.

Today, Paradise continues to recover while maintaining its identity as a resilient mountain community. New residential neighborhoods, schools, parks, and commercial developments have emerged as rebuilding efforts progress. Local organizations, volunteers, businesses, and government agencies have worked together to support economic recovery and improve public safety while preserving the town's natural character.

The local economy is supported by retail businesses, healthcare services, construction, education, tourism, and small businesses. Community events, farmers markets, recreational programs, and civic organizations continue to bring residents together and foster a strong sense of belonging. Although Paradise has faced extraordinary challenges, its ongoing recovery reflects the determination of its residents to rebuild a vibrant, sustainable community. Today, the town represents both the beauty of California's foothill region and the resilience of communities recovering from natural disasters.

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