

# BIG 5 SPORTING GOODS

## Net Leased Investment Opportunity

1055 US HIGHWAY 101  
CRESCENT CITY, CA 95531



**NEWMARK**

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Please contact Kelly Rivett or Tom Conwell with any questions or additional information.

Please do not disturb Tenant.



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GOODS**

## THE OPPORTUNITY

Newmark, as the exclusive advisor, is pleased to present Big 5 Sporting Goods, a net leased investment opportunity located in Northern California. Built in 2014 on a ±1.2 acre site for Big 5, this ±10,000 square foot freestanding building is located on Highway 101 in Crescent City, California where the mighty Pacific Ocean meets ancient Redwood Forests.

With commitment to location, Big 5 Sporting Goods exercised their first option early to extend to January 1, 2027. In February 2025, rent increases 10% from \$12,859 to \$14,145 a month. There are three additional - five year options with 10% rent increases. Landlord responsibilities include roof and structure. Tenant pays taxes, insurance, utilities and landscaping. This stable investment represents an in place 5.4% Cap rate at \$2.85 million.

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CRESCENT CITY



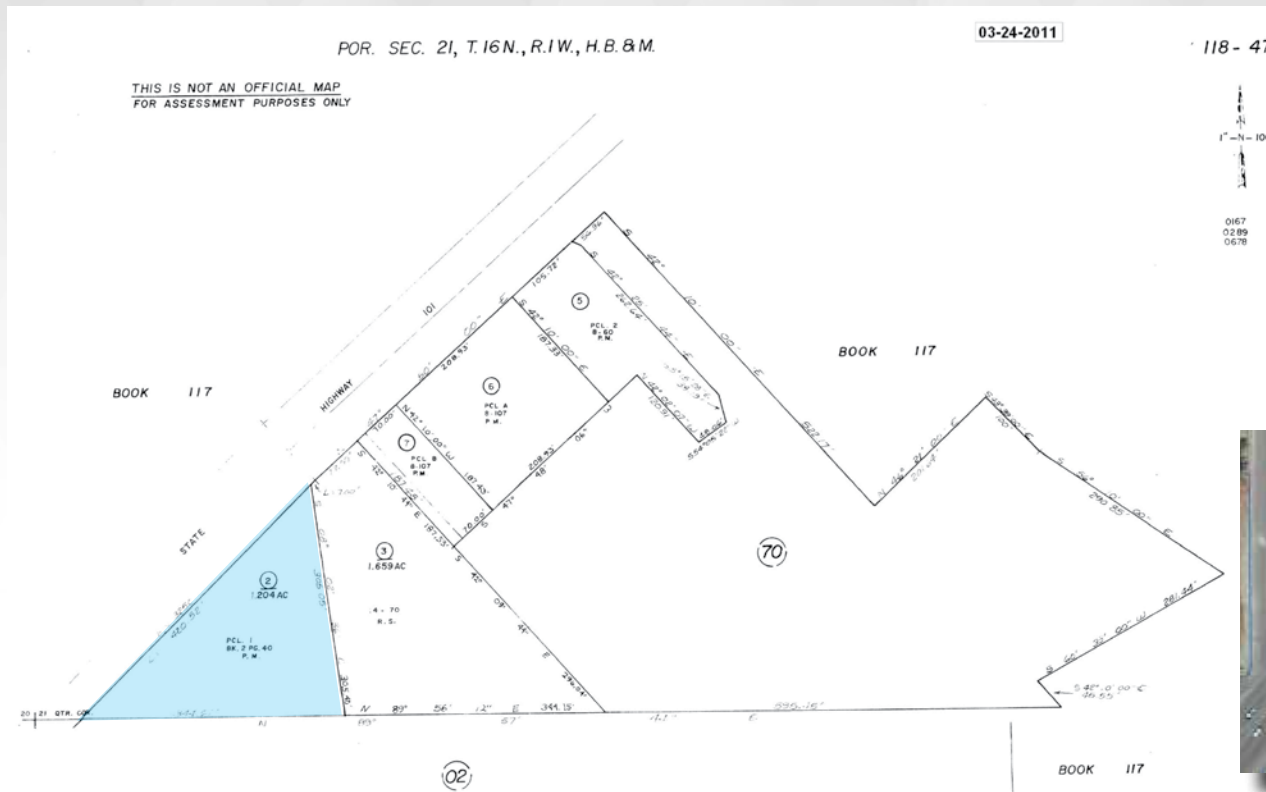


# BIG 5 SPORTING GOODS

## HIGHLIGHTS

- Net lease to Big 5 Sporting Corporation
- (NASDAQ: BGFV)
- 5 year option term remains plus 3 additional 5 year options
- 10% rent increase in February 2025
- Record earning sales in 2020 & 2021 (COVID 19 resistant)
- No direct competition
- Built in 2014 for Big 5
- Commitment to location
- Stable investment
- Year round tourist destination (Crescent City, CA)
- Daily traffic count: 28,866 cars per day at US 101 & Northcrest Drive

# PARCEL MAP-AERIAL



## PROPERTY INFORMATION

Tenant:	Big 5 Sporting Goods
Price:	<b>\$2,850,000</b>
Cap Rate:	5.4% (Current) 6% (February 2025)
Term:	5 years remaining with 3 - 5 year options with 10% increases
Address	1055 US Highway 101, Crescent City, Ca. 95531

Building Size:	±10,000 square feet
Year Built:	2014
APN# :	118-470-002-000
Land Area:	±52,586 SF (±1.2 Acres)
Parking:	37 Parking Spaces
Daily Traffic:	28,866 cars per day





# INCOME & EXPENSE

Price: \$2,850,000  
Cap Rate: 5.4%

<u>STABILIZED INCOME:</u>	<u>PER SQUARE FOOT</u>	<u>MONTHLY</u>	<u>ANNUAL RENT</u>
Scheduled Rent	\$1.29 SF	\$12,859	\$154,308

### EXPENSES:

Taxes	Paid by Tenant	\$0.00
Insurance	Paid by Tenant	\$0.00
Utilities	Paid by Tenant	\$0.00

**NET OPERATING INCOME** **\$154,308**

Financing: Property to be delivered free & clear of any and all in-place financing





# RENT ROLL

Tenant	Options	Term	Monthly Rent	Yearly Rent	Month Rent SF	Yearly Rent SF
Big 5 Sporting Goods	Option 1	06/01/2021-01/31/2025	\$12,859	\$154,308	\$1.29	\$15.43
		02/01/2025-01/31/2027	\$14,145 (10%)	\$169,740	\$1.41	\$16.97
	Option 2	02/01/2027-01/31/2032	\$15,559 (10%)	\$186,708	\$1.56	\$18.67
	Option 3	02/01/2032-01/31/2037	\$17,115 (10%)	\$205,380	\$1.71	\$20.54
	Option 4	02/01/2037-01/31/2042	\$18,826 (10%)	\$225,912	\$1.88	\$22.59



# TENANT OVERVIEW

Big 5 Sporting Goods (NASDAQ: BGFV) was founded in 1955 and is a leading sporting goods retailer in the western United States. As of September 2021, Big 5 has 429 operating stores in 11 states and employs over 9,500 people. Big 5 provides a full line of products offered at compelling values including athletic shoes, apparel and accessories, as well as a broad selection of athletic equipment for team sports, fitness, camping, fishing, tennis, golf, roller sports and winter/summer recreation.

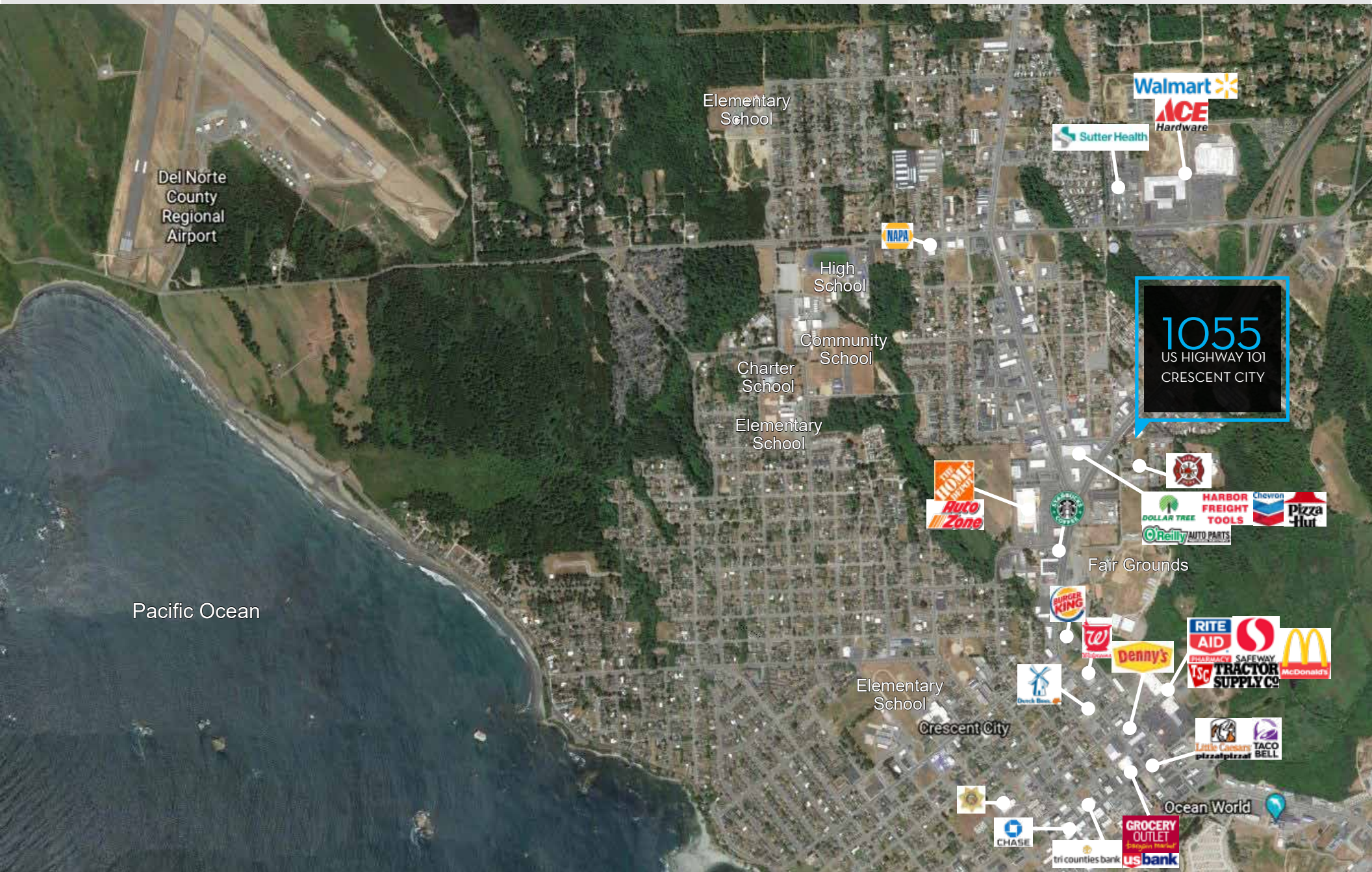
Type:	Publicly owned corporation
Traded:	NASDAQ: BGFV - S&P 600 component
Industry:	Sporting goods, outdoor gear
Founded:	1955
Headquarters:	El Segundo, California
Website:	<a href="http://big5sportinggoods.com">big5sportinggoods.com</a>

Net Worth:	\$700 million
2021 Projected Revenue:	\$1.5 Billion
2020 Revenue:	\$1,041,000,000
Debt:	-0-
COVID-19 Rent Relief	-0-





# LOCATION AERIAL



Del Norte  
County  
Regional  
Airport

Elementary  
School

Walmart

ACE  
Hardware

Sutter Health

NAPA

High  
School

1055  
US HIGHWAY 101  
CRESCENT CITY

Community  
School

Charter  
School

Elementary  
School

Home  
Depot  
Auto  
Zone

Harbor  
Freight  
Tools

DOLLAR  
TREE

O'Reilly  
AUTO PARTS

Pizza  
Hut

Fair Grounds

Pacific Ocean

Elementary  
School

Crescent City

RITE  
AID

SAFeway  
TRACTOR  
SUPPLY CO.

McDonald's

BURGER  
KING

Denny's

Dunkin'

Lulu's  
Cuban  
pizzapizzat

TACO  
BELL

Ocean World

CHASE

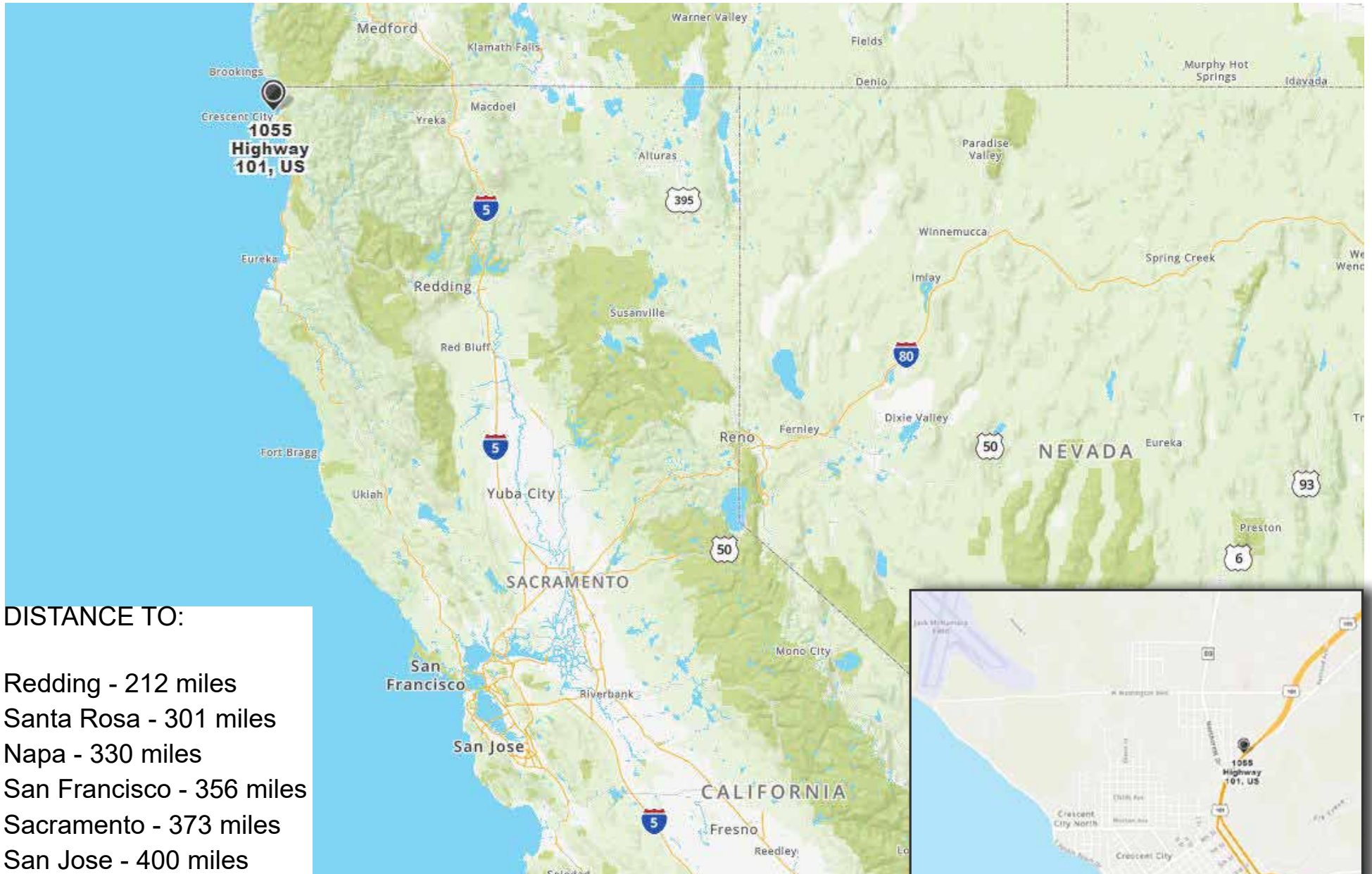
tri counties bank

GROCERY  
OUTLET

us bank



# REGIONAL MAP



## DISTANCE TO:

- Redding - 212 miles
- Santa Rosa - 301 miles
- Napa - 330 miles
- San Francisco - 356 miles
- Sacramento - 373 miles
- San Jose - 400 miles

# LOCATION



Named for the crescent-shaped stretch of sandy beach south of the city, Crescent City is the seat of Del Norte County and is located just 20 miles south of the Oregon-California border. The population of the Crescent City area is about 22,000.

Due to the richness of the local Pacific Ocean waters and the east of access, Crescent City Harbor serves as home port for numerous commercial fishing vessels. The harbor is also home to multiple fishing and non-fishing related businesses and harbor government offices.

Crescent City is a popular tourist destination due to its coastal location and abundance of beautiful redwood trees. Crescent City is also home to a satellite campus of College of the Redwoods, a two-year college based in Humboldt County.

## DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
2021 Population	17,086	18,885	24,414
Median Age	37.5	38.2	39.5
Average HH Income	\$60,060	\$62,391	\$67,072
Daytime Employees	6,291	6,341	6,708





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