



BIG 5
SPORTING GOODS

4859

BIG 5 RETAIL CENTER

4859 LONE TREE WAY
ANTIOCH, CA 94531

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PROPERTY INFORMATION

Property Summary
Property Description
Complete Highlights
Additional Photos

LOCATION INFORMATION

Location Maps
Aerial Map

FINANCIAL ANALYSIS

Financial Summary
Income & Expenses
Rent Roll

SALE COMPARABLES

Sale Comps
Sale Comps Summary
Sale Comps Map

DEMOGRAPHICS

Demographics Report
Demographics Map

1

2

3

4

5

1 PROPERTY INFORMATION

4859 Lone Tree Way
Antioch, CA 94531

Property Summary



OFFERING SUMMARY

Sale Price:	\$3,338,250
Cap Rate:	5.5%
NOI:	\$183,604
Lot Size:	0.95 Acres
Year Built:	2003
Building Size:	12,283 SF
Zoning:	P-D
Market:	Eastern Contra Costa
Submarket:	Deer Valley
Price / SF:	\$271.78

PROPERTY OVERVIEW

2 tenant retail building anchored by Big 5 Sporting Goods. Big 5 has operated at this location since 2004 and have shown their commitment to the location by early exercising 2-5 year options current lease expires 1/31/2029. They have 2 additional 5 year options. Rent increases 10% on 2/1/2024 and each option period thereafter. Scrubs Etc. has 3% annual increases and one 5 year option at market rent.

PROPERTY HIGHLIGHTS

- 100% Leased
- Big 5 Early Extended Lease (Lease term to 1/31/2029)
- Triple Net Leases
- Walmart Supercenter Anchored Shopping Center

Property Description



LOCATION OVERVIEW

Located in the Williamson Ranch Plaza Shopping Center which is anchored by a Walmart Supercenter. Average Household Income of \$117,728 within a Three- Mile radius and 204,594 Residents Within a Five-Mile radius.

Complete Highlights

SALE HIGHLIGHTS

- 100% Leased
- Big 5 Early Extended Lease 10 + years remaining
- Triple Net Leases
- Walmart Supercenter Anchored Shopping Center



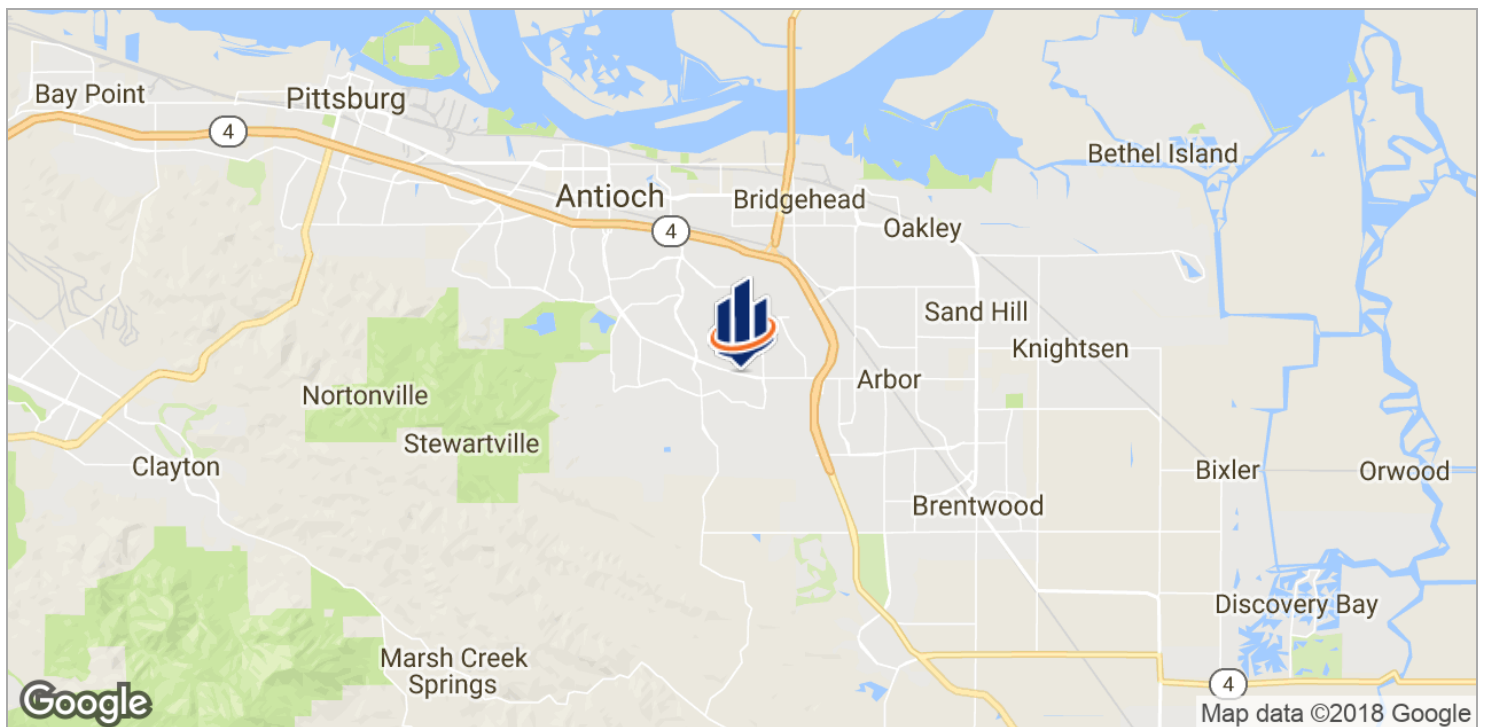
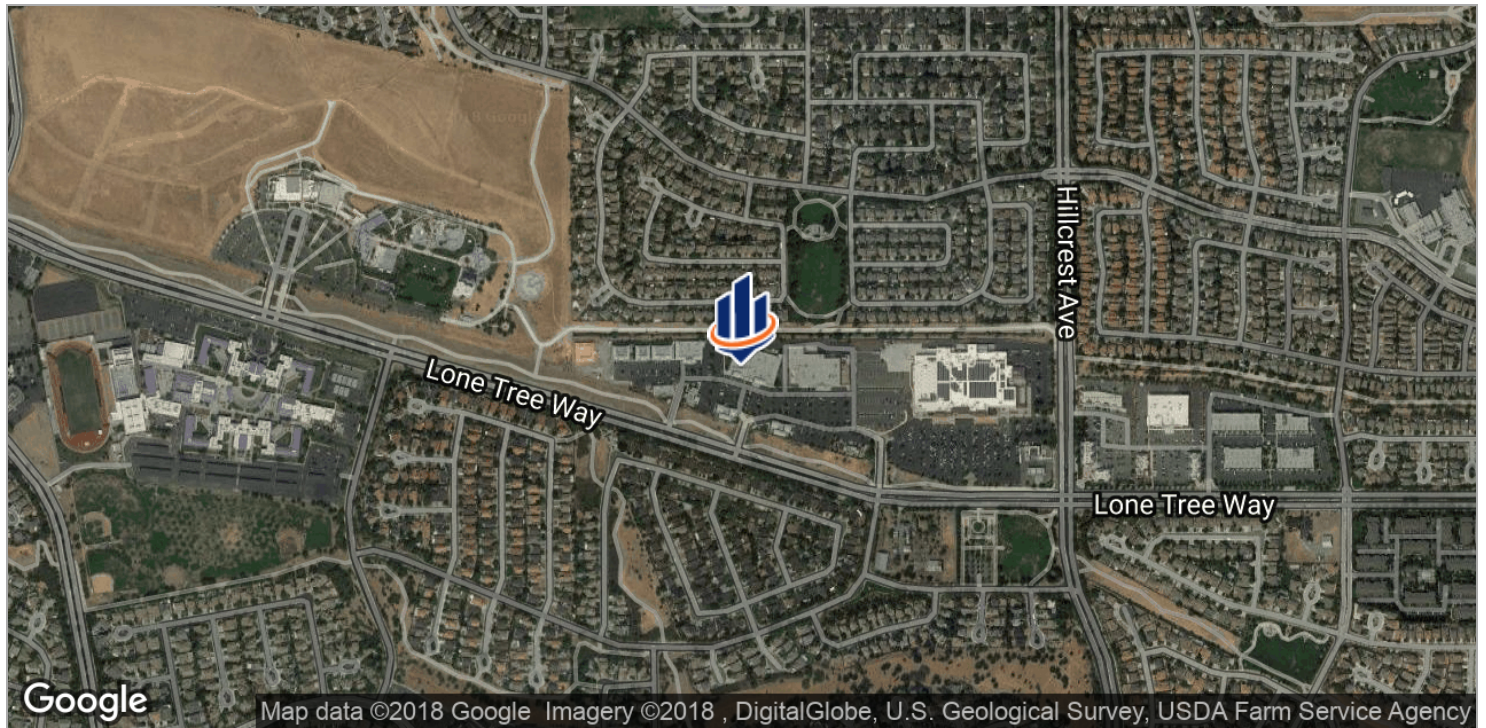
Additional Photos



2 LOCATION INFORMATION

4859 Lone Tree Way
Antioch, CA 94531

Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

4859 Lone Tree Way
Antioch, CA 94531

Financial Summary

INVESTMENT OVERVIEW

Price	\$3,338,250
Price per SF	\$271.78
CAP Rate	5.5%
Cash-on-Cash Return (yr 1)	4.12 %
Total Return (yr 1)	\$104,216
Debt Coverage Ratio	1.6

OPERATING DATA

Gross Scheduled Income	\$183,604
Other Income	-
Total Scheduled Income	\$183,604
Vacancy Cost	\$0
Gross Income	\$183,604
Operating Expenses	-
Net Operating Income	\$183,604
Pre-Tax Cash Flow	\$68,775

FINANCING DATA

Down Payment	\$1,668,250
Loan Amount	\$1,670,000
Debt Service	\$114,829
Debt Service Monthly	\$9,569
Principal Reduction (yr 1)	\$35,441

Income & Expenses

INCOME SUMMARY

Gross Income	\$183,604
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EXPENSE SUMMARY

Gross Expenses	-
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Net Operating Income	\$183,604
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Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF GLA	RECOVERY TYPE
Scrubs Etc	4857	2,283	3/1/2012	2/28/2022	Current	\$36,432	18.59	NNN
Big 5 Sporting Goods	4859	10,000	9/8/2003	1/31/2029	Current	\$147,172	81.41	NNN
Totals/Averages		12,283				\$183,604		\$0

4 SALE COMPARABLES

4859 Lone Tree Way
Antioch, CA 94531

Sale Comps



★ Subject Property

4859 Lone Tree Way, Antioch, CA 94531

Sale Price:	\$3,338,250	Lot Size:	0.95 Acres	Year Built:	2003
Building SF:	12,283 SF	Price PSF:	\$271.78	CAP:	5.50%
NOI:	\$183,604				



Big 5 Vallejo

3485 Sonoma Boulevard | Vallejo, CA 94590

Sale Price:	\$2,100,000	Lot Size:	31,920 SF	Year Built:	1987
Building SF:	10,000 SF	Price PSF:	\$210.00	CAP:	5.80%
Closed:	02/17/2017	Occupancy:	100%	NOI:	\$121,800

Option exercised leased to 5/31/2022. Below market rent. 30 year operating history at this location.



Big 5 Victorville

14390 Bear Valley Road | Victorville, CA 92392

Sale Price:	\$1,580,000	Lot Size:	55,757 SF	Year Built:	1987
Building SF:	8,000 SF	Price PSF:	\$197.50	CAP:	4.93%
Closed:	02/21/2017	Occupancy:	100%	NOI:	\$77,880

Absolute net leased to 5/1/2022. Below market rent.



Big 5 Santa Rosa

2503 Cleveland Avenue | Santa Rosa, CA 95403

Sale Price:	\$4,180,000	Lot Size:	39,204 SF	Year Built:	1969
Building SF:	15,000 SF	Price PSF:	\$278.67	CAP:	5.00%
Occupancy:	100%	NOI:	\$209,004		

Five year lease term.

Sale Comps



In contract. Leased to 2027.

Dollar Tree

51 Sand Creek Road | Brentwood, CA 94513

Sale Price:	\$3,997,818	Lot Size:	73,181 SF	Year Built:	1984
Building SF:	19,108 SF	Price PSF:	\$209.22	CAP:	5.50%
Occupancy:	100%	NOI:	\$219,880		



New 15-Year NNN Lease with Corporate Guaranty. 12% Rental Increases Every Five Years. Under construction, Q1 2018 delivery.

The Learning Experience

4831 Lone Tree Way | Antioch, CA 94531

Sale Price:	\$5,083,000	Lot Size:	54,450 SF	Year Built:	2018
Building SF:	10,000 SF	Price PSF:	\$508.30	CAP:	6.00%
Occupancy:	100%	NOI:	\$305,000		



Leased to 2/28/23. 3-5 year options.

Big 5 Rancho Cordova

10755 Folsom Blvd. | Rancho Cordova, CA 95670

Sale Price:	\$3,160,000	Lot Size:	40,511 SF	Year Built:	2002
Building SF:	11,000 SF	Price PSF:	\$287.27	CAP:	5.75%
Occupancy:	100%	NOI:	\$181,682		

Sale Comps Summary



SUBJECT PROPERTY

Big 5 Retail Center
4859 Lone Tree Way
Antioch, CA 94531

PRICE

\$3,338,250

BLDG SF

12,283 SF

PRICE/SF

\$271.78

CAP

5.5%

OF UNITS

2

SALE COMPS

PRICE

BLDG SF

PRICE/SF

CAP

OF UNITS

CLOSE



Big 5 Vallejo
3485 Sonoma Boulevard
Vallejo, CA 94590

\$2,100,000

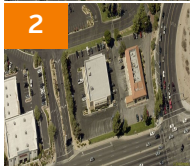
10,000 SF

\$210.00

5.8%

1

02/17/2017



Big 5 Victorville
14390 Bear Valley Road
Victorville, CA 92392

\$1,580,000

8,000 SF

\$197.50

4.93%

1

02/21/2017



Big 5 Santa Rosa
2503 Cleveland Avenue
Santa Rosa, CA 95403

\$4,180,000

15,000 SF

\$278.67

5.0%

1

On Market



Dollar Tree
51 Sand Creek Road
Brentwood, CA 94513

\$3,997,818

19,108 SF

\$209.22

5.5%

1

On Market



The Learning Experience
4831 Lone Tree Way
Antioch, CA 94531

\$5,083,000

10,000 SF

\$508.30

6.0%

1

On Market



Big 5 Rancho Cordova
10755 Folsom Blvd.
Rancho Cordova, CA 95670

\$3,160,000

11,000 SF

\$287.27

5.75%

1

On Market

PRICE

BLDG SF

PRICE/SF

CAP

OF UNITS

CLOSE

Totals/Averages

\$3,350,136

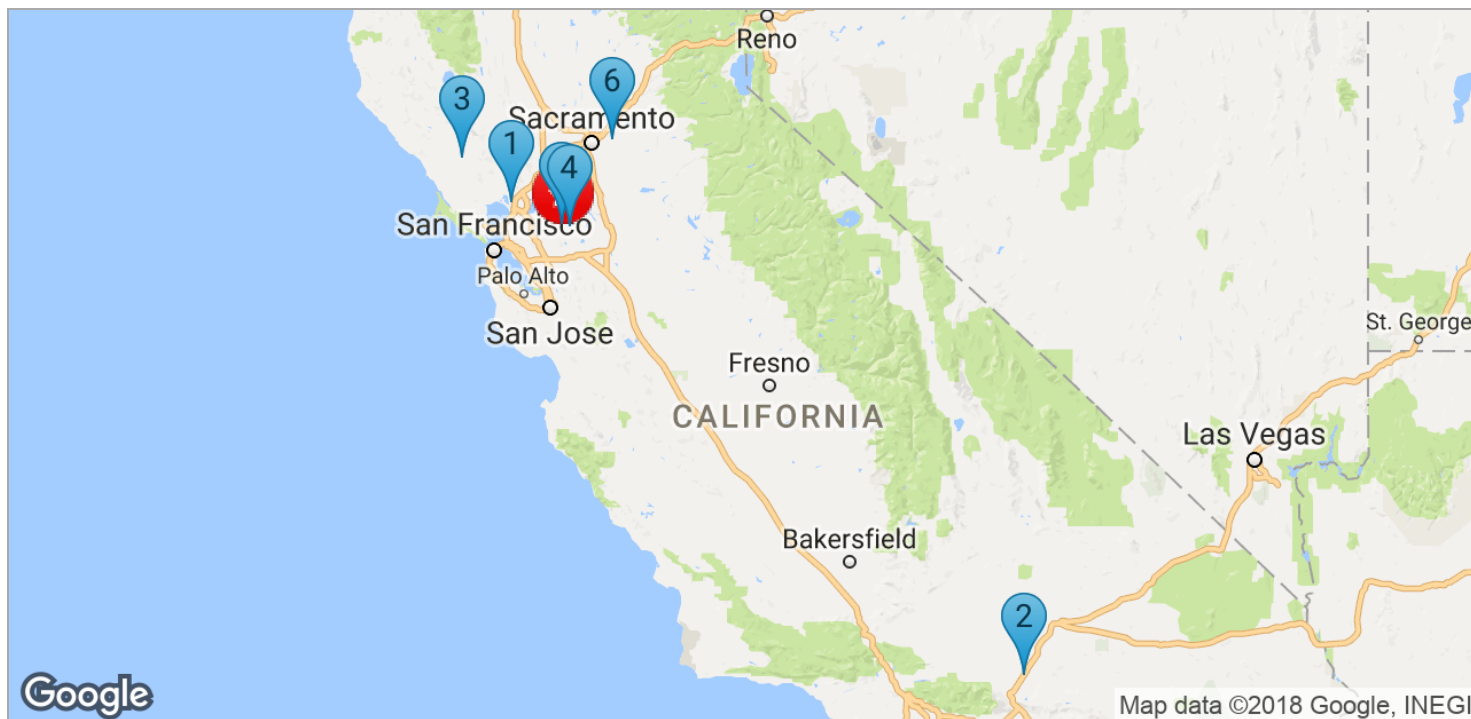
12,185 SF

\$274.94

5.5%

1

Sale Comps Map



SUBJECT PROPERTY

4859 Lone Tree Way, Antioch, CA 94531



BIG 5 VALLEJO

3485 Sonoma Boulevard
Vallejo, CA 94590



BIG 5 SANTA ROSA

2503 Cleveland Avenue
Santa Rosa, CA 95403



THE LEARNING EXPERIENCE

4831 Lone Tree Way
Antioch, CA 94531



BIG 5 VICTORVILLE

14390 Bear Valley Road
Victorville, CA 92392



DOLLAR TREE

51 Sand Creek Road
Brentwood, CA 94513



BIG 5 RANCHO CORDOVA

10755 Folsom Blvd.
Rancho Cordova, CA 95670

5 DEMOGRAPHICS

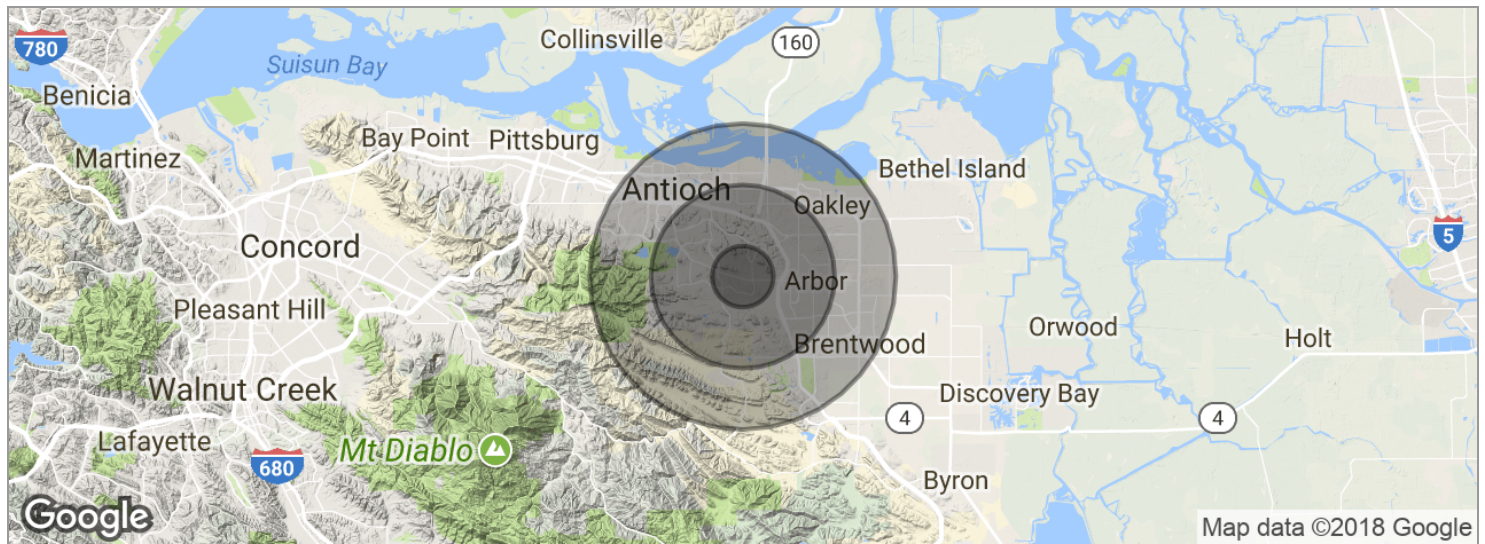
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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	11,780	77,785	173,017
Median age	30.9	33.8	33.8
Median age (male)	27.1	32.0	32.3
Median age (female)	31.5	34.3	34.6
	1 MILE	3 MILES	5 MILES
Total households	3,245	22,683	52,901
Total persons per HH	3.6	3.4	3.3
Average HH income	\$94,196	\$99,668	\$89,805
Average house value	\$457,214	\$491,723	\$483,916

** Demographic data derived from 2010 US Census*

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,780	77,785	173,017
Median age	30.9	33.8	33.8
Median age (male)	27.1	32.0	32.3
Median age (Female)	31.5	34.3	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,245	22,683	52,901
# of persons per HH	3.6	3.4	3.3
Average HH income	\$94,196	\$99,668	\$89,805
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