

the **CARRINGTON** *company*
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BIG 5 SPORTING GOODS **FOR SALE**

251 S Lake Havasu Ave | Lake Havasu City, AZ



Actual Property Photo

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\$2,525,000 | 7.25% CAP



OFFERING PRICE: \$2,525,000

CAP RATE: 7.25%

LEASE EXPIRATION: 1/31/24 (5 years)

ANNUAL RENT: \$183,013 (\$17.14 PSF)

RENEWAL OPTIONS: Two, 5 year options
with 10% increases every 5 years

LEASE TYPE: NN (Roof & Structure)

ADDRESS: 251 Lake Havasu Ave, Lake Havasu City, AZ

SQ FT: 10,680 Building on 34,000 SQ FT of land

YEAR BUILT: 1999

SITE HIGHLIGHTS

Big 5 Sporting Goods has operated at this location since 1999 and extended their lease multiple times including the most recent 5 year extension with rental rate increase.

Lake Havasu City is known as “Arizona’s Playground” with more than 1.5 million visitors flocking to its shores each year to take advantage of the most prominent water sport and outdoor enthusiast location in the Southwest. **Big 5 Sporting Goods** is the only national sporting goods retailer in the market catering to a captive audience of targeted customers.

Located prominently along Lake Havasu Ave with signage along Highway 95 providing high visibility and access to 30,000 VPD.

Outstanding retail synergy with numerous national tenants that include Chipotle, Starbucks, O’Reilly, AutoZone, Safeway, Walgreens, Ross, In N Out, & more.

ABOUT BIG 5 SPORTING GOODS

Big 5 Sporting Goods is one of America’s top retailers of name brand sporting goods and accessories. As of November 13, 2018, **Big 5** had 436 locations spread throughout 11 western states. **Big 5** provides a full-line product offering in a traditional sporting goods store format with a product mix including athletic shoes, apparel and accessories, as well as a broad selection of outdoor and athletic equipment for team sports, fitness, camping, hunting, fishing, tennis, golf, winter and summer recreation and roller sports.



Actual Property Photo

