



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Big Lots  
11696 NE 76th Street  
Vancouver, WA 98662



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 49,975 SF Big Lots Located at 11696 NE 76th Street in Vancouver, Washington. This Opportunity Includes Over 9 Years Remaining on the Initial Lease Term and a Stable Income With Improving Cash-On-Cash Returns Due to the Embedded Rent Increases, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$6,957,000
CAP	5.75%
NOI	\$400,000
PRICE PER SF	\$139.21
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	11696 NE 76th Street Vancouver, WA 98662
COUNTY	Clark
BUILDING AREA	49,975 SF
LAND AREA	3.32 AC
BUILT   RENOVATED	1989   1995





# HIGHLIGHTS

- Strong Historical Occupancy at This Location With an Established Retailer/Grocer Operator, Big Lots is an American Retail Company With Over 1,400 Stores in 47 States and is a Publicly Traded Company (NYSE: BIG)
- Over 9 Years Remaining on the Initial Lease Term and Stable Income With Improving Cash-On-Cash Returns Due to the Embedded Rent Increases Which Provides a Strong Hedge Against Any Future Inflation
- Irreplaceable Real Estate - Due to Its Proximity to the Portland Market, Vancouver is a Very High-Demand Market (State Income Tax Free) With More Than 175,000 Residents
- Outparcel Pad Approved For Ground Up Development at the Corner Location of NE 117th Avenue & NE 76th Street Presenting Tremendous Upside Potential For Additional Income Stream
- Located Within Vancouver Washington (Part of the Portland MSA); Big Lots is Situated Within One of the Most Desirable Markets in the Entire Country Amongst Job Growth, Desirability of Living and Strong Economic Factors
- Big Lots is the Primary and Only Shadow Anchor Tenant For the Neighboring "Orchards Plaza Shopping Center" Which Consists of a Highly Synergistic Mix of "Tech-Proof" Tenants
- High Barriers to Entry Market - the Immediate Retail Corridor Has Very Little Room For New Retail Development, Which Provides For the Long Term Stability and Success of Big Lots
- High-Traffic Location - Located at the Signalized Intersection of NE 76th Street and NE 117th Avenue With It's Own Dedicated Entrance Within This Robust and Dynamic Retail Thoroughfare
- Ideal 1031 Exchange Property With Big Lots Providing a "Coupon Clipper" Investment Property Due to the Very Passive, Limited Management Oversight
- Situated on the North Bank of the Columbia River, Vancouver is the Largest Suburb of Portland, Oregon With a Population of 183,012 People in 2018
- A Short Drive Away is Portland, Oregon, the 26th Most Populous City in the United States With Approximately 2,478,810 People in the Portland Metropolitan Statistical Area
- Vancouver Hosts Over 19,500 Students From the Nearby Washington State University, Clark College and Gateway Seminary
- Annual Job Growth Has Reached Around 2% and Exceeds the National Average
- As of 2017, Intel is the Largest Employer in the Portland Metro Area, With More Than 20,000 Employees Based in Washington County
- Developers Have Identified the Strong Migration as a Demand Driver For New Projects, of Which Many Will be Higher Density; in an Effort to Address Population Growth, the Proposed "Grow Up, Not Out" Initiative Will Add an Estimated 900 Acres of Land and 31,000 New Jobs in the Coming Years





# LEASE SUMMARY

TENANT	Big Lots
PREMISES	A Building of Approximately 49,975 SF
LEASE COMMENCEMENT	April 5, 2018
LEASE EXPIRATION	January 31, 2029
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	6% Every 5 Years
LEASE TYPE	Triple Net Lease (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
PARKING LOT MAINTENANCE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

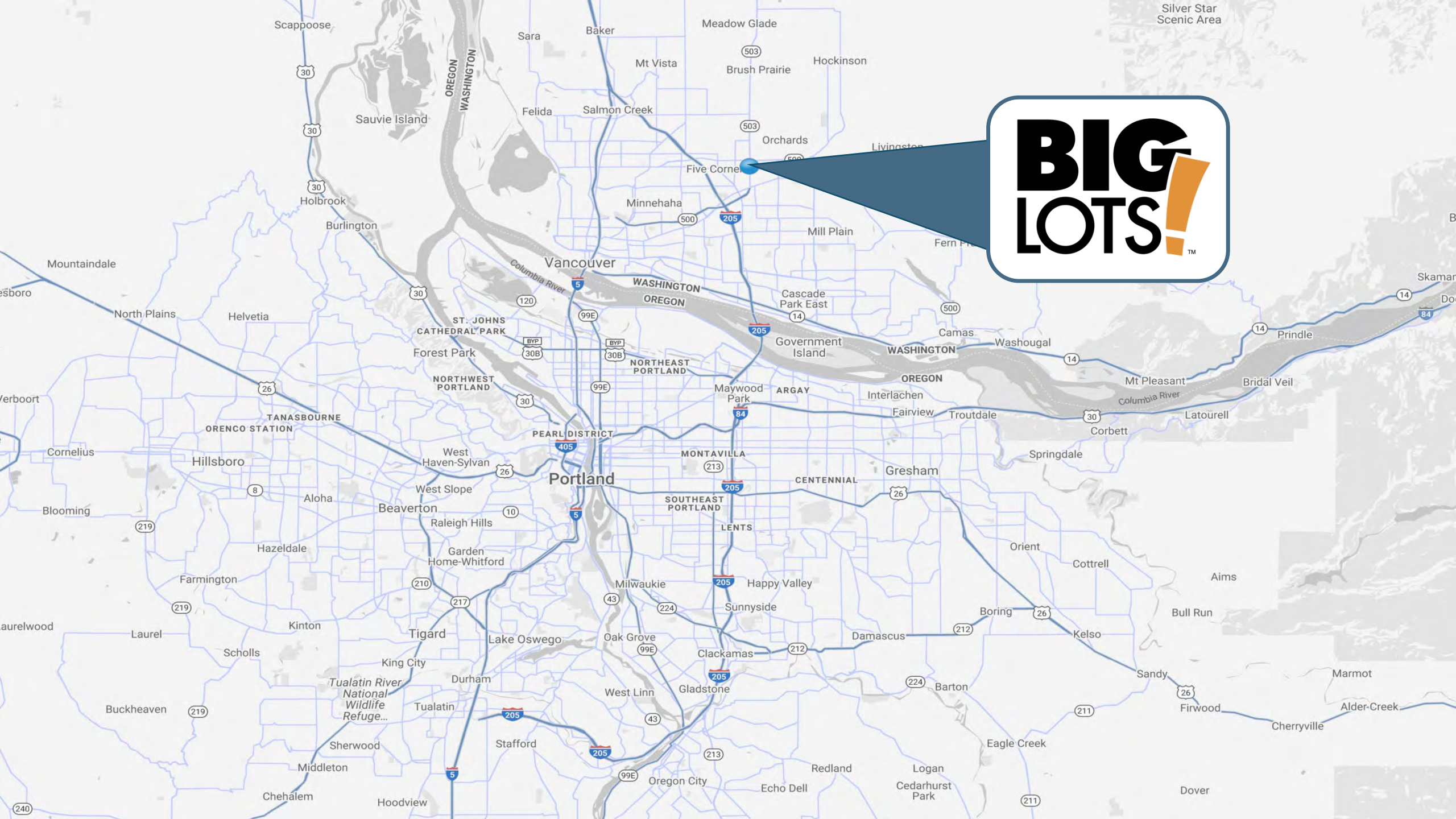
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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49,975 SF	\$400,000	\$8.00
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**GENSCO**  
DISTRIBUTION AND MANUFACTURING OF WOOD PRODUCTS

**DeWils**  
FINE CABINETRY

**RBC**

**24 HOUR FITNESS**

**GREEN**  
CONCRETE GRINDING

**SHARP'S TARPS LTD.**

**STAR RENTALS**

**Life**  
RELOCATION SERVICES

**TACO BELL**

**CarpetUSA**  
Where Floors Get Their Life

**BREWED & AWAKENINGS**  
COFFEE HOUSE

**GENERAL GLASS**  
INSULATED GLASS PARTICULATE

**Unlimited Auto Repair**  
TRUSTED. LOCAL. SPECIALTY.

**SPORTSMAN'S WAREHOUSE**

**JO-ANN**  
Fabric and craft stores

**McDonald's**

**Walgreens**

**COVINGTON MIDDLE SCHOOL**

**ORCHARDS SDA CHURCH**

**MEADOW WOOD**  
APARTMENT HOMES

**Copy Express**

**CARMAX**

**BOMBER BROTHERS FIREWORKS**

**DIZZY CASTLE**  
KIDZ PARTY

**NW Natural**

**Geneva Woods**  
PHARMACY HEALTH HOME

**ORCHARDS ELEMENTARY SCHOOL**

**TNT**

**Jack**  
In the box

**O'Reilly**  
AUTO PARTS

**Carls Jr.**

**Columbia Bank**

**LOWE'S**

**Shari's**  
Always Welcomes

**BR**  
bagels & bobbies

**STARBUCKS COFFEE**

**BLACK ROCK COFFEE**  
EST. 1998

**Four Seasons**  
Auto Repair & Tire Centers LLC

**NE 76th St**

**76**

**MILLER PAINT**

**NE 117th Ave**

**Development Site**

**Legendary**

**Kitchen Table**

**Games**

**Queen NAILS**

**DOLLAR TREE**

**CHILDREN'S VILLAGE OF ORCHARDS**

**BIG LOTS!**





CB Furniture Upholstery  
Custom Furniture

Evergreen Public Schools

Reflections  
at the Park

PRAIRIE  
HIGH SCHOOL  
HOME OF THE PRAIRIE FALCONS  
1331 NE 119th St, Vancouver, WA 98662

STREAMLINE AUDIO

U-HAUL

AUTOMOTIVE

Cleaning  
Authority

GOODWILL  
INDUSTRIES  
OF THE COLUMBIA WILLAMETTE

ETS  
EXTREME TURBO SYSTEMS

Smak

ups

HERITAGE  
HIGH SCHOOL

Clark  
Public  
Utilities

McFarlane's

EHA  
EM METAL RECYCLING

CADMAN  
HEIDELBERG EXACT LITHO

H&H  
WOOD RECYCLERS

CLARK COUNTY  
WASHINGTON

KinderCare  
LEARNING CENTERS

IRON GATE  
STORAGE

BIG  
LOTS!

PENSKE

CHILDREN'S VILLAGE  
OF  
ORCHARDS

Tires LES SCHWAB

MILLER PAINT

76

NE 117th Ave

Development  
Site

1  
DOLLAR TREE

Queen  
NAILS

Legendary

Games

Kitchen  
Table Cafe



# BIG LOTS!

NE 76th St

NE 117th Ave

OLD NAVY FOREVER 21 VICTORIA'S SECRET macy's JCPenney  
H&M Buckle B AMERICAN EAGLE Bath&Body Works Starbucks  
AÉROPOSTALE PAC SUN CHASE PANDA EXPRESS  
PLACE OUTBACK RED LOBSTER LOFT ULTA  
claire's Justice EXPRESS Orange Julius ANYTIME FITNESS  
7-Eleven Red Robin Tacotime AMC Sprint ALDO WELLS FARGO  
SUBWAY DQ Gentle Dental Payless CHAMPS  
metroPCS See's CANDIES maurices  
REGIS SALONS FAMOUS footwear SHOE DEPT. SEPHORA  
POPEYES cricket SUPERCUTS MEN'S WEARHOUSE

LOWE'S Columbia Bank  
★ Carl's Jr. O'Reilly AUTO PARTS

KeyBank Bank of America

DQ SUBWAY  
Valvoline UMPQUA BANK Mobil  
Kentucky Fried Chicken

SUPERCUTS  
QUIZNOS Tires LES SCHWAB

DOLLAR TREE metroPCS Pizza Hut

Fred Meyer CHASE  
Jack in the box BR baskin robbins Starbucks

TACO BELL GREASE MONKEY AutoZone  
Chevron Little Caesars THE SALVATION ARMY  
cricket usbank RAC

ROSS TJ-maxx Olive Garden  
Total Wine & More Jamba Juice AspenDental Starbucks  
T-Mobile FIREHOUSE SUBS



Best Western PLUS Days Inn & Suites  
Comfort Suites Howard Johnson

the Applebee's 7-Eleven  
Shell Dutch Bros COFFEE

JOANN Office DEPOT OfficeMax LA FITNESS  
Walgreens petco Aaron's  
Papa Murphy's GNC BIG 5  
Burger King McDonald's Starbucks Play It Again Sports  
SportClips ACE MIDAS



Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington. It is the largest suburb of Portland, Oregon. The city's 2018 estimate population is about 183,012 residents, making it the fourth-largest city in Washington state. Vancouver is the county seat of Clark County and forms part of the Portland-Vancouver metropolitan area, the 23rd largest metropolitan area in the United States. The metropolitan area is home to about 2,478,810 residents. In 2005, Money magazine named it No. 91 on its list of best places in America to live. In 2016, WalletHub ranked Vancouver the 89th best place in the U.S. for families to live.

The Vancouver economy is characterized by border economics with neighboring Portland, Oregon. The state of Washington levies no individual or corporate income taxes and levies a property tax below the national average and a sales tax above the national median. The State of Oregon has even lower property taxes and no sales tax but one of the highest state income taxes. As a result, many Vancouver residents prefer to shop in neighboring Portland where they do not pay sales taxes, then live and work in Vancouver where they do not pay state income tax. The Port of Vancouver USA operates a port on the Columbia River, which separates Oregon to the south and Washington to the north. It handles over 400 ocean-going vessels annually, as well as a number of barges which ply the river and its tributaries as far as Lewiston, Idaho. The Vancouver Energy project is a proposed crude oil transport hub in the Port of Vancouver USA. It is estimated, that this project produces the equivalent of \$1.6 billion in employment income.

Adjacent to the Columbia River in southern Washington, and connected to Portland, Oregon via two scenic interstate bridges, Vancouver has some of the longest roots of modern history in the Pacific Northwest. Heritage is on full display in Vancouver, particularly at the reconstructed Fort Vancouver and surrounding 350-acre historic site operated by the National Park Service. Esther Short Park is a great place to begin exploring the culture of Vancouver, especially on warm-weather weekends, when the Vancouver Farmers Market adds fresh flavors to the public space. Outdoor attractions surround Vancouver, and great boating spots and hiking trails are easily accessed east and west of the city at Silver Star Mountain and Vancouver Lake Regional Park. For a great end-of-the-day activity, the sunset seen from the Waterfront Renaissance Trail appeals to tourists and long-term residents alike.







	3 MILES	5 MILES	10 MILES
POPULATION	108,279	236,213	557,373
AVERAGE HH INCOME	\$75,404	\$78,879	\$87,313



B I G L O T S

# TENANT PROFILE

Big Lots!, Inc. is an American retail company headquartered in Columbus, Ohio with over 1,416 stores in 47 states. The Big Lots chain traces its history back to 1967 when Consolidated Stores Corporation was formed in Ohio by Sol Shank. In 1970 the company began operating as Consolidated International. Over the years the chain grew to include stores doing business as Big Lots, Odd Lots, Mac Frugal's Bargains\* Closeouts, and Pic 'N' Save. In 2001 the array of store names and company identity were converted to a single national brand: Big Lots.

From the closeout store roots to the entrance into discount retailing, Big Lots core purpose of helping people save money on all kinds of products has stayed the same. But the needs of customers have expanded dramatically. Today, the company offers an extensive assortment of brand-name items and quality products, including food, furniture, seasonal items, electronics and accessories, home décor, toys, and gifts. The company is dedicated to friendly service, trustworthy value, and affordable solutions in every season and category – furniture, food, décor, and more.



COMPANY TYPE  
NYSE: BIG



FOUNDED  
1967



# OF LOCATIONS  
1,416+



HEADQUARTERS  
Columbus, OH



WEBSITE  
[biglots.com](http://biglots.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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11606

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