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BIG 5[®]
SPORTING GOODS

4330 N FREEWAY RD | PUEBLO, CO

PRICE: \$2,647,360 | CAP: 7.50%

INVESTMENT OFFERING

NNN
Retail Investment Group

BIG 5 SPORTING GOODS

PRICE: **\$2,647,360** **CAP:** **7.50%** **NOI:** **\$198,552**

LOCATION:

4330 N Freeway Rd.
Pueblo, Colorado

BUILDING SIZE:

±11,700 Square Feet

LAND SIZE:

±1.74 Acres

GUARANTOR:

Big 5 Sporting Goods Corporate

LEASE TYPE:

NN - LL Resp. for Roof & Structure

LEASE EXPIRATION:

January 31st, 2022

YEAR BUILT:

1997

LESSEE:

Big 5 Sporting Goods (NYSE: BGFV)

OPTIONS:

(1) 5-Year Remaining w/6 Month Notice

INCREASES:

10% In Option

ROFR:

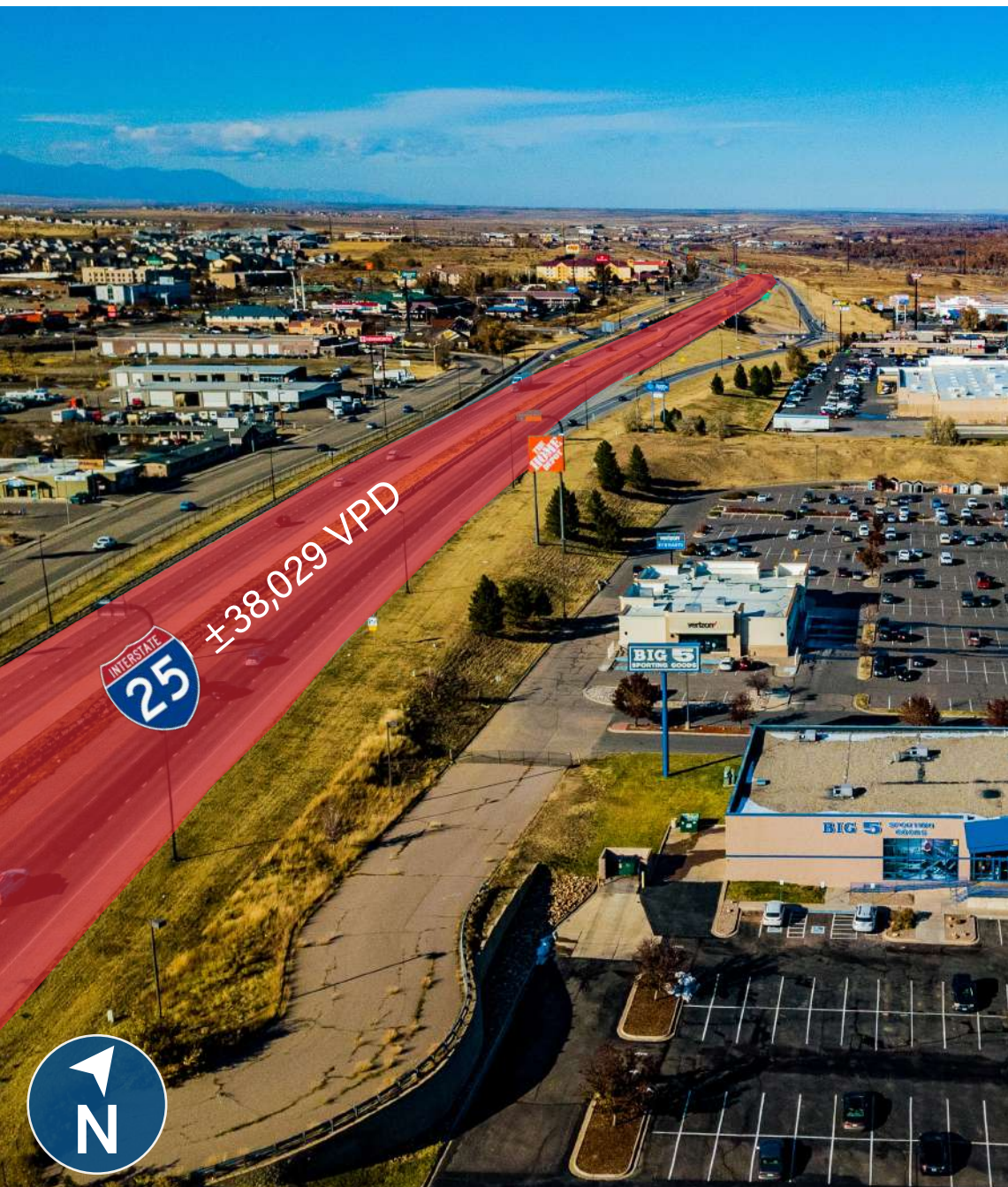
None

EXECUTIVE SUMMARY



ALL PHOTOS TAKEN NOV. 2019

PROPERTY OVERVIEW



BIG 5 | PUEBLO, COLORADO

Retail Investment Group is pleased to be the listing agent for **Big 5 Sporting Goods in Pueblo, Colorado**. This property was built in 1997 and the tenant has been in place since then. The property has a NN – roof and structure lease that will expire January, 31, 2022. The build size is $\pm 11,700$ square feet and sits on ± 1.74 acres of land. The property is a freestanding outparcel to the Eagle Ridge Shopping Center. Beyond the PetSmart, Barnes & Noble, Ross Dress for Less and T.J. Maxx within the shopping center, this Big 5 is also surrounded by Home Depot, Walmart, Verizon, Dunkin' Donuts, Circle K, Cinemark movie theater, Sam's Club, multiple hotels and more. This location has excellent visibility from the I-25, which sees $\pm 38,029$ vehicles per day. This location is ± 8 miles from the Pueblo Memorial Airport and ± 2.5 miles from Colorado State University Pueblo ($\pm 4,500$ students).

Investment Highlights

- Corporate Tenant - NYSE: BGFV
- (1) 5-Year Remaining w/6 Month Notice
- Located on Busy I-25 which sees more than $\pm 38,029$ VPD
- Eagle Ridge Shopping Center Outparcel
- Tenant Has Been in Place Since 1997
- NN - Landlord Responsible for Roof & Structure

ABOUT PUEBLO



Pueblo, Colorado is ± 100 miles south of Denver and home to a growing $\pm 110,000$ people. Pueblo was once four separate towns: Pueblo, South Pueblo, Central Pueblo and Bessemer. By 1894 the four cities merged into the one city it is today. Pueblo is known as "America's Home of Heroes," as deemed by the United States Congress in 1993. The city hosts National Medal of Honor Day and has multiple Medal of Honor recipients living in the community. Nearby colleges include Colorado State University Pueblo with $\pm 4,500$ students and Pueblo Community College with $\pm 3,425$ students. The largest industries in Pueblo are Health Care and Social Assistance, Retail Trade and Accommodation and Food Services.

Pueblo offers a variety of things to do. There is nearby Lake Pueblo State Park and San Isabel National Forest for those who enjoy hiking, camping and fishing. Animal lovers of all ages can visit the Nature and Wildlife Discovery Center and Pueblo Zoo for educational entertainment. Pueblo also has its fair share of history that is displayed at the Historic Arkansas River Walk, Pueblo Union Depot, Weisbrod Air Craft Museum and Pueblo Heritage Museum. More entertainment can be found at the Sangre de Cristo Arts Center and Buell Children's Museum. The State Fairgrounds can be found in Pueblo where they have been since the very first fair in 1872. The fairgrounds host events year round from 4-H events, local community college law enforcement training, gun shows and more proving there is something for everyone in the city of Pueblo.

AERIAL MAP





Big 5 Sporting Goods is one of America's top retailers of name brand sporting goods and accessories. As of November 2018, Big 5 has 436 locations throughout 11 western states. Big 5 has a product mix of athletic shoes, apparel and accessories as well as a variety of outdoor and athletic equipment for team sports, fitness, camping, hunting, fishing, golf and more.

In 1955, Big 5 Sporting Goods was founded by Maurie Liff, Harry Liff and Robert Miller. Five stores were opened in Los Angeles, Burbank, Inglewood, Glendale and San Jose, California and they began operating under the name "Big 5 Stores." Big 5 started out selling World War II army surplus items, air mattresses, tents and assorted hand tools. Big 5's popularity began to grow through the use of print advertisements and in 1963 the company's name was officially changed to "Big 5 Sporting Goods." In 2002, Big 5 Sporting Goods officially went public and made the decision to expand beyond California. Today, Big 5 locations can be found in Arizona, California, Colorado, Idaho, Nevada, New Mexico, Oregon, Texas, Utah, Washington and Wyoming.

Each store features a traditional sporting goods store format and is approximately 11,000 square feet. There are ±9,500 people currently employed by the company and its headquarters can be found in El Segundo, California.

ABOUT THE **TENANT**





Colorado Springs

±38 Miles

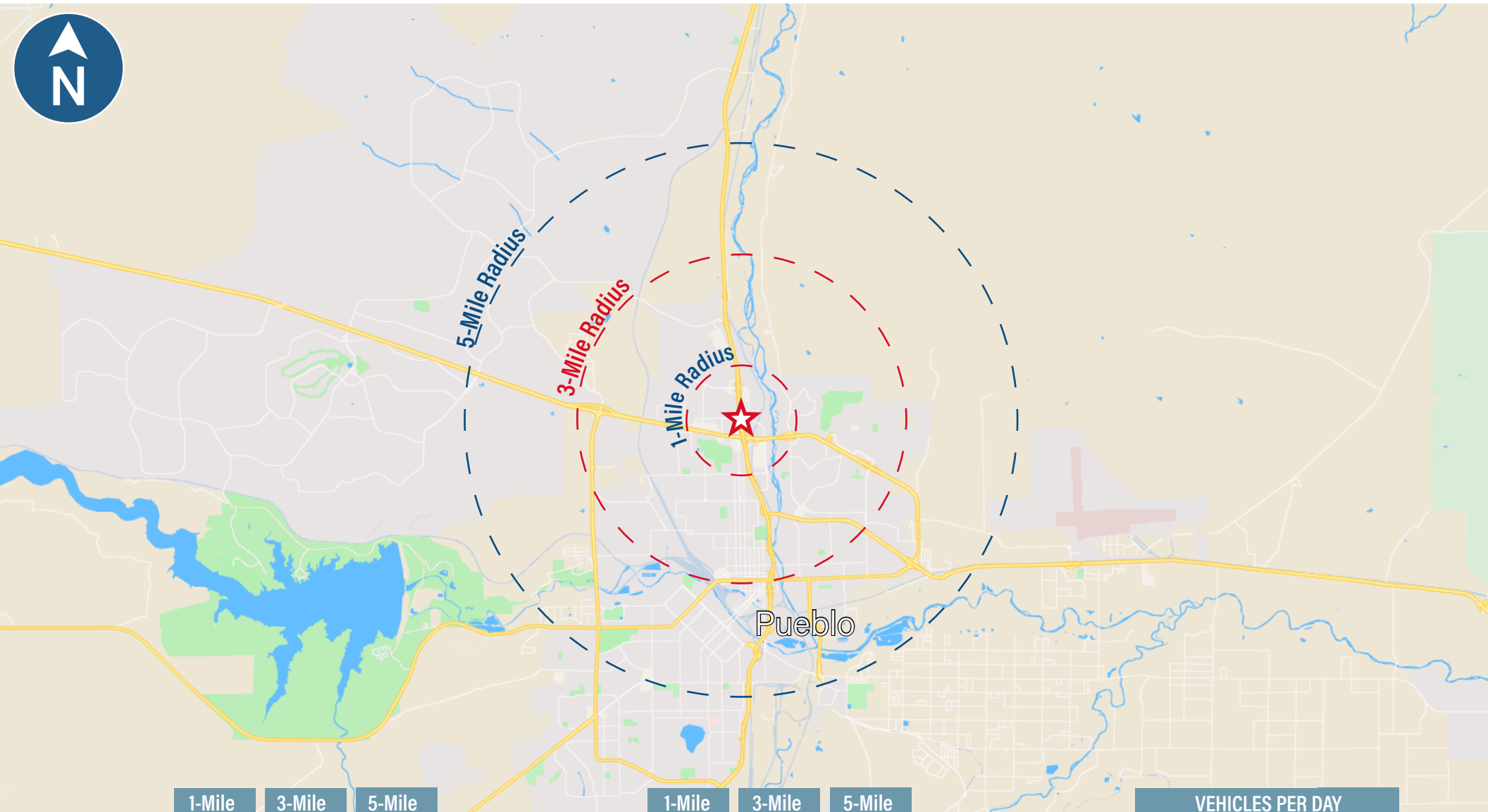


ADDITIONAL PHOTOS



ALL PHOTOS TAKEN NOV. 2019

2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	6,408	42,426	73,871	2010 Households	2,688	17,091	30,091	I-25	±38,029/VPD
2019 Population	8,707	47,040	79,749	2019 Households	3,606	18,927	32,480	US-50	±43,943/VPD
2024 Population	9,427	49,423	83,472	2024 Households	3,898	19,902	34,012		

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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 Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial

and physical 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.

Retail Investment Group has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment

Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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