

FOR SALE | SINGLE-TENANT NET-LEASED INVESTMENT | RED BLUFF, CALIFORNIA



Price: \$2,300,000

CAP Rate: 6.31%

Property Features:

- Corporate Lease | Long Term Occupancy | Recently Extended Lease
- Big 5 has Thrived During COVID-19 Reporting Record Earnings in 2020
- Pride of Ownership | Well Maintained Property | Build-to-Suit Construction
- Near New Wal-Mart Supercenter | Surrounded by Many National Retailers
- High Traffic Volume Location | Over 64,000 ADT on Interstate 5 at Main Street



Bryan Cifranic

DRE License #01809130

Direct Line: 559/ 650.1316

bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

Direct Line: 559/ 650.1305

sanderson@retailassociates.com

PHONE **559/650.1300** FAX **559/650.1311**

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



EXECUTIVE SUMMARY

Commercial Retail Associates, Inc. is pleased to have been selected as the exclusive listing agent for the sale of this $\pm 10,000$ square foot free-standing building leased to the Big 5 Corporation and located near the on/off ramps to Interstate 5 at the Main Street exit in Red Bluff, California (Tehama County). The subject property is well positioned along Main Street and surrounded by many national retailers including a new Wal-Mart Supercenter, a Raley's, Marshalls and Ross anchored shopping center, Grocery Outlet, CVS and Walgreen's drugstores, plus many more. This Big 5 location caters not only to the nearby residents of Red Bluff, but also to the surrounding community trade areas. This offering presents an investor with an opportunity to acquire an attractive property that is net-leased to a corporate tenant with a long history of occupancy at the property and commitment to the site demonstrated by the recent lease term extension.

INVESTMENT SUMMARY

Address:	545 S. Main Street Red Bluff, California 96080
Price:	\$2,300,000
CAP Rate:	6.31%
Annual Rent:	\$145,200
Lease Type:	Net-Lease
Year Built:	2008
Building Size:	$\pm 10,000$ Square Feet
Parcel Size:	± 1.00 Acre

STRONG FUNDAMENTALS

- Big 5 Sporting Goods is the only full-service sporting goods store in the trade area, which is full of recreational activities
- Located near a new Wal-Mart Supercenter that serves not only the immediate trade area but surrounding communities and visiting tourists
- Original build-to-suit construction for the Tenant with over 12-years of historical occupancy and a recent lease renewal demonstrating the Tenant's commitment to the site
- Superior, unobstructed street visibility and easy access off Main Street
- Big 5 has thrived during COVID-19, reporting record earnings in the 3rd quarter, 4th quarter, and full year 2020, ending the year with no long-term debt and no borrowings under its credit facility

LOCATION HIGHLIGHTS

- Located near the Main Street on/off ramps to Interstate 5 with over 64,000 average daily traffic on the Interstate
- Neighboring retail tenants in the immediate area include: Wal-Mart Supercenter, Home Depot, Raley's Supermarket, Grocery Outlet, Marshalls, Ross, Dollar Tree, Harbor Freight, Walgreens, CVS, Starbucks, Wendy's, Jack in the Box, Dutch Brothers Coffee plus many more
- The subject property benefits from nearby tourist and recreational areas and is located just 75-miles north of Sacramento and 150-miles northeast of San Francisco

FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com





LEASE SUMMARY:

TENANT:	BIG 5 CORP., a Delaware corporation (Corporate)	
LEASE TERM:	Jan. 3, 2007 - Jan. 31, 2026 (approx. 5 Years Remaining)	
OPTION TERMS:	Two (2) Periods of Five (5) Years Each	
LEASE TYPE:	Net-Lease ¹	
	Property Taxes:	Tenant Pays Direct
	Insurance:	Tenant Pays Direct
	Common Areas:	Tenant Self-Maintains
ROFR:	None	
ESTOPPEL:	30-Days	

RENT SCHEDULE:

CURRENT TERM:	\$ 12,100 Monthly - \$ 145,200 Annually
OPTION RENT:	Option #3 - \$ 159,720 Annually - (10% Increase)
	Option #4 - \$ 175,692 Annually - (10% Increase)

¹ Landlord Maintenance and Repair Responsibilities: Roof, structure, foundation, floor slab, exterior walls, and replacement of the parking areas (the Tenant shall be responsible for the maintenance of the parking areas including sealing, resurfacing, and restriping, when necessary).

FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com



680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





NUMBER OF LOCATIONS: 434
LOCATED IN: 11 WESTERN STATES
FOUNDED: 1955
EMPLOYEES: 8,700

This is a Corporate Guaranteed Lease signed by Big 5 Corp, a Delaware corporation

Company Overview:

Founded in 1955, and headquartered in El Segundo, California, Big 5 Sporting Goods is known as one of America's top retailers of name brand sporting goods and accessories. As of June 2019, Big 5 had 434 locations spread throughout 11 western states including Arizona, California, Colorado, Idaho, Nevada, New Mexico, Oregon, Texas, Utah, Washington and Wyoming. Big 5 operates out of a traditional sporting goods store format offering a full-line of products that includes a mix of 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.

Big 5 originally operated just five stores in Southern California and one in San Jose, California and in their early years, Big 5 concentrated on World War II army surplus items, as well as tents and air mattresses the company manufactured itself, plus assorted housewares and hand tools. From the earliest days of the chain Big 5 used print advertisements. Consistently advertising on the back page of the main news section of the Los Angeles Times, their customers grew accustomed to looking there for weekly specials. Sporting goods soon became part of the product mix, a natural for the highly active population of Southern California.

In June 2002, management planned to continue the strategy of controlled expansion, especially in markets beyond California. To accommodate this growth, in 2005 Big 5 opened a nearly one million square foot automated, state-of-the-art distribution center in Riverside, California. Today, Big 5 Sporting Goods continues to grow by maintaining a core strategy of providing convenient shopping and low prices.

Big 5 has thrived during COVID-19, reporting record earnings in the 3rd quarter, 4th quarter, and full year 2020, ending the year with no long-term debt and no borrowings under its credit facility.

For more information visit: www.big5sportinggoods.com

FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com



680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





COMMERCIAL RETAIL
ASSOCIATES

FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

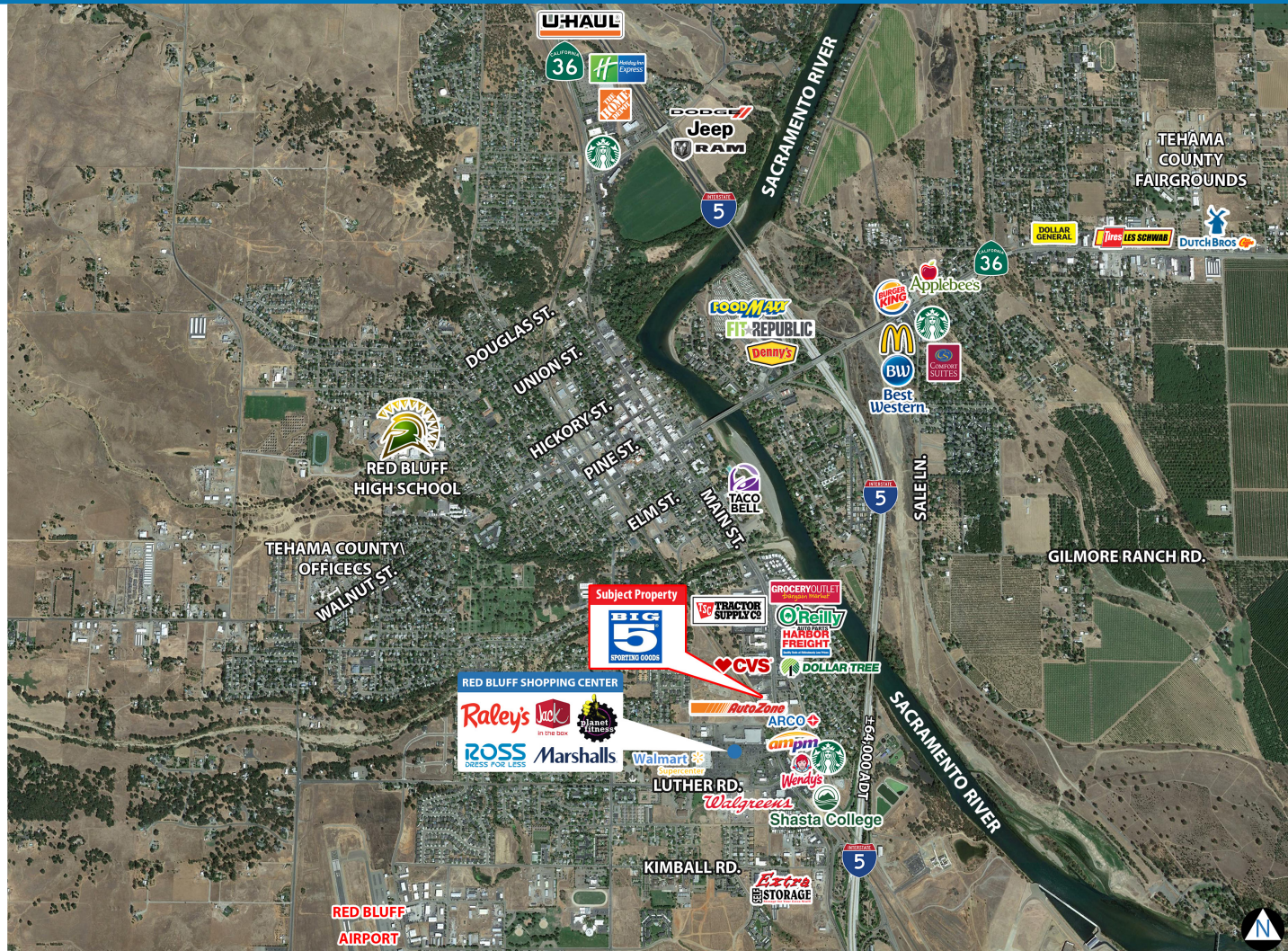
Direct Line: 559/650.1305
sanderson@retailassociates.com



680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com



680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





COMMERCIAL RETAIL
ASSOCIATES

FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

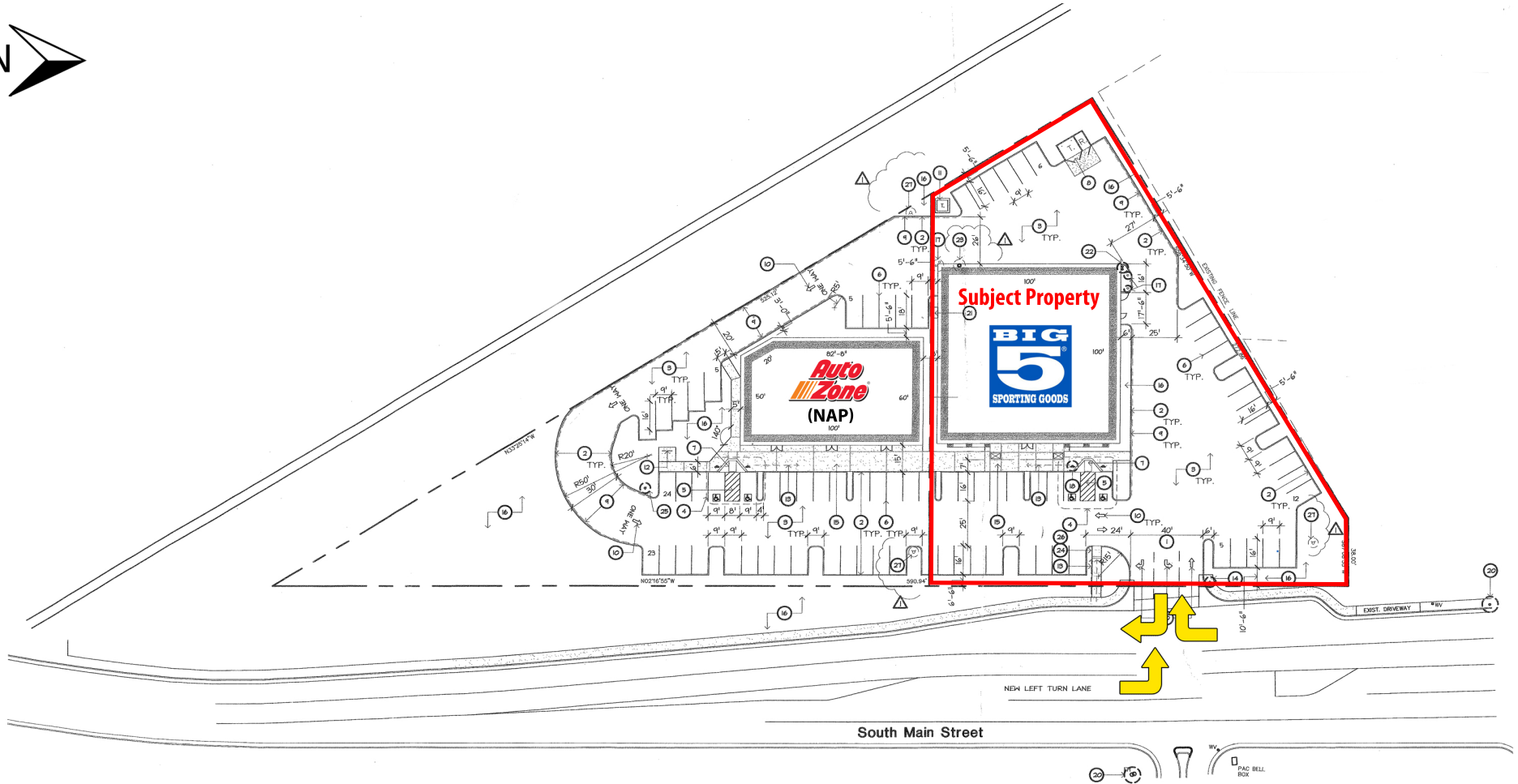
DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





* SITE PLAN MAY NOT BE TO SCALE

FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

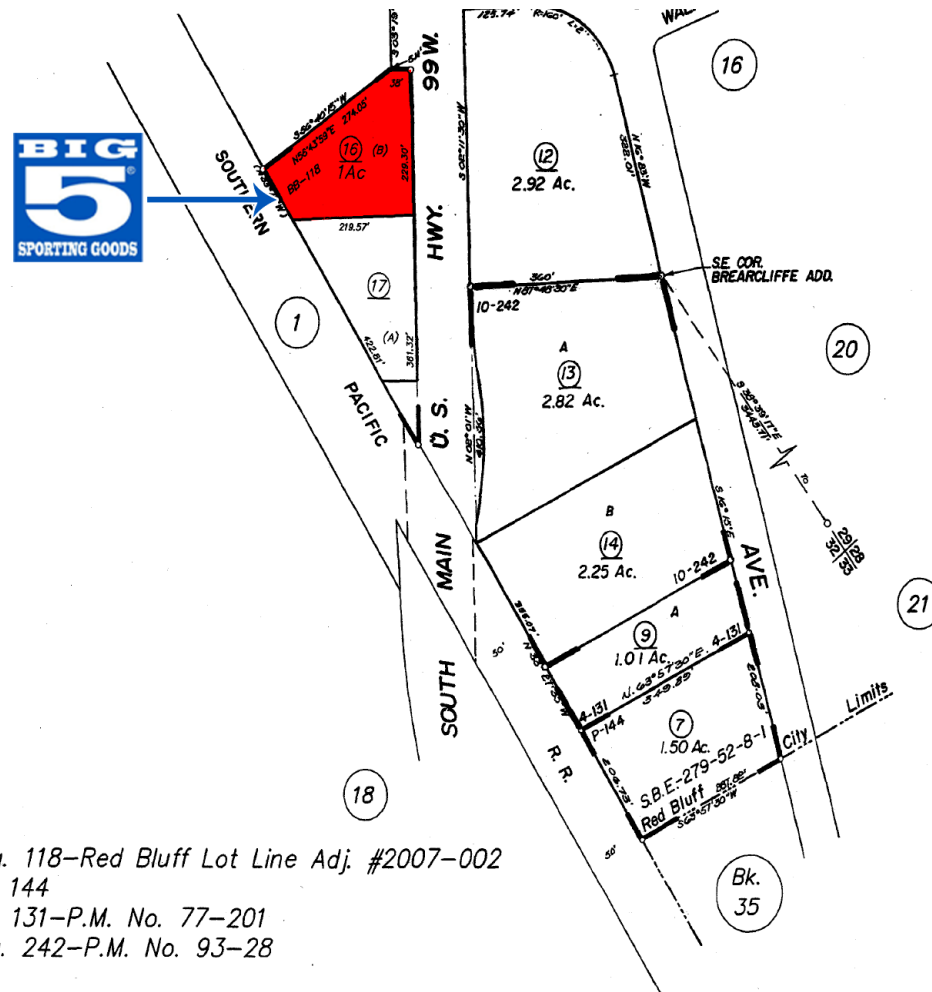
Direct Line: 559/650.1305
sanderson@retailassociates.com



680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





R.S. Bk. BB, Pg. 118—Red Bluff Lot Line Adj. #2007-002
 R.S. Bk. P, Pg. 144
 P.M. Bk. 4, Pg. 131—P.M. No. 77-201
 P.M. Bk. 10, Pg. 242—P.M. No. 93-28



COMMERCIAL RETAIL
ASSOCIATES

FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



Location Overview - Red Bluff, California



Red Bluff is a city in and the county seat of Tehama County, California. The city population was 14,076 at the 2010 census, up from 13,147 at the 2000 census. The population of Tehama County is estimated to be 65,084 as of 2019, up from 56,146 at the 2000 census. The city is located 150 miles northeast of San Francisco, 75 miles north of Sacramento, 31 miles south of Redding, and 40 miles northwest of Chico. The city is bisected by Interstate 5 which is the busiest north-south highway in California. Red Bluff is on the northern edge of the Sacramento Valley, and is the third largest city in the Shasta Cascade region. Residents of Red Bluff are able to enjoy the benefits and lifestyle of a hometown community that is surrounded by some of nature's

most sought-after tourist and recreational destinations yet has enough of the services and opportunities that a nearby major metropolitan city has to offer. Red Bluff is situated along the banks of the upper Sacramento River, making the town a destination for its scenic riverside trails. Red Bluff was established as a town in the mid-19th century, and its economy was initially supported and founded on mining, but has since become a town supported by agriculture, recreation, and travel-tourism. The town is also home to the Shasta College, Tehama Campus, which opened in 2009. The annual Red Bluff Round-Up, first held in 1921, has become one of the west's largest rodeos. The town is well known throughout the nation due to its popular bull competitions.



FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

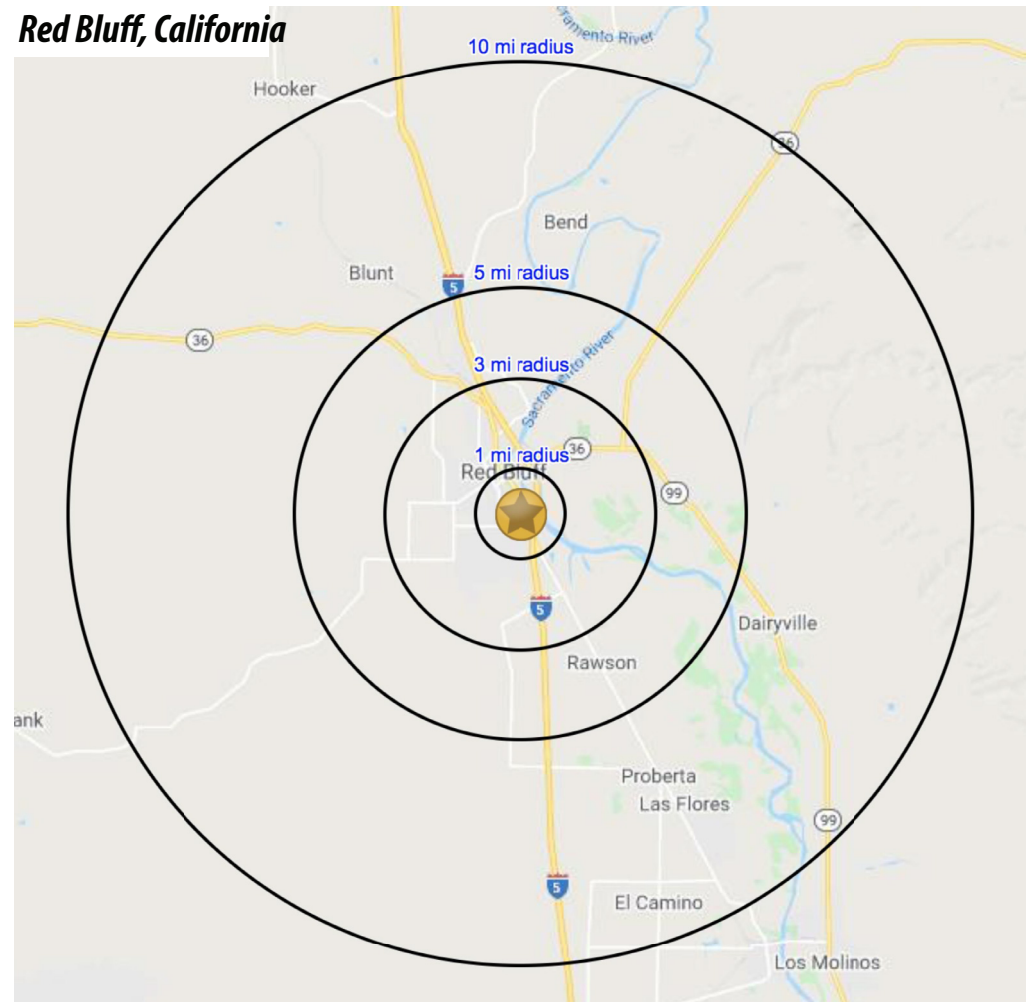
DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com



545 S Main St Red Bluff, CA 96080		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	7,484	20,714	24,904	33,512
	2025 Projected Population	8,091	22,420	27,036	36,585
	2010 Census Population	7,287	20,006	24,126	32,551
	2000 Census Population	6,453	18,426	22,068	29,584
	Projected Annual Growth 2020 to 2025	1.6%	1.6%	1.7%	1.8%
	Historical Annual Growth 2000 to 2020	0.8%	0.6%	0.6%	0.7%
HOUSEHOLDS	2020 Estimated Households	2,985	8,198	9,894	13,249
	2025 Projected Households	3,044	8,379	10,140	13,646
	2010 Census Households	2,834	7,714	9,337	12,537
	2000 Census Households	2,547	7,244	8,685	11,455
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.5%	0.6%
	Historical Annual Growth 2000 to 2020	0.9%	0.7%	0.7%	0.8%
AGE	2020 Est. Population Under 10 Years	15.6%	13.5%	12.9%	12.4%
	2020 Est. Population 10 to 19 Years	13.8%	13.5%	13.3%	13.0%
	2020 Est. Population 20 to 29 Years	15.4%	13.8%	12.9%	11.9%
	2020 Est. Population 30 to 44 Years	18.5%	17.9%	17.5%	17.3%
	2020 Est. Population 45 to 59 Years	15.1%	16.5%	17.2%	17.9%
	2020 Est. Population 60 to 74 Years	12.9%	15.3%	16.6%	17.9%
	2020 Est. Population 75 Years or Over	8.7%	9.4%	9.6%	9.6%
	2020 Est. Median Age	32.9	36.6	38.4	40.1
RACE	2020 Est. White	74.4%	78.9%	79.9%	79.5%
	2020 Est. Black	1.7%	1.5%	1.4%	1.3%
	2020 Est. Asian or Pacific Islander	2.2%	2.0%	1.9%	1.8%
	2020 Est. American Indian or Alaska Native	3.1%	2.6%	2.5%	2.5%
	2020 Est. Other Races	18.6%	15.0%	14.2%	14.9%
INCOME	2020 Est. HH Income \$200,000 or More	2.4%	3.4%	4.4%	4.9%
	2020 Est. HH Income \$150,000 to \$199,999	0.5%	2.0%	3.1%	4.5%
	2020 Est. HH Income \$100,000 to \$149,999	4.2%	8.2%	9.5%	11.3%
	2020 Est. HH Income \$75,000 to \$99,999	9.8%	11.5%	11.7%	11.8%
	2020 Est. HH Income \$50,000 to \$74,999	15.3%	18.3%	18.3%	18.5%
	2020 Est. HH Income \$35,000 to \$49,999	12.0%	14.1%	13.9%	13.2%
	2020 Est. HH Income \$25,000 to \$34,999	14.6%	13.2%	12.4%	11.2%
	2020 Est. HH Income \$15,000 to \$24,999	19.0%	13.5%	12.5%	11.4%
	2020 Est. HH Income Under \$15,000	22.2%	15.6%	14.2%	13.2%
	2020 Est. Average Household Income	\$45,387	\$56,212	\$61,892	\$68,959
	2020 Est. Median Household Income	\$33,189	\$44,940	\$49,589	\$54,761
	2020 Est. Per Capita Income	\$18,291	\$22,546	\$24,848	\$27,459
BUSINESS					
	2020 Est. Total Businesses	334	935	1,029	1,158
	2020 Est. Total Employees	3,152	9,135	10,324	11,891

Red Bluff, California



FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com



680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



DISCLAIMER

Commercial Retail Associates, Inc. hereby advises all prospective buyers of property as follows:

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Retail Associates, Inc. and should not be made available to any other person or entity without the written consent of Commercial Retail Associates, Inc. This Marketing Brochure 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. Commercial Retail Associates, Inc. and its Agents 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 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Retail Associates, Inc. and its Agents has not verified, and will not verify, any of the information contained herein, nor has Commercial Retail Associates, Inc. and its Agents 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.

All property showing are by appointment only. Please consult Commercial Retail Associates or your Agent for more details.

By accepting this Marketing Brochure you agree to release Commercial Retail Associates, Inc. and its Agents and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



FOR MORE INFORMATION CONTACT:

Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316
bcifranic@retailassociates.com

Shane Anderson

DRE License #01422414

Direct Line: 559/650.1305
sanderson@retailassociates.com