



BIG 5 SPORTING GOODS

75 Columbia Point Dr | Richland, WA 99352

Asking Price: \$3M | Cap Rate: 6.92 %



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INVESTMENT HIGHLIGHTS

- ◇ NNN lease to Big 5 Corp. (NASDAQ: BGFV)
- ◇ High-traffic shopping center with WinCo Foods and Dollar Tree in-line and Starbucks, Jack in the Box, and Applebee's outparcels.
- ◇ Big 5 Sporting Goods has operated at this location since construction in 2003.
- ◇ Excellent visibility and access from George Washington Way and the SR 240/182 full interchange with daily traffic counts of 42,000 vehicles.
- ◇ Premier sporting goods location adjacent to the Columbia Point Golf Course, Richland Yacht Club, and Columbia River boat ramp.
- ◇ Strong Tri-Cities location. The population within a 5-mile radius of the Property has increased over 37% since 2010.
- ◇ Surrounding demographics include over 51,000 households within 5 miles earning an average income of \$111,000.
- ◇ Submarket vacancy of just .7% for similar properties.



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