BIG 5 SPORTING GOODS

15500 SE MILL PLAIN BLVD | VANCOUVER | WASHINGTON

9.49% CAP RATE | SINGLE-TENANT NNN RETAIL ASSET

OFFERING MEMORANDUM

Marcus & Millichap

THE GARSKE GROUP

TABLE OF CONTENTS

01 EXECUTIVE SUMMARY

02 FINANCIAL OVERVIEW

03 TENANT SUMMARY

04 LOCATION SUMMARY

05 MARKET OVERVIEW

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Marcus & Millichap

THE GARSKE GROUP

01 EXECUTIVE SUMMARY

OFFERING SUMMARY

MARCUS & MILLICHAP HAS BEEN EXCLUSIVELY CHOSEN TO MARKET BIG 5 SPORTING GOODS in Vancouver, WA is a well-positioned, single-tenant retail asset located along the highly trafficked SE Mill Plain Boulevard corridor, benefiting from exposure to over 38,000 vehicles per day. The 11,000-square-foot building sits on a 0.59-acre parcel and was constructed in 2003, offering a proven retail footprint with strong visibility and accessibility. The property is offered at an attractive 9.49% cap rate with 2.59 years of remaining lease term, presenting a compelling yield with near-term lease rollover upside. The asset is secured by a Triple Net (NNN) lease with minimal landlord responsibilities and includes one remaining five-year renewal option. Strategically positioned among national anchors such as Target, Trader Joe's, and Starbucks, the location is further strengthened by a brand-new In-N-Out just one mile away and a new Lexus and Mercedes dealership by Swickard Auto Group nearby, with surrounding office, industrial, multifamily, and school populations driving consistent consumer demand.

$2,200,000
SALE PRICE

9.49%
CAP RATE

11,000 SF
RBA

0.93 AC
LOT SIZE

2003
YEAR BUILT

INVESTMENT HIGHLIGHTS

PRIME EXPOSURE

Located along SE Mill Plain Boulevard with traffic counts exceeding 38,000 vehicles per day, the property benefits from exceptional visibility and consistent consumer flow. Its prominent positioning enhances brand presence and supports long-term tenant success.

NNN STABILITY

The asset is secured by a Triple Net (NNN) lease, providing reliable income with minimal landlord responsibilities. A remaining five-year renewal option offers continued income stability and tenant commitment.

STRATEGIC CORRIDOR

Positioned within a dominant retail corridor featuring Target, Trader Joe's, and Starbucks, the property benefits from strong exposure. Nearby additions including a new In-N-Out and Swickard Auto Group's Lexus and Mercedes dealerships further elevate the corridor's draw.

STRONG CAP RATE

The offering features a strong 9.49% cap rate, delivering attractive in-place cash flow. With 2.59 years remaining on the lease term, investors have the opportunity to capture yield with near-term upside.

02
FINANCIAL OVERVIEW

LEASE SUMMARY

TENANT NAME	Big 5 Sporting Goods
GUARANTOR	Big 5 Sporting Goods Corporation
LEASE TYPE	Triple Net (NNN) Lease
LEASE COMMENCEMENT	April 22nd, 2003
LEASE EXPIRATION	January 31st, 2029
TERM REMAINING	2.59 Years
RENEWAL	One (1), Five (5) Year Option

PROPERTY TAXES	Tenant
INSURANCE	Tenant
UTILITIES	Tenant
HVAC	Tenant
PARKING LOT	Landlord
ROOF & STRUCTURE	Landlord

RENT SUMMARY

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/SF
Current - 01/31/2029	**$17,391.73**	**$208,700.80**	**$18.97**
02/01/2029 - 01/31/2034 | **OPTION 1**	$19,130.90	$229,570.80	$20.87

03 TENANT SUMMARY

TENANT OVERVIEW

BIG 5 SPORTING GOODS is a leading sporting goods retailer founded in **1955** by Maurie Liff, Harry Liff, and Robert W. Miller in California, starting with five Army surplus stores in Los Angeles, Burbank, Inglewood, Glendale, and San Jose. Headquartered in **El Segundo, California**, the company specializes in name-brand athletic shoes, apparel, accessories, and equipment for team sports, fitness, camping, hunting, fishing, tennis, golf, winter sports, and more, offered in traditional stores averaging 12,000 square feet. It expanded across **11 western states with over 400 stores**, went **public in 2002 (NASDAQ: BGFV)**, and became **privately held in October 2025 after a $33.6 million acquisition by Worldwide Sports Holdings LLC**.

Now led by **CEO Theodore Shin (as of 2026)**, Big 5 maintains a value-oriented strategy with low prices, private labels like Golden Bear and Rugged Exposure, and an e-commerce platform. The chain grew through acquisitions like Sportswest and Sportsland in 1988, a management buyout in 1992, and new markets in states like Oregon, Washington, Arizona, and Texas. Known for serving outdoor enthusiasts in the West, it supports controlled expansion via advanced distribution centers, including a 1 million sq ft facility in Riverside, CA opened in 2005.

400+
LOCATIONS

$760 MM
2025 REVENUE

7,600+
EMPLOYEES

1955
FOUNDED

04
LOCATION SUMMARY

BIG 5 SPORTING GOODS

15500 SE MILL PLAIN BLVD
VANCOUVER, WA 98684
www.big5sportinggoods.com


WORLD MARKET
Peet's Coffee
Michaels
ULTA
TRADER JOE'S
ROSS
DRESS FOR LESS
Walmart
MILL PLAIN ELEMENTARY
TARGET
the old spaghetti factory
ups
Chick-fil-A
BAJA FRESH
MEXICAN GRILL
COLD STONE
Peace Health
358 UNITS
FISHERS MILL APTS.
60 UNITS
IRONWOOD LUXURY APTS.
AMERICAN FAMILY
INSURANCE
SUBJECT PROPERTY


Chuck's
FRESH MARKETS
DOLLAR TREE
WALGREENS
LEXUS
Mercedes-Benz
IN-N-OUT
BURGER
250 UNITS
THE LANDING AT VANCOUVER
MARGARITA FACTORY
ELEVEN
DUTCH BROS
Hampton Inn
164 UNITS
PARK CREST COMMONS
34 UNITS
WHITE PEAK TOWNHOMES
VANCOUVER POLICE DEPT.
AMERICAN FAMILY
INSURANCE
SUBJECT PROPERTY

PROPERTY PHOTOS

PROPERTY PHOTOS

05
MARKET OVERVIEW

LOCATION OVERVIEW

VANCOUVER, Washington is a rapidly growing Columbia River city with modernizing transportation and public works infrastructure that supports both historic neighborhoods and emerging mixed-use districts. The community benefits from a business-friendly environment with no state income tax, drawing employers in tech, healthcare, manufacturing, and education and helping sustain a diverse, resilient local economy. Signature redevelopment efforts at the Vancouver Waterfront and The Heights District are adding new housing, restaurants, parks, and office space, strengthening population, housing, and job growth while enhancing the city's urban character and riverfront appeal. With convenient access to major highways, nearby Portland International Airport, and abundant outdoor recreation along the Columbia River, Vancouver offers a high-quality, livable environment that appeals to both businesses and residents seeking long-term opportunity and lifestyle amenities.

198,428	85,883	$104,590
2025 POPULATION	HOUSEHOLD	AVERAGE INCOME

CITY OF
Vancouver
WASHINGTON

LOCATION HIGHLIGHTS

VANCOUVER
WASHINGTON

POPULATION

In 2025, the population of the area is 213,311, up 18.37 percent since 2010, with projections reaching 222,288 in five years, a 4.2 percent increase. The population is evenly split by gender, has a median age of 39.0 slightly above the U.S. average, and a density of 2,708 people per square mile.

EMPLOYMENT

In 2025, 105,890 residents in the selected area were employed, with the workforce primarily made up of white-collar occupations at 62.8 percent, while 20.9 percent were in blue-collar roles. The unemployment rate stood at 5.0 percent, and the average commute time was 25.0 minutes.

HOUSEHOLDS

The selected area currently has 85,089 households, reflecting a 25.44 percent increase since 2010. Household growth is projected to reach 89,087 in five years, a 4.7 percent increase, with an average household size of 2.5 people.

HOUSING

The median housing value in the area was $459,896 in 2025, compared with the U.S. median of $333,538. In 2010, there were 41,461.00 owner-occupied housing units and 26,368.00 renteroccupied housing units in your area.

INCOME

In 2025, the median household income in the area is $99,308, well above the U.S. average of $78,171 and representing an 77.24 percent increase since 2010. Median income is projected to rise to $115,577 in five years, a 16.4 percent increase, while per capita income is $46,276 and average household income is $118,244, both exceeding national averages.

EDUCATION

In 2025, the area has a distinct education profile, with a higher share of residents holding graduate degrees at 31.6 percent and associate degrees at 16.1 percent compared with national averages. The area has fewer residents with only a high school diploma and more with some college, though bachelor's degree attainment is lower than the U.S. average.

DEMOGRAPHIC SUMMARY

POPULATION

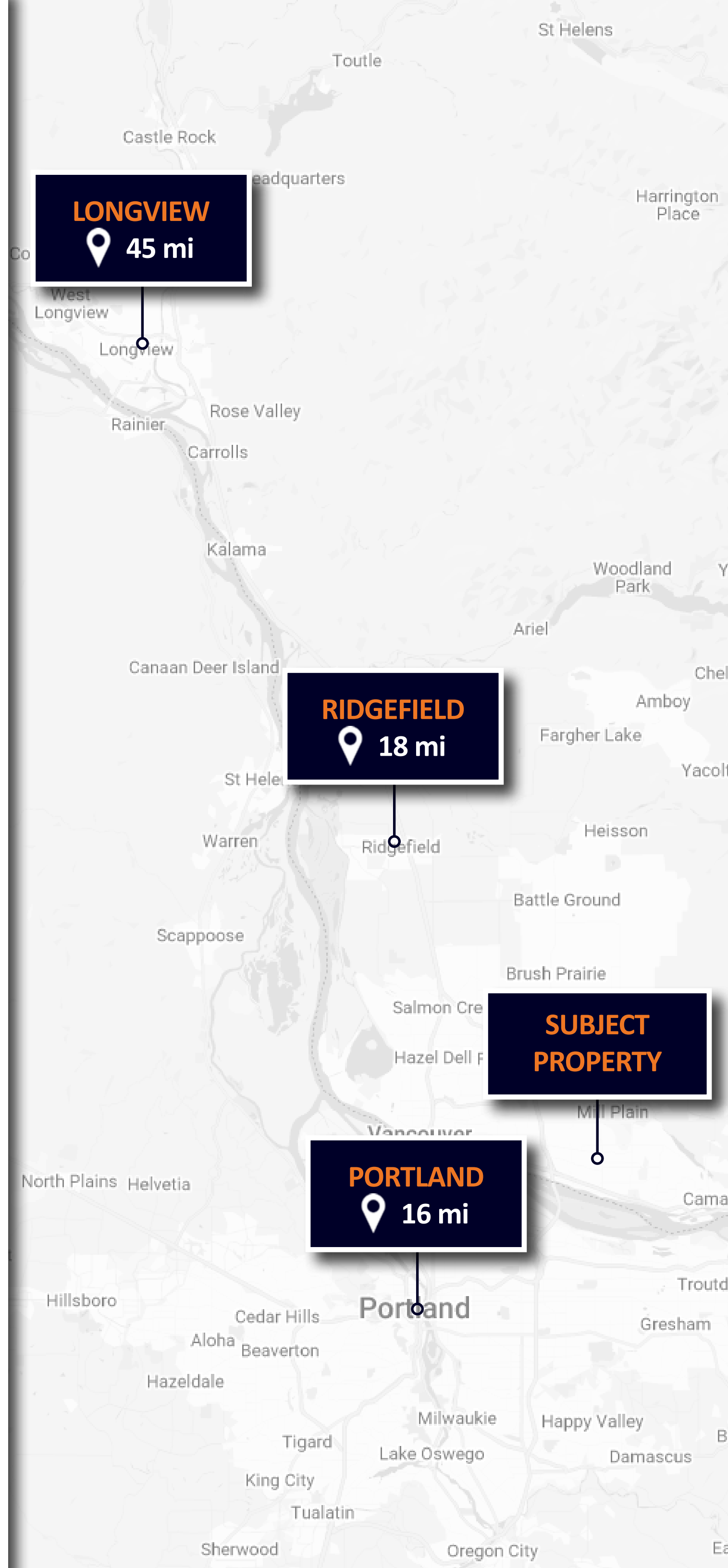
	1 MILE	3 MILES	5 MILES
2030 PROJECTION	19,960	110,228	222,288
2025 ESTIMATE	19,505	105,966	213,311
2020 CENSUS	19,237	101,832	205,228
2010 CENSUS	17,366	89,572	180,202

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2030 PROJECTION	8,493	45,465	89,087
2025 ESTIMATE	8,207	43,372	85,089
2020 CENSUS	7,665	39,375	77,451
2010 CENSUS	6,786	34,140	67,832

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE INCOME	$107,385	$118,794	$118,244
MEDIAN INCOME	$86,841	$100,050	$99,308
PER CAPITA INCOME	$44,954	$47,713	$46,276



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