



Big 5 Sporting Goods & Work World Merced Marketplace

1742-1746 W Olive Ave, Merced, CA 95348

2 units | built 2004

\$ 4,052,500



PRESENTED BY

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Oak Creek Enterprises is pleased to present the opportunity to acquire Big 5 Sporting Goods & Work World, a 28,084 square foot two-tenant retail investment located within Merced Marketplace in Merced, California. The asset is 100% leased to established national and regional retailers and provides durable in-place income supported by recently extended lease terms through 2029 and 2030.

The property is located within Merced Marketplace, a dominant retail corridor in Merced, California, and benefits from strong visibility along W. Olive Avenue and proximity to Highway 99. The surrounding area is anchored by national retailers and serves as a primary shopping destination for the greater Merced trade area.

The property is leased to Big 5 Sporting Goods, a leading sporting goods retailer with over 400 locations across the western United States, and Work World, a well-established West Coast workwear operator with a multi-state presence. Both tenants operate within durable retail categories and have demonstrated long-term commitment to the location, supporting stable occupancy and consistent cash flow.

The investment offers stable, in-place cash flow from two established retail tenants with minimal near-term rollover risk. The combination of durable tenancy, consistent income, and a proven retail location provides a reliable investment profile within the Central Valley.

Qualified investors are invited to review the enclosed materials and contact Oak Creek Enterprises for additional information regarding this offering.



— STORE FRONT



SITE PLAN



NEW ROOF 2024

