



RAY'S FOOD PLACE

43622 Hwy 299 E, Fall River Mills, CA 96028

EXECUTIVE SUMMARY

C&K Market Inc. is a private, employee-owned grocery retailer based in Medford, Oregon, operating approximately 38 stores under banners like Ray's Food Place, Shop Smart, and the original C&K Market. The company was founded in 1967 and is now an employee-owned company through an employee stock ownership plan (ESOP) established in 2020. Its stores serve communities across Oregon and Northern California.



\$ Price
\$1,889,000

% Avg Cap Rate
6.42%

2026 Annual Rent	\$113,349
Gross Sq Ft	16,607 sq ft
Price / Sq Ft	\$114
Rent / Sq Ft	\$6.83
Lease Type	NNN
Guarantor	Corporate Guarantee
Lease Expiration	05/31/2037
Year Built	1969



PROPERTY SUMMARY

Ray's Food Place

43622 Hwy 299 E
Fall River Mills, CA 96028

List Price	\$1,889,000
Lot Size	2.77 acre
Built / Remodel	1969
Gross Sq Ft	16,607 sq ft

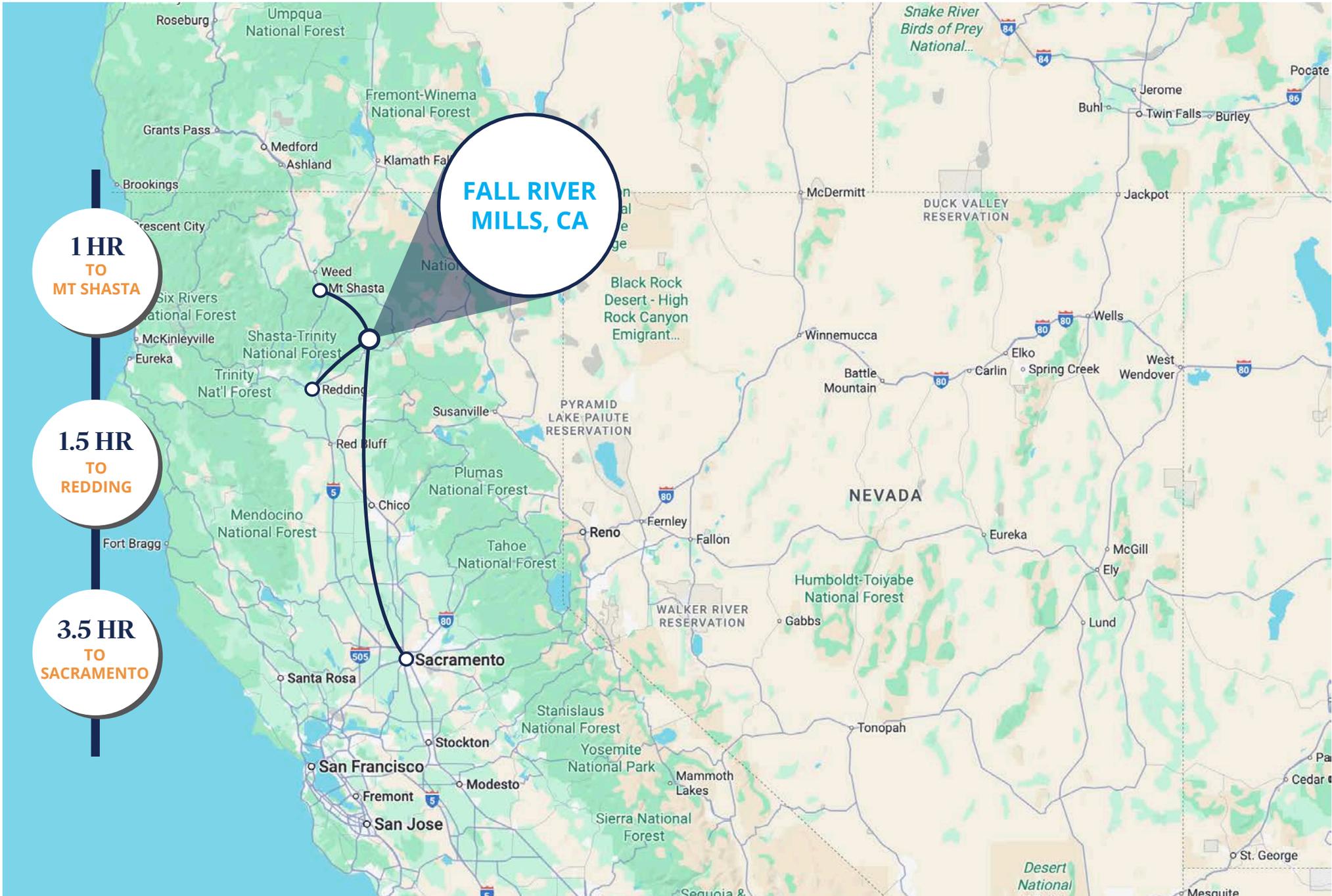


Fuel Pumps

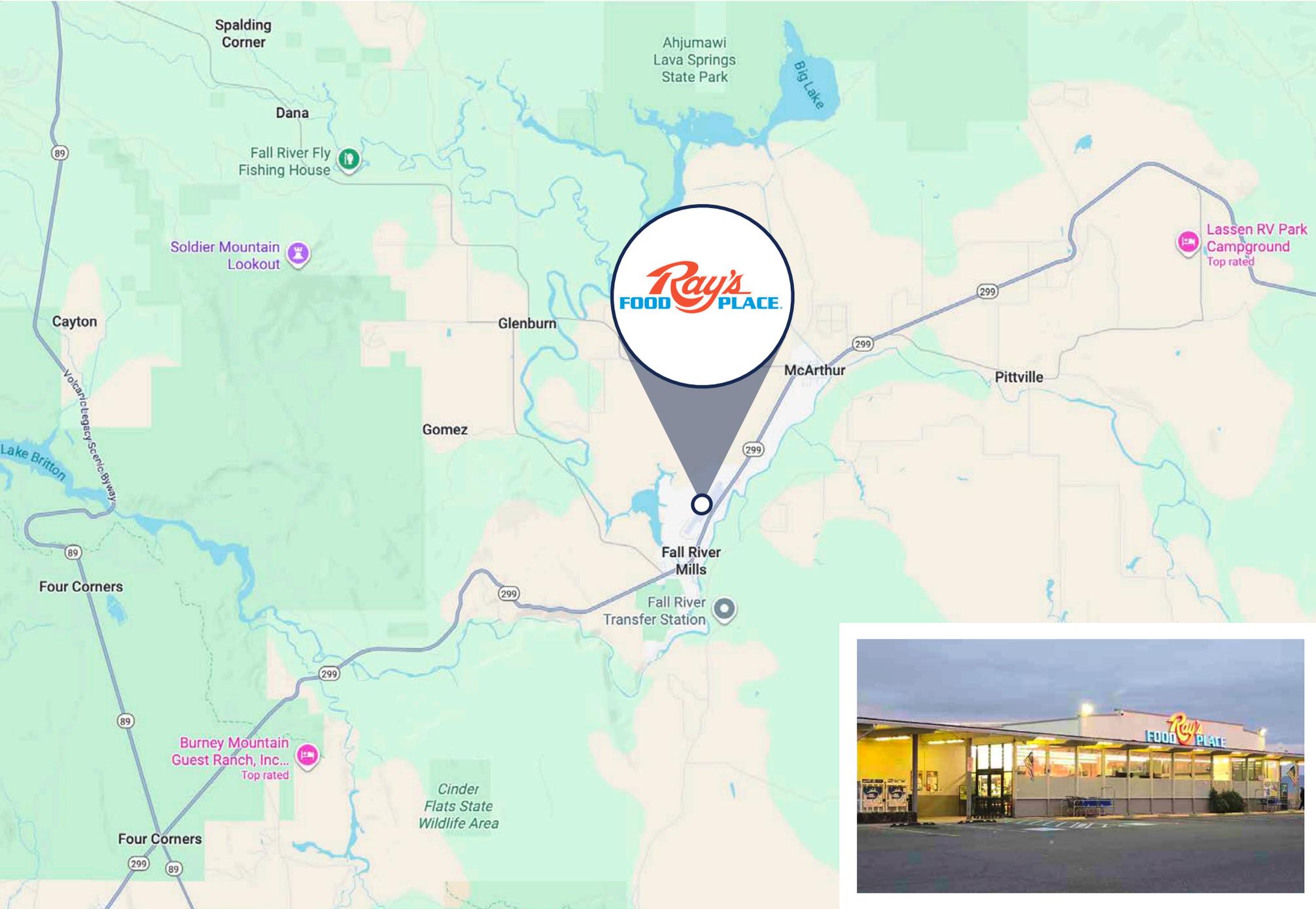


Fall River Mills, CA

REGIONAL MAP



LOCAL MAP



RETAILER MAP



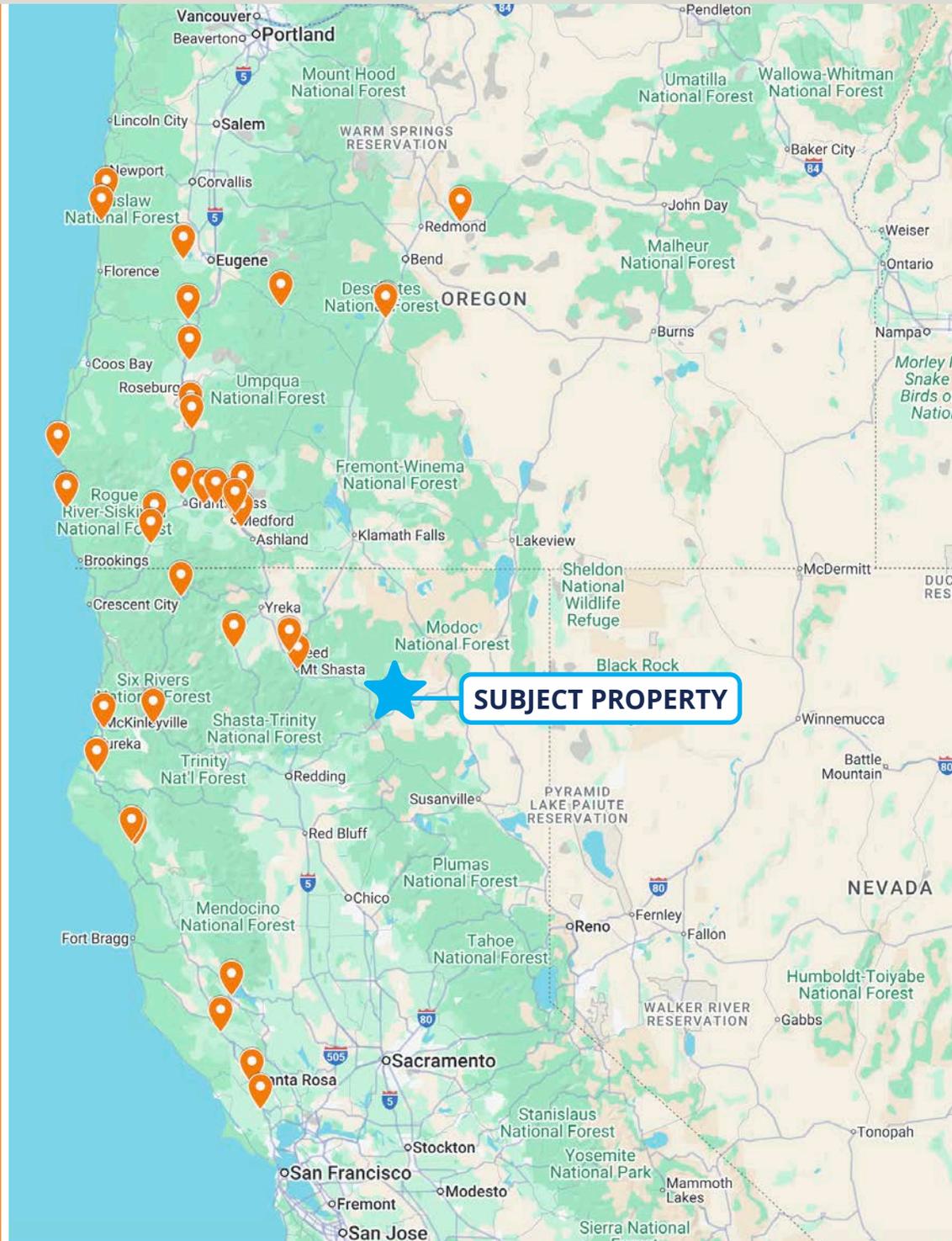
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RETAIL LOCATIONS MAP

C&K Market, Inc independently operates **38 grocery stores** under three retail banners, spanning 600 miles in Oregon and Northern California

	31
	5
	2



TENANT PROFILE

Ray's Food Place stores feature a full line of groceries with a variety of fresh-cut, high-quality meats, fresh produce, bulk foods and many organic choices. A wide assortment of fresh-baked breads, muffins and cakes are available in the bakery. In addition, ready-to-eat favorites can be found at Ray's deli. Ray's Food Place features a wide selection of local, regional and international wines perfect for any occasion and a large selection of micro brews from the northwest. Ray's Food Place prides itself in offering fresh products, great customer service and friendly familiar faces.



Shop Smart Food Warehouse stores strive to offer great values everyday in a warehouse format. From family pack meats to fresh bakery & deli favorites, each Smart Shop location features everyday essentials at affordable prices. A unique feature of Shop Smart stores are the Special Value line of products. These products offer outstanding prices on quality products, such as paper goods, condiments and more. At most locations our service center includes check cashing, Western Union & UPS.



C&K Market community markets feature a good selection of fresh, high-quality meats, fresh produce, grab & go meal solutions and a wide selection of your favorite grocery items. C&K Market is committed to providing local and regional products, specific to the communities they serve. You will find our friendly staff ready to assist each customer with a smile. C&K Market is the perfect destination when at home or at play.

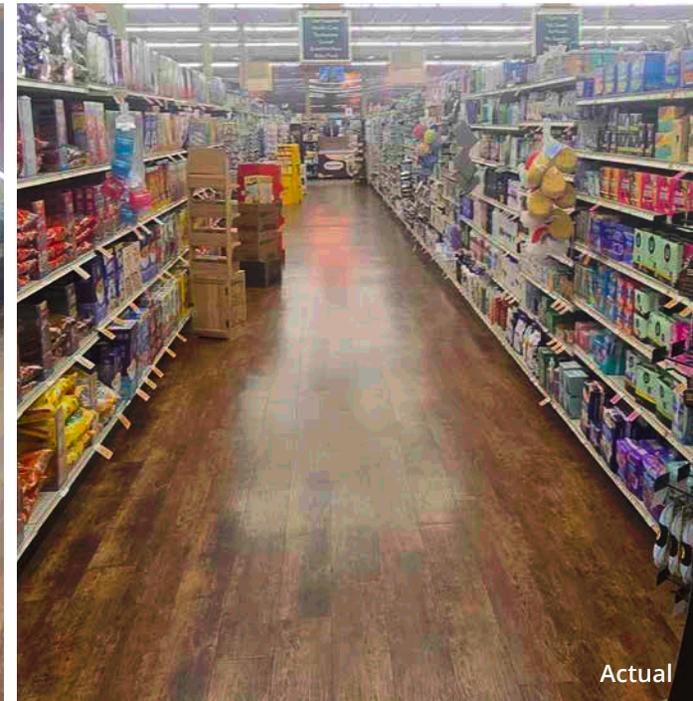
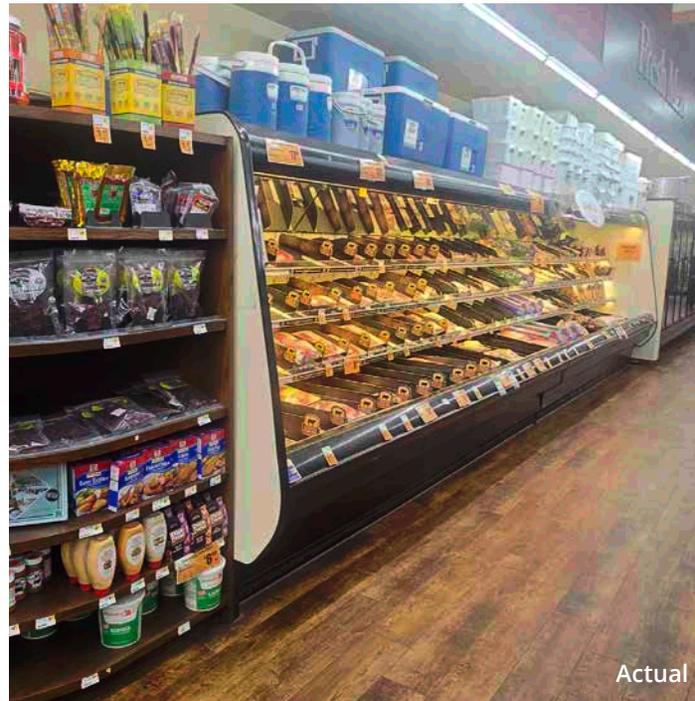
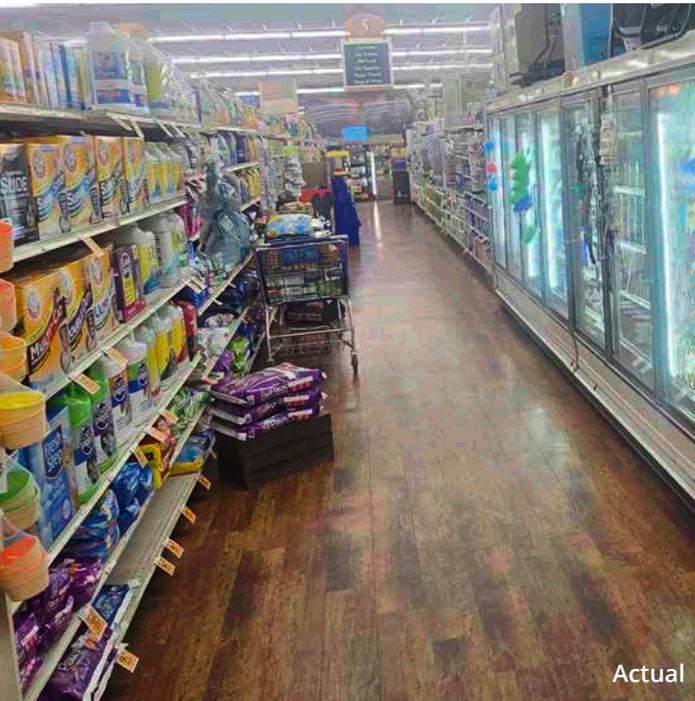


TENANT PROFILE

In 1956, Ray Nidiffer, purchased a one-half interest in the 3,200 sq. ft. C&K Market in Brookings, Oregon. Ray bought out Kimberly and joined Collins in the C&K partnership. The company incorporated in 1967, taking its name from the Collins and Kimberly partnership, the new corporation was set up as C&K Market, Inc.

In 1969, Collins decided to retire and sold his interest to Ray. As the sole owner of the corporation, Ray and a strong group of employees began growing the company. The company has grown slowly but steadily in the ensuing 40 plus years, reaching a total of 65 stores in 2013. Along the way, substantial changes occurred in ownership and operation.

In 1997, Ray decided to retire and passed the responsibility of running the company to his son, Doug Nidiffer. Raised in the grocery environment, Doug has spent most of his formative years in the industry. Doug has continued his stewardship of the company and the ideals set forth by his father Ray, continuing to acquire and build new store locations, while updating and remodeling existing locations. In 2005, Doug's son, Alan Nidiffer, re-joined the company after earning his degree at Oregon State and has served in various roles, most recently as Executive Vice President.



INVESTMENT HIGHLIGHTS

\$

Price

\$1,889,000

%

Avg Cap Rate

6.42%



- **59 Year Old** Grocery Chain with **38 stores** in Southern Oregon and Northern California
- Became an **employee-owned company** (ESOP) in 2020
- Absolute Net Lease with **11 years remaining** on 20 Year Primary Term
- **5% rent increases** Every Five Years. Next Increase June 1, 2027
- **Fall River Mills** 70 miles northeast of Redding, CA in Shasta County (pop. 181,586)



Price:	\$1,889,000
Avg Cap Rate:	6.42%
Price / Sq Ft:	\$114
Annual Rent: <small>THRU 05-31-27</small>	\$113,349
Avg Annual Rent:	\$121,207

LEASE ABSTRACT	
Tenant	C&K Market, Inc
Rent Increases	5% every 5 years
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	05/19/2017
Lease Expiration	05/31/2037
Renewal Options	4 x 5 year
Term Remaining on Lease	11 years
Landlord Responsibility	None
Tenant Responsibility	Absolute Net

PROPERTY SUMMARY	
Year Built/Renovated	1969
Gross Leasable Area	16,607 sq ft
Type of Ownership	Fee Simple
Lot Size	2.77 acres

RENT SCHEDULE				
YEAR	RENT / YR	RENT / MO	RENT / SF	CAP RATE
Current	\$113,349	\$9,446	\$6.83	6.00%
Current - 05/31/2027	\$113,349	\$9,446	\$6.83	6.00%
06/01/2027 - 05/31/2032	\$119,017	\$9,918	\$7.17	6.30%
06/01/2032 - 5/31/2037	\$124,968	\$10,414	\$7.53	6.62%
Option 1	\$131,216	\$10,935	\$7.90	6.95%
Option 2	\$137,777	\$11,481	\$8.30	7.29%

INVESTMENT OVERVIEW

PROPERTY ADDRESS

43622 Hwy 299 E
Fall River Mills, CA 96028

PRICE

Sale Price	\$1,889,000
Price/Sq Ft	\$114

PROPERTY DETAILS

Property Type:	Market - Neighborhood Grocers
Land Area Acres:	2.77 Acres
Land Area Sq Ft:	99,752 Sq Ft
Total Building Sq Ft:	16,607 Sq Ft
Number of Stories:	1
Number of Bathrooms:	x
Roll-Up Doors:	x
Construction:	Concrete Block
Foundation:	Slab
Flooring:	Vinyl
Siding:	x
Roof:	Metal and Built-Up Membrane
Heating/Cooling:	x
Parking:	On-Site; Re-Paved 2018
Exterior Amenities	Fuel Pumps
Existing Use:	Retail
Land Use:	Supermarket
Sale Includes:	Land & Building

LOCATION INFORMATION

Cross Street:	McArthur Rd
City:	Fall River Mills
County:	Shasta
Zoning:	Community Commercial
Zoning Code:	C-2
Site Topography:	Level at Street Grade
Site Shape:	Rectangular

MUNICIPAL INFORMATION

Parcel IDs:	018-530-010-000 / 0018-530-009-000
Assessing Authority:	Shasta County
Total Assessment:	\$1,526,164
Land Value:	\$348,171
Impr Value:	\$1,177,993
% Improved:	80.24%
Use Type:	x
Tax Rate Area:	x
Year Assessed:	2025



DEMOGRAPHICS

FALL RIVER MILLS, CA

POPULATION	3 MILE	5 MILES	10 MILES
2024 ESTIMATE	1,204	1,643	2,884
2029 PROJECTION	1,197	1,632	2,862
HOUSEHOLDS			
2024 ESTIMATE	442	624	1,185
2029 PROJECTION	443	626	1,186
HOUSEHOLD INCOME			
AVERAGE	\$96,424	\$105,882	\$103,114
MEDIAN	\$68,710	\$70,613	\$70,706



65 MILES

Shasta College



69 MILES

Redding, CA



73 MILES

Redding Regional
Airport



MARKET OVERVIEW - SHASTA COUNTY, CA



Nestled in the northern part of the Sacramento Valley, Shasta County is a region known for its stunning natural beauty, vibrant communities, and a rich history rooted in the heart of Northern California. A gateway to the majestic landscapes of the Sierra Nevada and the Cascade mountain ranges, the county covers over 3,800 square miles of diverse terrain, from rolling hills and fertile valleys to towering peaks and lush forests, making it a haven for outdoor enthusiasts and nature lovers alike.

With a population of approximately 180,000 residents, Shasta County is a thriving community that values its natural resources, rich history, and forward-looking vision. The county is proud to be recognized as a leader in outdoor recreation, offering endless opportunities for hiking, boating, fishing, and exploring our scenic parks and trails. Notably, Redding has earned acclaim for its Sundial Bridge—a world-renowned architectural marvel that spans the Sacramento River, symbolizing their connection to both nature and innovation.

Shasta County Facts

- Shasta County is governed by a five member Board of Supervisors
- It was created on February 18, 1850 as a General Law county
- It's one of California's original 27 counties
- It's an estimated 3,850 square miles in size
- The county contains over two million acres
- There are over 1,191 miles of maintained County roads
- It's home to over 175,700 residents
- It contains the cities of Redding, Anderson, and Shasta Lake
- The economy is based on agriculture, tourism, timber, medical services, and retail businesses



Burney Falls



Castle Crags State Park



Sundial Bridge

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BROKER OF RECORD

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