

Grocery Outlet

37505 CA-299, Burney, CA 96013

GROCERYOUTLET
bargain market

37505

Pushes Only That Opens Wins

HELP YOU LEAVE
WITH BAGS IN YOUR CART

SHOP
US FIRST

OPEN
SHOP
US FIRST
GET
More Pizza
FOR
Less Dough
GROCERY
OUTLET

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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY



Listing Price
\$7,500,000



Cap Rate
6.16%



Remaining Lease Term
10-Years

FINANCIAL

NOI	\$462,000
Price/SF	\$375.00
Rent/SF	\$1.93
Lease Type	Triple Net (NNN-Landlord Responsible for Structure Only)
Rent Increases	10% Every 5-Years
Guarantor	Corporate Guarantee
Lease Commencement	07/09/2020
Lease Expiration	07/31/2035
Renewal Options	Four 5-Year Options
Rentable SF	20,000 SF
Lot Size	2.01 Acres (87,555 SF)
Year Built	2020
Landlord Responsibility	Structural Portions of the Premises
Tenant Responsibility	All Expenses (Excluding Structural)





TENANT HIGHLIGHTS

- 10+ Year NNN Lease with 4-Five Year Option Periods (Ideal for Out-of-Area Investor)
- 10% Rental Increases Every 5-Years (7.92% Average Cap Rate Over Life of Lease)
- Tenant Responsible for All Expenses Excluding Structure Portions of the Premises (Tenant Responsible for Roof Excluding Structural Portions)
- High-Visibility Location Along State Highway 299/Main Street, a Major East/West California Thoroughfare Connecting Five Counties (Humboldt, Trinity, Shasta, Lassen, and Modoc)
- Grocery Outlet (Nasdaq: GO) has 529+ Independently Operated Stores in the U.S. with 18 New Stores Added in 2024
- Only Grocery Outlet Location Within a One-Hour Drive of the Property
- Grocery Outlets Revenue as of 2023 is Equal to \$3.97 Billion

TENANT OVERVIEW

Company:	Grocery Outlet
Founded:	1946
Locations:	529
Total Revenue:	\$3.97 Billion (2023)
Net Income:	\$79.44 Million (2023)
Net Worth:	\$3.97 Billion (2023)
Lease Rate:	\$1.93 Per Square Foot
Headquarters:	Emeryville, CA
Website:	www.groceryoutlet.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current (Years 1-5)	\$462,000	\$38,500	6.16%
Years 6-10	\$508,200	\$42,350	6.78%
Years 11-15 (Option 1)	\$559,020	\$46,585	7.45%
Years 16-20 (Option 2)	\$614,922	\$51,244	8.20%
Years 21-25 (Option 3)	\$676,414	\$56,368	9.20%
Years 26-30 (Option 4)	\$744,056	\$62,005	9.92%

GROCERY OUTLET

Based in Emeryville, California, Grocery Outlet is a high-growth, extreme value retailer of quality, name-brand consumables and fresh products sold primarily through a network of independently operated stores. Grocery Outlet and its subsidiaries have more than 520 stores in California, Washington, Oregon, Pennsylvania, Tennessee, Idaho, Nevada, Maryland, North Carolina, New Jersey, Georgia, Ohio, Alabama, Delaware, Kentucky and Virginia.



CALIFORNIA
299

Tires LES SCHWAB

The Burney Motel

CALTRANS - BURNEY
MAINTENANCE STATION

DOLLAR
GENERAL

SUBJECT PROPERTY
GROCERY OUTLET
37505 STATE HIGHWAY 299
BURNEY, CA

ups

SUBWAY
RITE
AID

SAFeway

NAPA

BURNEY JUNIOR
SENIOR HIGH SCHOOL



RAYMOND BERRY
INTERMOUNTAIN POOL

ACE
Hardware

BURNEY
ELEMENTARY
SCHOOL

BURNEY BASIN LITTLE
LEAGUE BASEBALL FIELD

CALIFORNIA
299

PIT RIVER CASINO

WASHBURN BUE PARK

54 MILES TO REDDING

GROCERY OUTLET

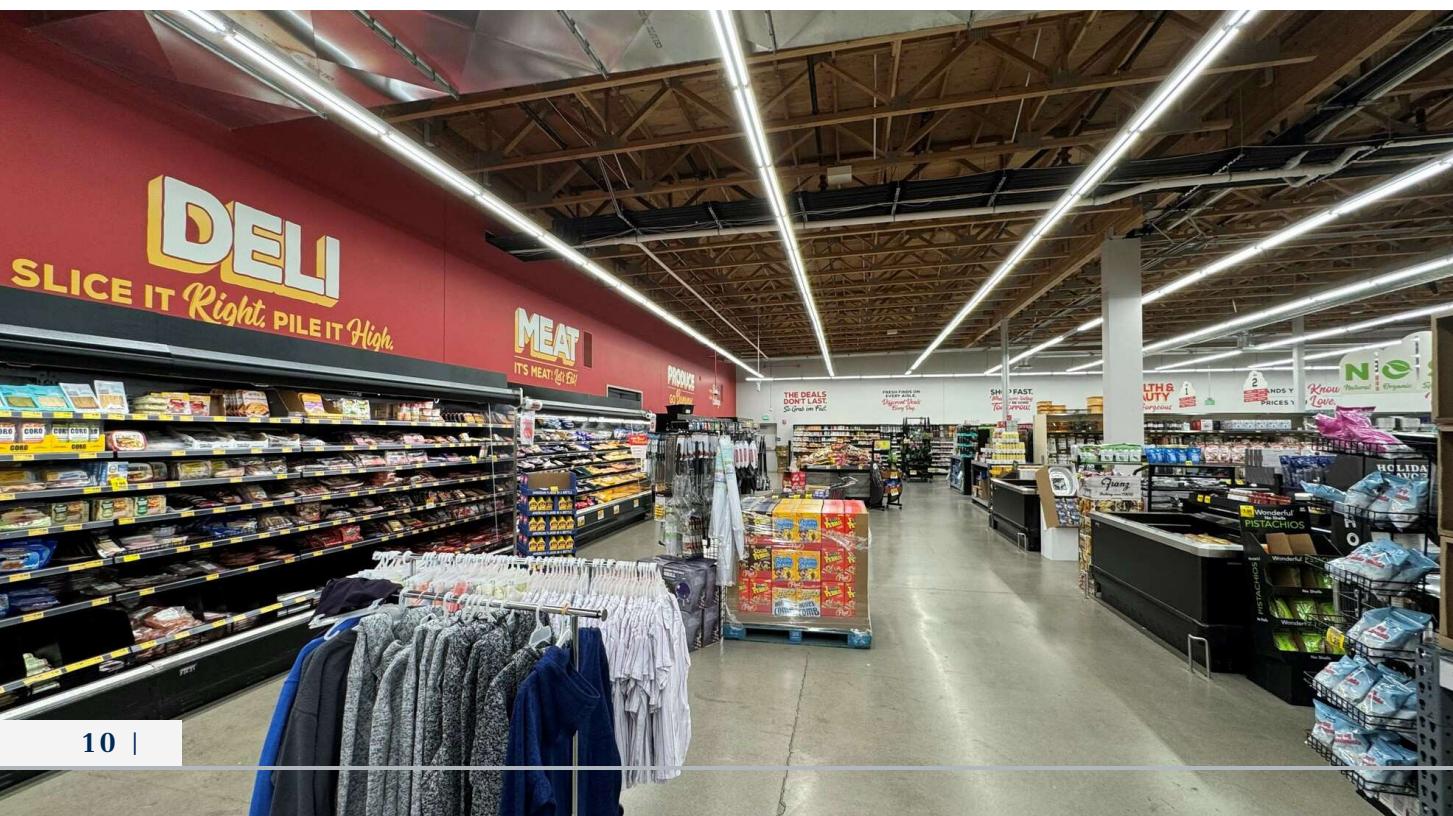
37505 CA-299, Burney, CA 96013

LOCATION OVERVIEW

The property enjoys a prime location on Main Street, a highly visible site within Burney's most prominent corridor, with exposure to approximately 5,550 vehicles passing by daily. Positioned along State Highway 299, a vital east-west route in California, the highway connects five counties—Humboldt, Trinity, Shasta, Lassen, and Modoc. The property's visibility is further enhanced by its proximity to Burney Junior-Senior High School and Burney Elementary School, which together serve a combined enrollment of 580 students and are located within one mile. With a continued population growth within a five-mile radius over the next five years, the property is well-positioned to thrive alongside the area's development.

Centrally situated in Burney, the property is close to key community amenities and popular recreational destinations. It lies just two miles from Pit River Casino, Burney's main tourist attraction, which features a 9,000-square-foot casino, 150 slot machines, the River Rock Grill, and extensive RV parking. Located within Burney's primary retail hub, the property is surrounded by a strong mix of local and regional businesses, alongside national brands such as McDonald's, Safeway, NAPA Auto Parts, Subway, Chevron, Les Schwab Tires, and Dollar General. Additionally, the property is within a one-and-a-half-mile radius of several hotels and lodges, serving as a key shopping destination with the presence of Grocery Outlet—the only location of its kind within a one-hour drive.

Burney, California, is a charming small town nestled in the scenic landscapes of Shasta County. Known for its friendly community and breathtaking natural beauty, Burney offers a tranquil retreat for residents and visitors alike. The town is most famous for its proximity to Burney Falls, often called the "Eighth Wonder of the World." Located in McArthur-Burney Falls Memorial State Park, these stunning waterfalls draw outdoor enthusiasts year-round and serve as a centerpiece for hiking, camping, and picnicking. Surrounded by dense forests and a network of pristine lakes and rivers, Burney is a paradise for nature lovers and adventure seekers. Fishing, boating, and kayaking opportunities abound, with Hat Creek and Lake Britton being popular spots. Burney also offers a cozy small-town atmosphere. Its downtown area features locally owned shops, restaurants, and cafes that reflect the warmth and charm of the community.



SITE PLAN



BIKE PATH

BIKE PATH

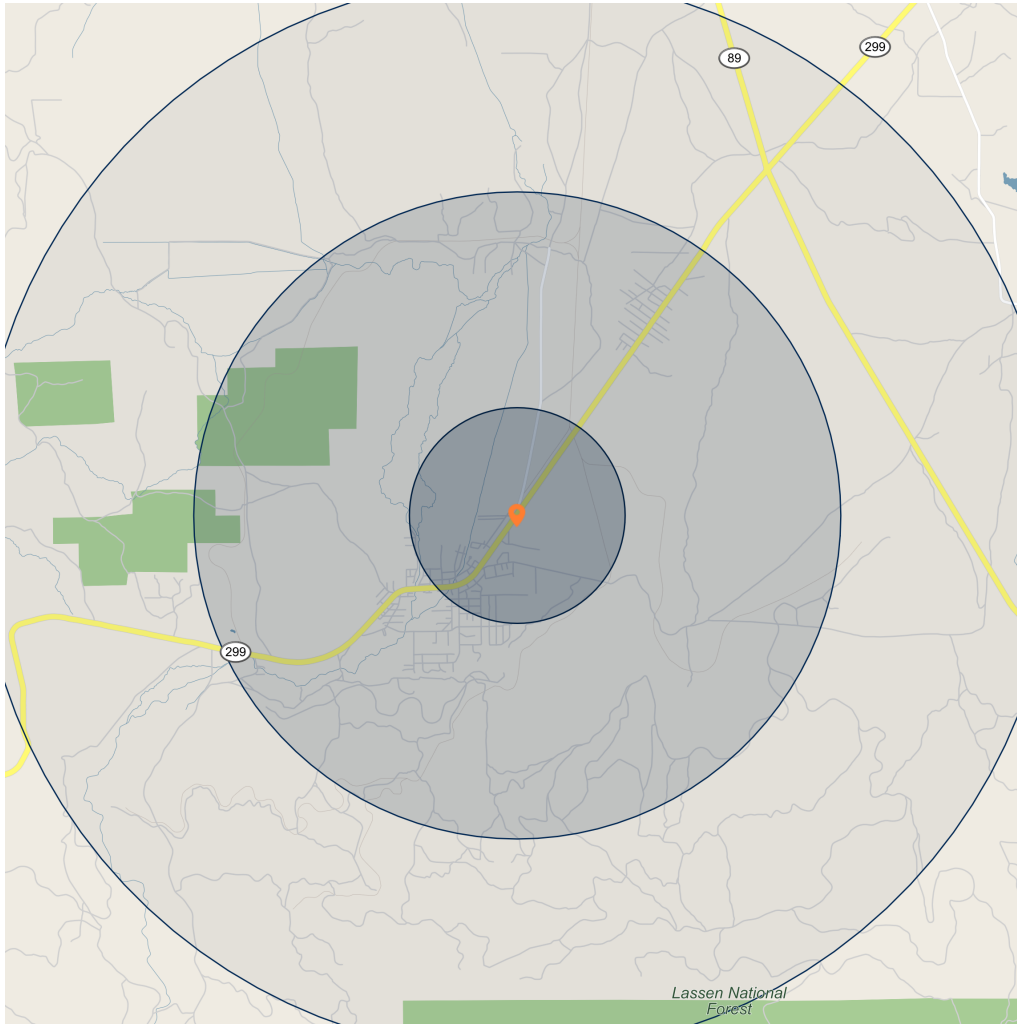
MAIN STREET

BIKE PATH

BIKE PATH

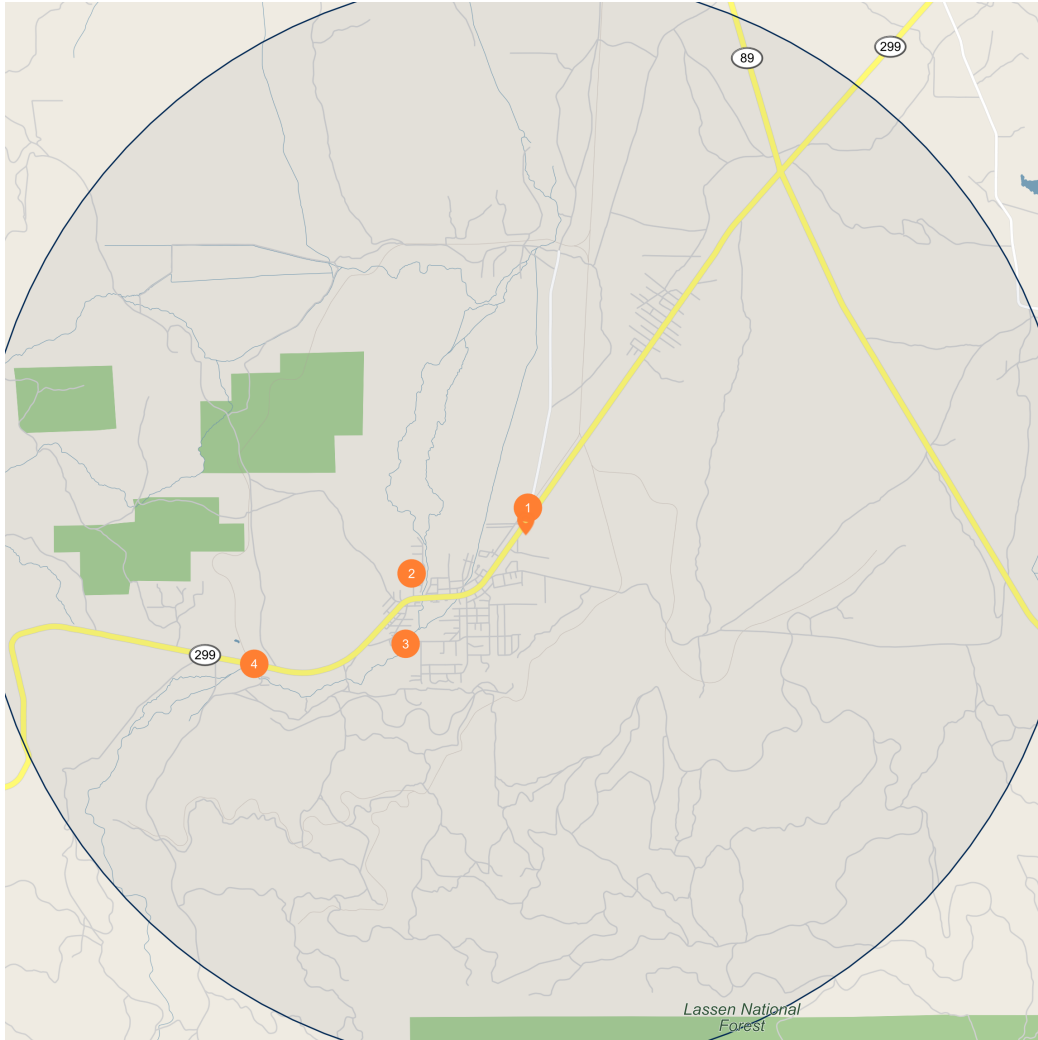


Grocery Outlet // DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2028 Projection	1,677	3,855	3,963
2023 Estimate	1,668	3,848	3,955
2020 Census	1,630	3,808	3,914
2010 Census	1,670	4,031	4,139
HOUSEHOLD INCOME			
Average	\$64,199	\$62,822	\$62,826
Median	\$50,886	\$49,266	\$49,365
Per Capita	\$24,830	\$25,689	\$25,554
HOUSEHOLDS			
2028 Projection	639	1,563	1,598
2023 Estimate	634	1,557	1,592
2020 Census	634	1,557	1,592
2010 Census	628	1,562	1,597
HOUSING			
Median Home Value	\$220,067	\$212,021	\$213,071
EMPLOYMENT			
2023 Daytime Population	1,850	3,577	3,670
2023 Unemployment	6.01%	6.46%	6.49%
Average Time Traveled (Minutes)	19	19	19
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	34.05%	34.93%	34.94%
Some College (13-15)	27.18%	28.42%	28.53%
Associate Degree Only	11.84%	10.39%	10.33%
Bachelor's Degree Only	12.79%	11.92%	11.84%
Graduate Degree	2.53%	2.93%	2.97%

DEMOGRAPHICS // Grocery Outlet



	Major Employers	Employees
1	Pacific Gas and Electric Co-PG&e	178
2	Citizens Telecom Co Cal Inc	63
3	Pit River Health Service Inc	51
4	Shasta Green Inc-Franklin Logging	50

The background of the entire page is a photograph of a Grocery Outlet Bargain Market storefront. The building is a single-story structure with a tan-colored facade and a dark roof. A large sign above the entrance reads "GROCERYOUTLET Bargain Market". To the left of the entrance, there is a covered area with several shopping carts stacked. A red pickup truck is parked in the parking lot to the right of the building. The sky is blue with some light clouds. A dark blue semi-transparent overlay covers the middle portion of the image, where the text is located.

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