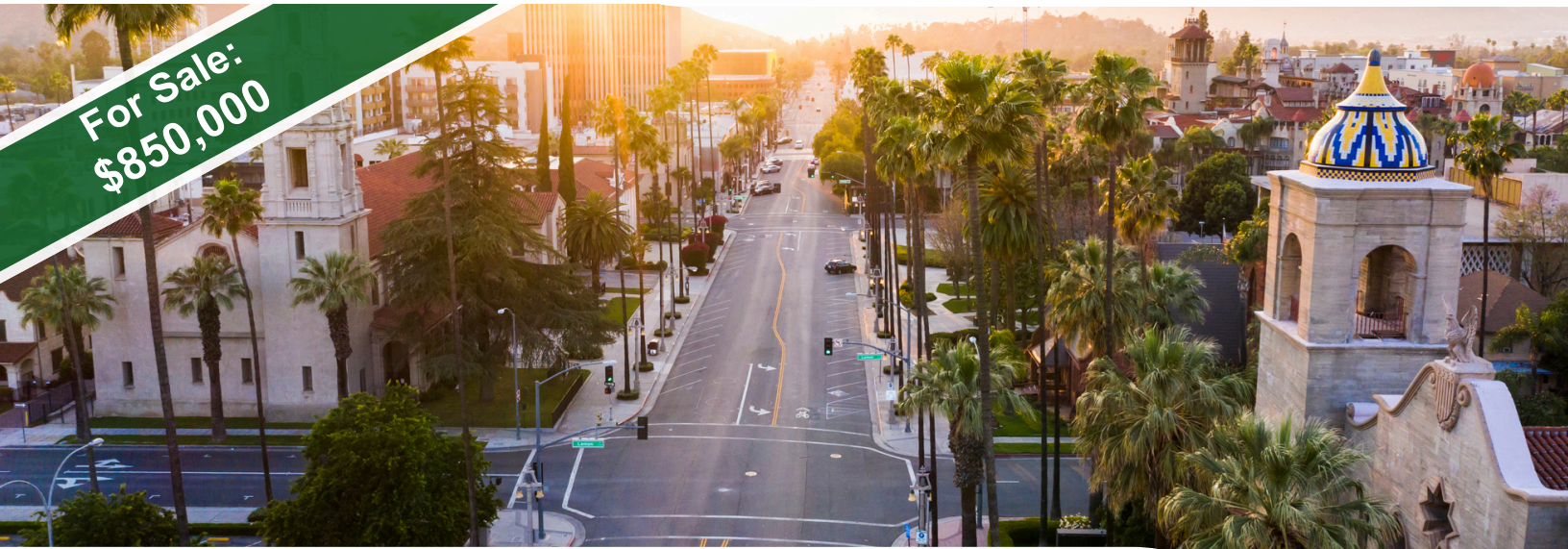


For Sale:  
\$850,000



1-of-14 MERIT BASED WINNERS. A quality, known cannabis brand is willing to sell their Riverside City approval. The City of Riverside was an extremely popular city for operators to apply in. Many applied, but only 14 won. **STRONG LOCATION AND EXCELLENT LEASE TERMS.** Don't miss out on this opportunity to acquire a winning location in a strong demographic.

**NDA  
REQUIRED**

### Retail Storefront Approval Highlights:

- Riverside Demographics:
  - Population: 326,000 and growing
  - Median Household Income: ≈ \$95,000
  - Retail Spending: ≈ \$5-Billion
- Limited License Jurisdiction
  - 1-of-14 Awarded Licenses

### Real Estate Highlights

- 2,800 SF Corner Unit
- Located at entrance to a major shopping center
  - 475,000 SF Regional Center
- \$6,416/MO NNN LEASE RATE
  - \$279/MO NNN FEE
- Includes TI Allowance

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