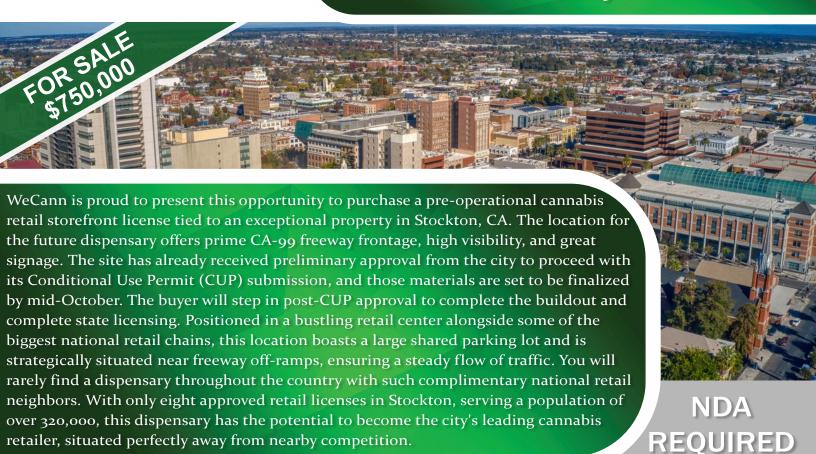


## Pre-Operational Cannabis Retail Storefront License

Stockton, California





## INVESTMENT HIGHLIGHTS

- **Prime Location:** 
  - High Traffic area, situated on CA-99 with freeway frontage and signage, near off ramp
  - IDEAL neighboring tenants will drive traffic to your business
- Shared Retail Center: Benefits from being part of a retail hub with significant foot traffic and a large shared parking lot
- Limited Competition: One of only eight approved retail licenses in Stockton, serving a population of over 320,000
  - Approximately one dispensary per 40,000 residents.
- Reasonable City Tax Rate: 5%
- Lease Details:
  - Size of Unit: 1,220 SF
  - Lease Term: 5-year initial term (commenced 04/2024)
    - One 5-year option to extend
  - Monthly Lease Rate:
    - \$5,600 license phase rent
    - \$8,955 upon CUP approval
- License Purchase Price: \$750,000

eCann



## **Meilad Rafiei**

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