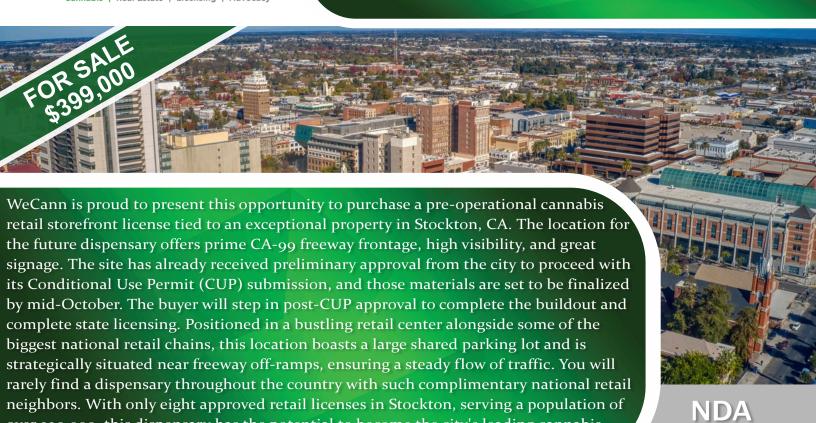


LARGE PRICE REDUCTION - Retail License in Stockton, CA for Sale





INVESTMENT HIGHLIGHTS

• Prime Location:

over 320,000, this dispensary has the potential to become the city's leading cannabis

retailer, situated perfectly away from nearby competition.

High Traffic area, situated on CA-99 with freeway frontage and signage, near off ramp

REQUIRED

- 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: \$399,000

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