

**FOR SALE**  
**\$399,000**

WeCann is proud to present this opportunity to purchase a pre-operational cannabis retail storefront license tied to an exceptional property in Stockton, CA. The location for the future dispensary offers prime CA-99 freeway frontage, high visibility, and great signage. The site has already received preliminary approval from the city to proceed with its Conditional Use Permit (CUP) submission, and those materials are set to be finalized by mid-October. The buyer will step in post-CUP approval to complete the buildout and complete state licensing. Positioned in a bustling retail center alongside some of the biggest national retail chains, this location boasts a large shared parking lot and is strategically situated near freeway off-ramps, ensuring a steady flow of traffic. You will rarely find a dispensary throughout the country with such complimentary national retail neighbors. With only eight approved retail licenses in Stockton, serving a population of over 320,000, this dispensary has the potential to become the city's leading cannabis retailer, situated perfectly away from nearby competition.

**NDA  
REQUIRED**

### 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: \$399,000**



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# WeCann



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