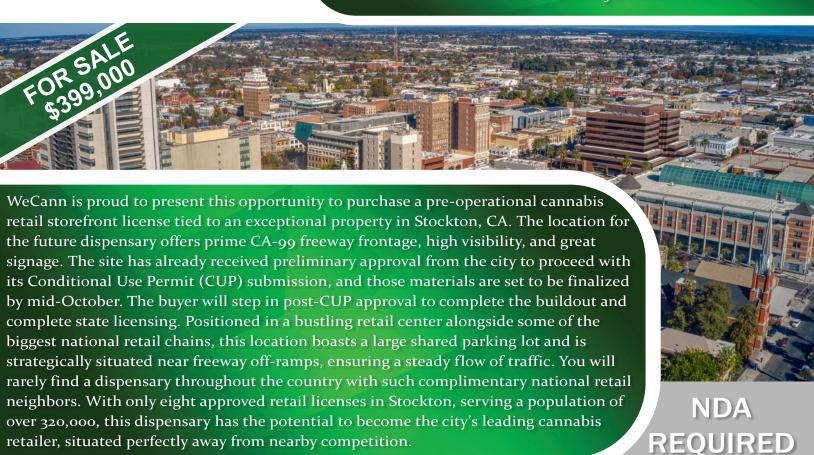


Pre-Operational Cannabis Retail Storefront License Stockton, California





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: \$399,000

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