

JAMES CAPITAL



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ADVISORS

FOR SALE OR FOR LEASE

CANNABIS INDUSTRIAL WAREHOUSE FOR SALE OR FOR LEASE

8651 YOUNGER CREEK DR, SACRAMENTO, CA 95828

CANNABIS INDUSTRIAL WAREHOUSE

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CANNABIS INDUSTRIAL WAREHOUSE

THE OFFERING

The Offering

James Capital Advisors is proud to present for sale a 36,000 SF industrial tilt up on 1.8 acres of land. This high-quality 2007 construction is in the Florin Fruitridge Industrial Park and zoned M2 (there is an association, but membership is voluntary). The power has already been upgraded to 4,000 amps 3 phase 480v, and the building features 21 to 24-foot clear height, 20 parking spaces, and exterior security cameras. It holds a Conditional Use Permit (CUP) for cultivation, manufacture type 6 non-volatile (type 7 volatile possible), distribution, and delivery. There is a moratorium for Cannabis Cultivation CUPs in the Florin Fruitridge Industrial Park, but this property has one! In the City of Sacramento, a CUP is approved for the parcel, then once there is a CUP in place, one can apply for a cannabis Business Operating Permit (BOP) which sits in the CUP and serves as your license. BOPs belong to the CUP and cannot be transferred or sold in Sacramento. Once submitted, your building permits take approximately 3-4 months for approval, and you can expect the same turn-time for a BOP. You can apply for both permits simultaneously, and potentially be ready to begin your build-out in about 4 months from submission of plans and BOP applications. Although this information comes from verified sources, you must rely on your own due diligence.

This is a great opportunity for an operator to control their monthly property payments by being their own landlord, or for an investor to buy and lease to achieve a potential double-digit cap rate. Additionally, the Seller is open to carrying a note!

This facility is positioned in southeast Sacramento, proximate to Highway 16, allowing access to Highway 50 and 99 leading to Interstate 5. The City of Sacramento has a progressive ordinance and competitive utility rates.



CANNABIS INDUSTRIAL WAREHOUSE

FINANCIAL SUMMARY

Tenant	Cannabis Industrial Warehouse
Street Address	8651 Younger Creek Dr
City	Sacramento
State	CA
Zip	95828
GLA	36,000 SF
Lot Size	67,082 SF
Year Built	2007

For Sale
 \$5,750,000 List Price
 14.27% Proforma Cap
For Lease
 \$1.90 Asking Price / SF
NEGOTIABLE Term



Cannabis CUP in Place - There is cap on conditional use permits (CUP) for cultivation in the Florin Perkins Industrial Park. Building with CUP(s) in this area a sought after commodity.

Cannabis Business Uses Include - Conditional Use Permit for Cultivation, manufacturing type 6 , and distribution and delivery in place. Manufacturing type 7 available with modifications.

Newer Construction and Upgraded for Cannabis Use - Concrete tilt up built in 2007. The subject property has reinforced roof for A/C, security cameras, security roll up doors and security fencing.

4,000 Amps Power - The subject property has power that has been upgraded to 4,000 AMPs at 277/480.

Great Freeway Accessibility - This building is proximate to Highway 16, allowing access to Highway 50 and 99 leading to Interstate 5.

CANNABIS INDUSTRIAL WAREHOUSE

RETAIL AERIAL



CANNABIS INDUSTRIAL WAREHOUSE
PROFORMA RENT SCHEDULE

UNIT #	UNIT TYPE	SQ. FOOTAGE	% OF PROPERTY	RENT	RENT / SF	NNN PER MONTH	NNN PSF
01	Cultivation / Manufacturing / Distribution	18,000 SF	50%	\$34,200	\$1.90	\$3,578	\$0.20
02	Cultivation / Manufacturing / Distribution	18,000 SF	50%	\$34,200	\$1.90	\$3,578	\$0.20
MONTHLY TOTAL		36,000 SF	100%	\$68,400		\$7,156	

CANNABIS INDUSTRIAL WAREHOUSE
PROPOSED FINANCING

Loan Amount:	\$2,875,000
Years for Balloon Payment To Be Due:	4 Years
Interest Rate	10%
Monthly Payment	\$23,958
Yearly Payment	\$287,500

* Contact our financing team for a custom quote



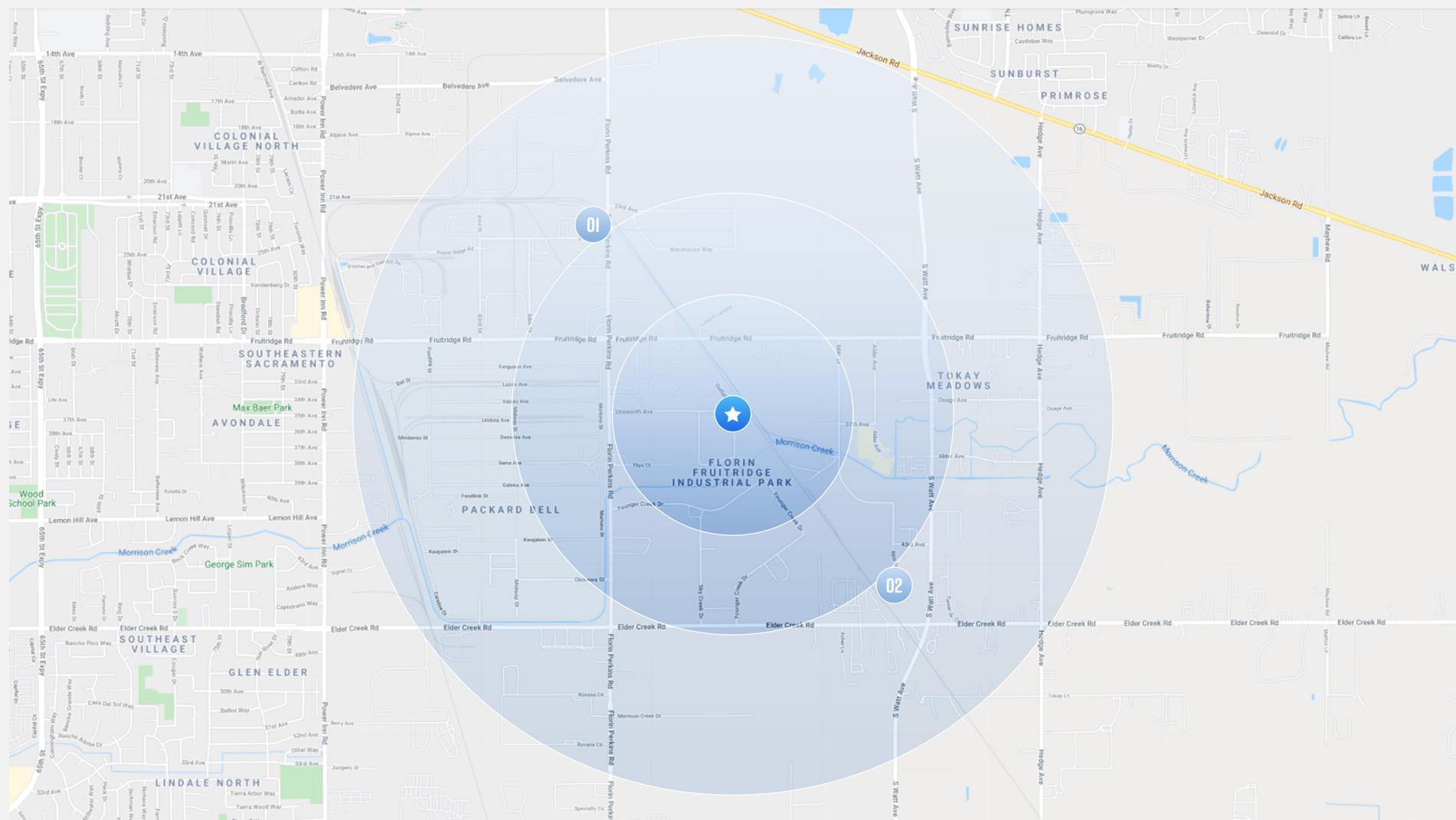
CANNABIS INDUSTRIAL WAREHOUSE

RETAIL AERIAL



CANNABIS INDUSTRIAL WAREHOUSE

SALES COMPARABLES - NET LEASE CANNABIS



CANNABIS INDUSTRIAL WAREHOUSE

SALES COMPARABLES - NET LEASE CANNABIS



CANNABIS NET LEASE SALE

5150 Florin Perkins, Sacramento, CA

GLA	30,301 SF
Year Built	1962
Close of Escrow	9/23/2020
Sale Price	\$6,800,000
Cap Rate	-
Price / SF	\$224.00
Lease Type	Triple-Net (NNN)



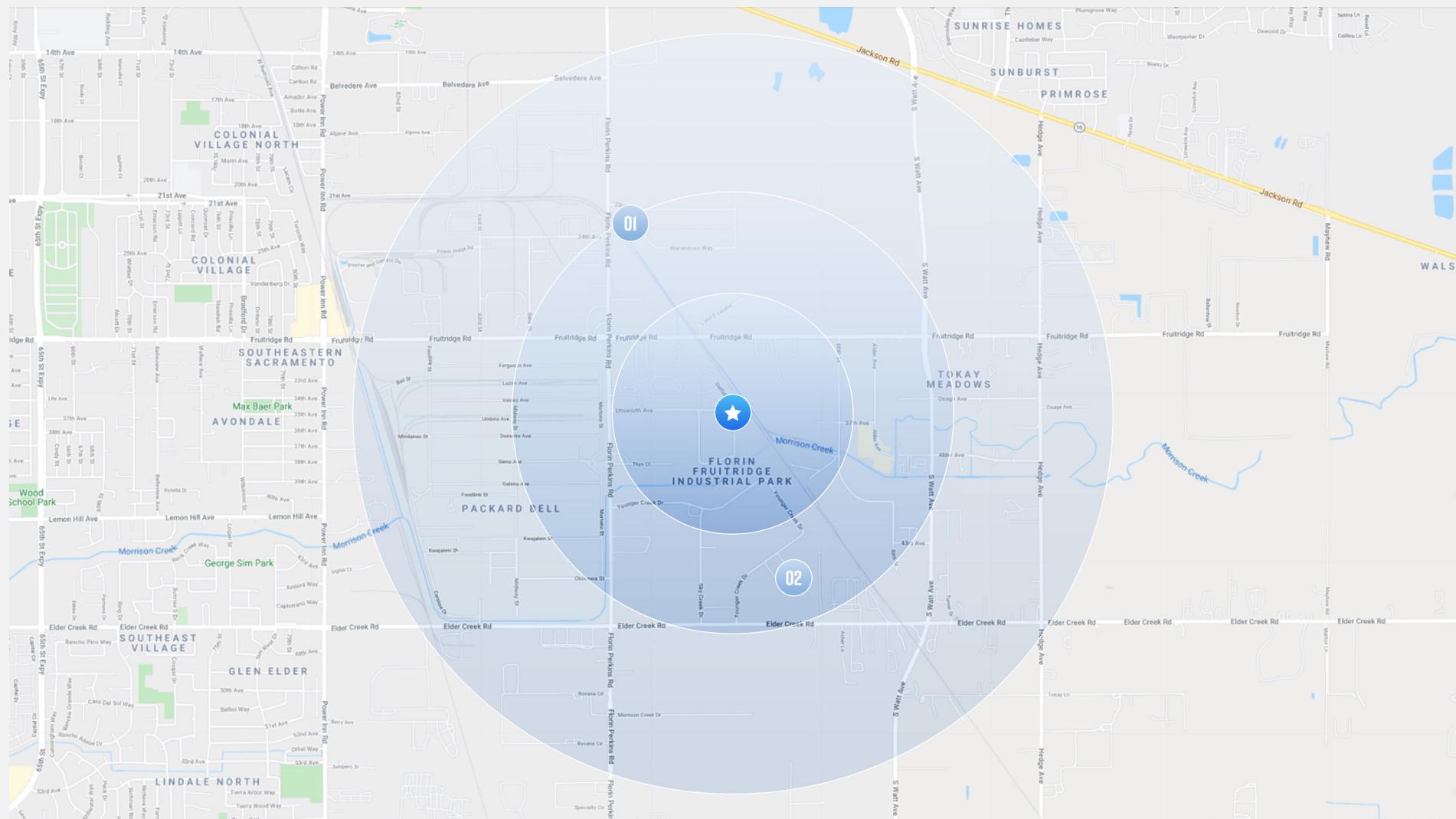
CANNABIS NET LEASE SALE

6290 88th St, Sacramento, CA

GLA	19,600 SF
Year Built	2007
Close of Escrow	7/1/2020
Sale Price	\$4,699,000
Cap Rate	11.50%
Price / SF	\$240.00
Lease Type	Triple-Net (NNN)

CANNABIS INDUSTRIAL WAREHOUSE

SALES COMPARABLES - VACANT CANNABIS WITH CUP



CANNABIS INDUSTRIAL WAREHOUSE

SALES COMPARABLES - VACANT CANNABIS WITH CUP



01

VACANT

5001-5081 Florin Perkins Rd, Sacramento, CA

GLA	19,690 SF
Year Built	1980
Close of Escrow	11/18/2019
Sale Price	\$2,675,000
Price / SF	\$136.00



02

VACANT

1 light Sky Ct, Sacramento, CA

GLA	43,200 SF
Year Built	1990
Close of Escrow	2/11/2019
Sale Price	\$6,664,000
Price / SF	\$154.00

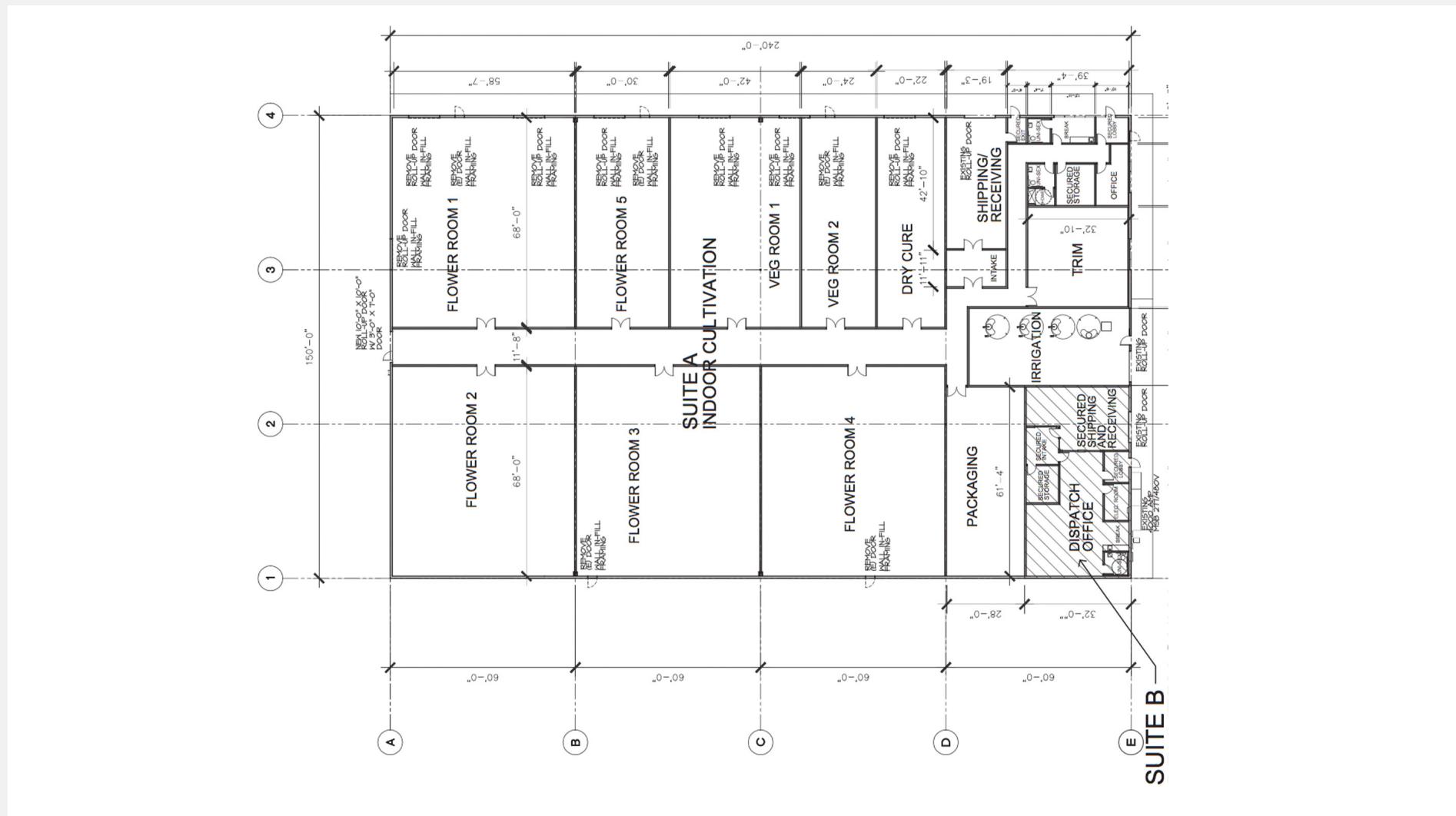
CANNABIS INDUSTRIAL WAREHOUSE

SITE PLAN



CANNABIS INDUSTRIAL WAREHOUSE

POSSIBLE FLOOR PLAN



LOCATION OVERVIEW

Sacramento, CA

Sacramento is the capital city of the state of California, and is the largest city in Sacramento county. Sacramento's population has been growing at just over 2% per year over the last 5 years as previous silicon valley residents move further inland. Located at the confluence of the Sacramento and American Rivers in Northern California's Sacramento Valley, Sacramento's estimated 2019 population of 513,625 makes it the sixth-largest city in California and the ninth-largest capital in the United States. The city is only about an hour and a half drive away from the famous silicon valley in San Francisco, a center of high technology and innovation.

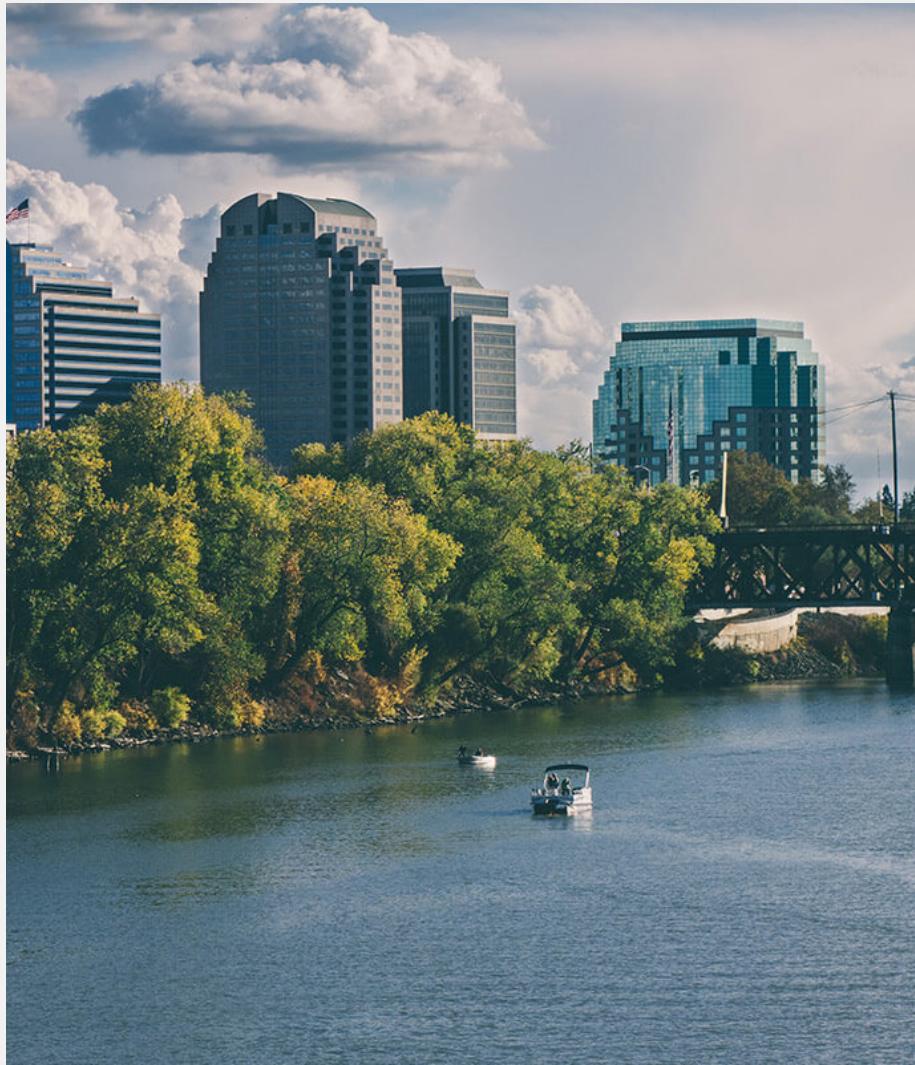
Sacramento, California is serviced by the Interstate-5 freeway, 80, famous highway 99, and many others which provide the perfect travel route for shipping, trade, visitors, and commerce to the capital city. The Sacramento river, dubbed the "Nile of the West" runs from Southern California through Northern California and serves as irrigation for California's farms. The 100 square mile city is sometimes referred to as "America's Farm to Fork Capital" because it serves as a hub for shipping produce all across the country and for its over 40 farmers markets where you can find an abundance of locally produced produce.



Sacramento is the fastest-growing major city in California, owing to its status as a notable financial center on the West Coast and as a major educational hub, home of California State University, Sacramento and University of California, Davis. Similarly, Sacramento is a major center for the California healthcare industry, as the seat of Sutter Health, the world-renowned UC Davis Medical Center, and the UC Davis School of Medicine, and notable tourist destination in California. The Harvard University Civil Rights Project conducted for Time magazine named Sacramento "America's Most Diverse City".

Sacramento is also increasingly home to silicon valley employees, bringing even more increases salaries and opportunity to the region. The district of Old Town Sacramento dates back to the Gold Rush era, with wooden sidewalks and wagon rides. In old town Sacramento, you can find the California State Railroad Museum which details the construction of the Transcontinental Railroad, one of the U.S.'s crowning achievements and earliest technological feats that changed the economy and the fate of the United States. Sacramento is also home to the famous professional basketball team, the Sacramento Kings. You can visit the state capitol building and Capitol Park to see a part of California history.

CANNABIS INDUSTRIAL WAREHOUSE
DEMOGRAPHICS



POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	88	91,259	339,354
2020 Estimate	79	87,354	325,180
2010 Census	37	79,091	296,459
Growth '20 - '25	11.39%	4.47%	4.36%
Growth '10 - '20	113.51%	10.45%	9.69%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	33	30,781	118,344
2020 Estimate	29	29,436	113,424
2010 Census	15	26,466	103,408
Growth '20 - '25	13.79%	4.57%	4.34%
Growth '10 - '20	93.33%	11.22%	9.69%
Average Income	\$80,534	\$71,625	\$77,905
Median Income	\$47,500	\$55,905	\$57,997

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