

FOR SALE

Prime Modesto Cannabis NNN Investment • 9.5% Cap Rate



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER
ASSOCIATES**

**PMZ COMMERCIAL
REAL ESTATE**
SINCE 1957

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Property Overview

Address:	408 Paradise Road • Modesto • CA • 95351	County:	Stanislaus County
Sales Price:	\$1,900,000.00	Property Type:	Commercial Retail
Building Size:	± 8,320 SF	Parcel Numbers:	030-020-011
Lot Size:	± 17,859 SF / ± 0.41 AC	Procuring Broker Fee:	2.5%

Description:

Capitalize on California's thriving cannabis sector with this exceptional opportunity: a brand-new 10-year NNN lease with 3% annual increases, anchored by Club W. The property at 408 Paradise Road boasts a complete recent remodel of the exterior and ground-floor interior, creating a modern, inviting retail environment perfect for high-traffic dispensary use. Priced at \$1.9 million with a scheduled NOI of \$180,000, this delivers a robust 9.5% cap rate—ideal for passive investors, 1031 exchanges, or those seeking recession-resistant income in a growing industry.

Investment Highlights:

- Lease Structure:** NNN lease with tenant responsible for all taxes, insurance, and maintenance.
- Term & Rent Growth:** New 10-year lease with 3% annual rent increases and options to extend.
- Financials:**
 - NOI: \$180,000 annually
 - Price: \$1,900,000
 - Cap Rate: 9.5%
- Property Condition:** Recently remodeled exterior and ground-floor interior.
- Tenant:** Club W, a well-established and experienced cannabis operator with ±14 locations plus ±5 new locations in the pipeline, as well as a 4.7/5 Weedmaps rating from 550+ reviews, driving strong local traffic.
- Investment Appeal:** Low-maintenance, “like-new” NNN asset with strong yield, built-in rent growth, and no landlord responsibilities—ideal for passive investors seeking above-market returns.

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Location Map

DOWNTOWN MODESTO



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408 Paradise Road



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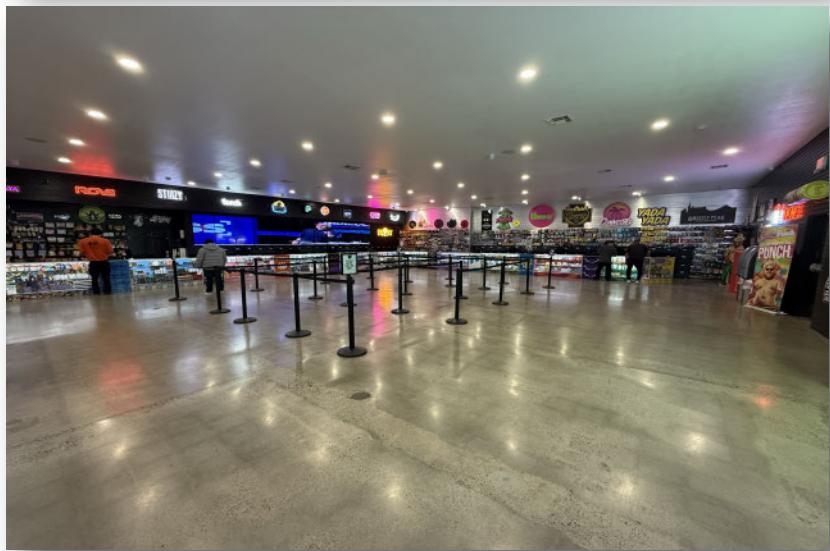
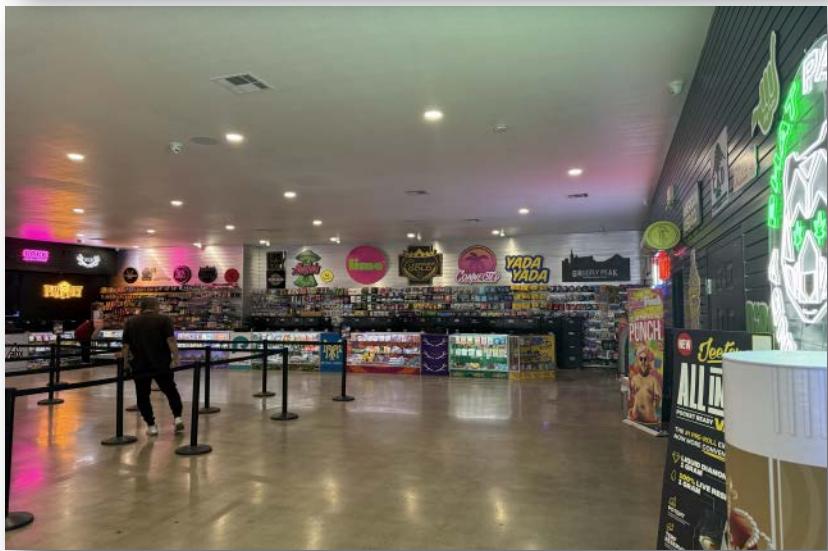
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Photo Gallery



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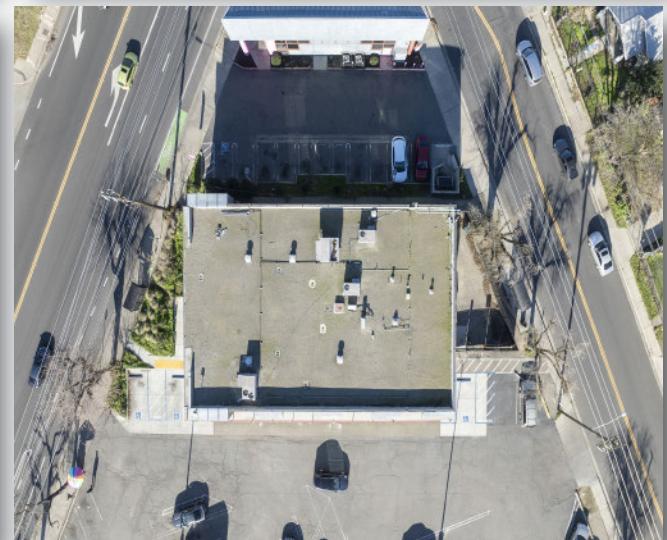
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Drone Photo Gallery



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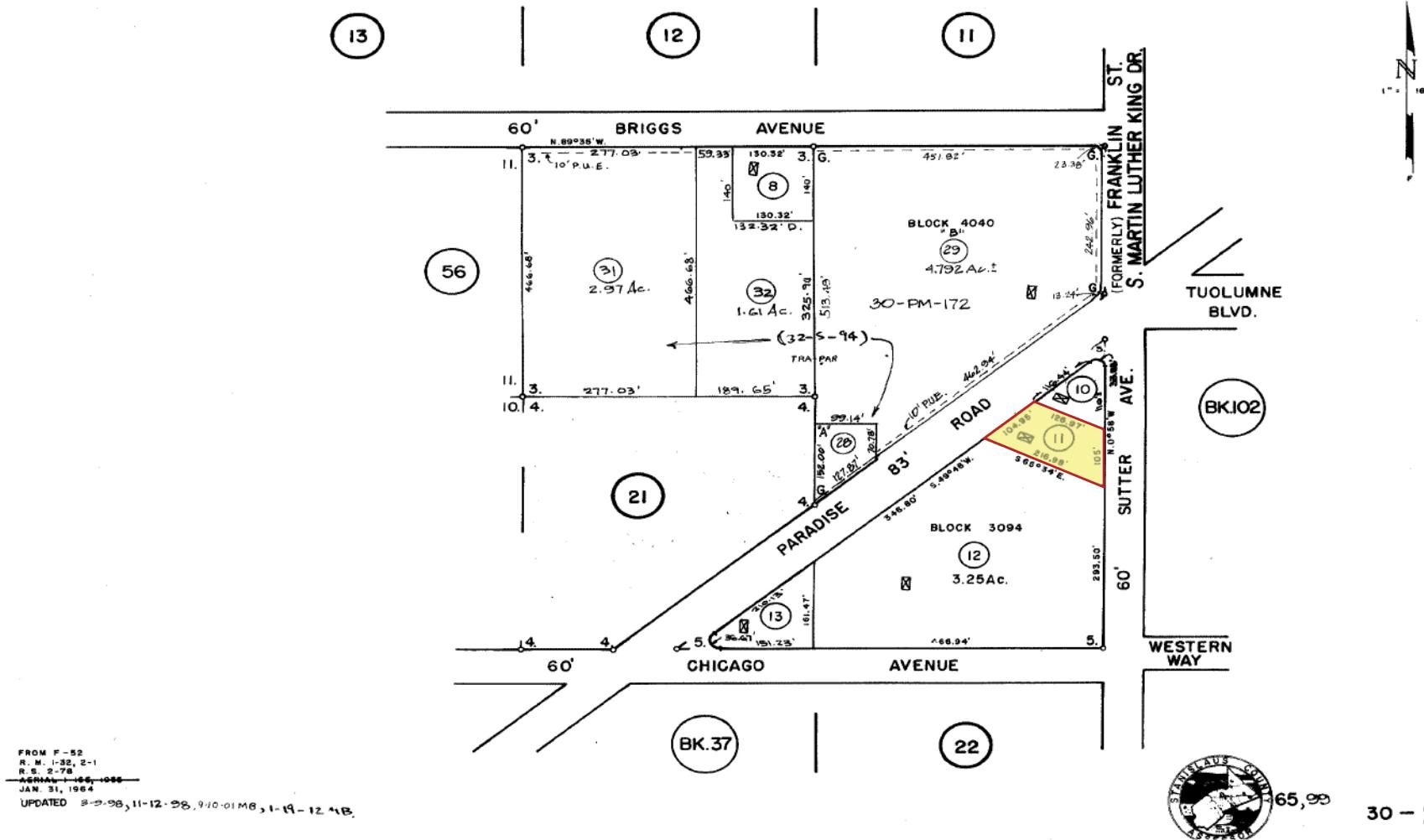
Parcel Map

PORTION SE 1/4 SECTION 31 T. 3 S. R. 9 E. M. D. B. & M.
PORTION BRICHMANS ADDITION - LOTS G, 3, 5, 10, & 11

30 - 20

002 001
002 026

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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