

STIIZY

El Centro, CA

Strong Guarantor & Largest Operator in CA

Abs NNN Lease

\$ | Price: **\$4,435,776** | % | Cap Rate: **8.25%**

% | Average Cap Rate Over Lease Term: **9.07%**

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors the opportunity to purchase a fee-simple ownership interest in the Stiiizy cannabis dispensary property located in El Centro, California ("the Property"). Stiiizy is operating under an absolute NNN lease with zero landlord responsibilities whatsoever, offering a truly passive investment asset. The lease also features 2.75% annual rent escalations throughout the base term and option periods, providing investors with a boost to overall cash flows and a significant hedge against inflation. **See Lease Abstract for full details.**

The Property is located within the city of El Centro, California, and is strategically positioned along South Dogwood Road (12,800+ VPD), providing the real estate with excellent exposure and visibility. The Property is located less than one mile south from the on/off ramps of Interstate 8, which sees over 35,000+ vehicles per day. The Property sits in an incredibly dense retail corridor as an outparcel to the Imperial Valley Mall. The shopping mall is home to Dillard's, JCPenney, and Macy's, and features more than 100 specialty shops, dining options and entertainment. Additionally, there are many other surrounding national retailers such as Marshalls, ROSS, Michael's, Ulta, Dollar Tree and Kohl's, plus multiple nationally branded hotels. El Centro is home to the Naval Air Facility El Centro, a pivotal support base for Naval Aviation Squadrons and stands as the esteemed winter home for the renowned US Navy Flight Demonstration Squadron, the Blue Angels.

OFFERED EXCLUSIVELY BY



Christian Tremblay

Vice President
ctremblay@northmarq.com
+1 201.919.6148

BJ Feller

Senior Vice President & Managing Director
bfeller@northmarq.com

Isaiah Harf

Managing Director
iharf@northmarq.com

Mark Lovering

Associate Vice President
mlovering@northmarq.com

Jack Collins

Associate Vice President
jcollins@northmarq.com

Josh Dicker

Senior Associate
jdicker@northmarq.com

Robin Borgeson

Associate
rborgeson@northmarq.com

Russell Freeman

Analyst
rfreeman@northmarq.com

Sam Ray

Analyst
sray@northmarq.com

In Association with

Ronnie Givargis
CA Broker #01363135



Northmarq

303 E Wacker Dr, Suite 1111
Chicago, IL 60601

northmarq.com



Property Photo