

633

SAN JUAN
AVENUE

STOCKTON | CA

For Sale

±31,807 SF Class A Industrial Building in Stockton, CA

- 20-year sale leaseback from a publicly-traded tenant.
- 12.77% blended cap rate over the term of the lease.
- Class A industrial building in Stockton's best industrial market.



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EXECUTIVE SUMMARY



OVERVIEW

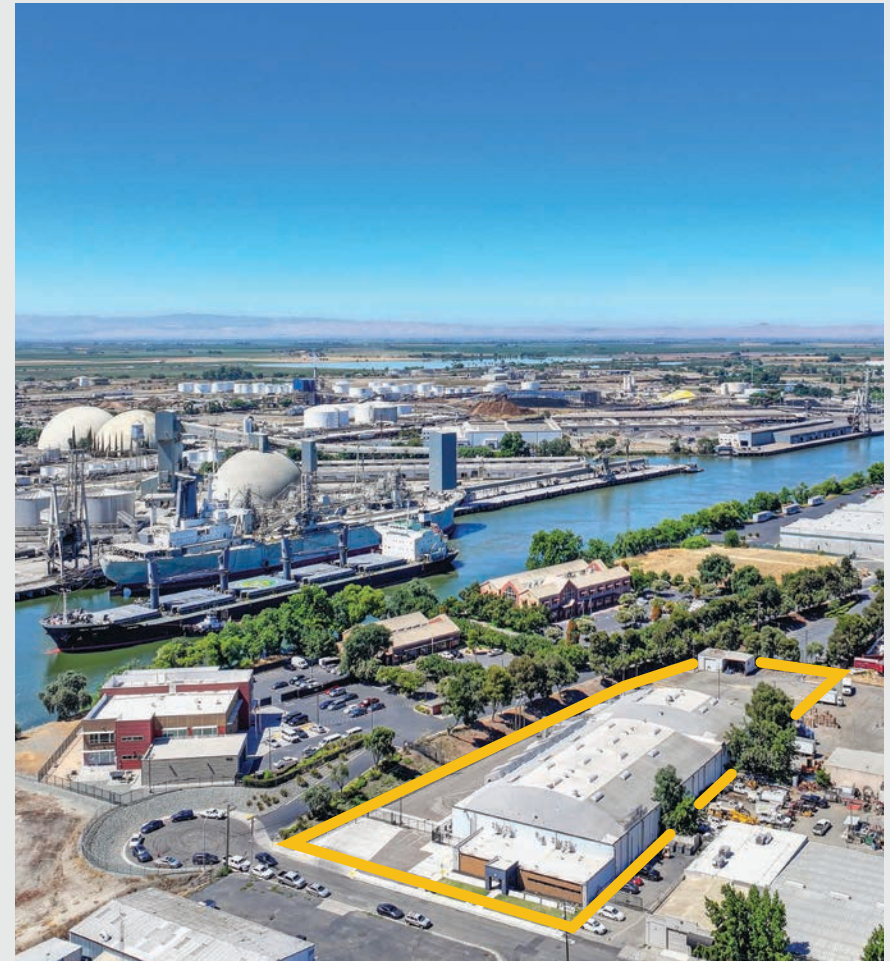
633 San Juan Avenue in Stockton, CA is a class A industrial building with a 20-year long-term sale leaseback from a publicly traded tenant. This high tech cultivation and distribution facility leased back to Juva Life, a leading Cannabis company, is a rare opportunity to earn great returns from a Class A Industrial property.

INVESTMENT HIGHLIGHTS

- Publicly traded Tenant Single Tenant Absolute NNN Sale Leaseback.
- State of the Art Building with high tenant investment into the property.
- Long Firm Term with an attractive rent increases resulting in a 12.77% blended cap rate over the term of the 20 year lease.
- Minimal owner responsibilities for a very-passive investment.

PROPERTY SUMMARY

Address: 633 San Juan Avenue | Stockton, CA 95203
Size: ±31,807 square feet
Acreage: ±1.91 Acres
APN: 133-380-03
Occupancy: 100%



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PROPERTY DESCRIPTION



633 San Juan Avenue in Stockton, CA is a ±31,807 square foot Class A industrial building occupied by Juva Life Inc., one of the world's most innovative cannabis companies. With a 20-year term in place, acquiring this sale leaseback at 633 San Juan Avenue provides a once-in-a-lifetime opportunity for an investor to get a high return on investment, with the peace of mind of having a successful long-term tenant in place.

The property is strategically located in the heart of Stockton's industrial hub, directly across from the Port of Stockton, adjacent to the Department of Homeland Security & Department of Justice, and almost immediately off the W Fremont Street Exit of I-5.

Juva Life has made significant upgrades to the building, including:

- Four 350 KVA natural gas generators.
- Over 450 tons of top-of-the-line AAON HVAC.
- Fertigation and filtration systems.
- Cutting-edge 24/7 security system.

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TENANT PROFILE



JUVA LIFE™

Juva Life is a pioneering company in the cannabis industry, founded by industry pioneers and guided by acclaimed medical professionals. They employ a vertically integrated approach, overseeing every aspect from cultivation to consumer, ensuring product quality and consistency. Their advisory board, composed of influential medical professionals in fields like oncology and pain management, supports the use of cannabis for systemic inflammation and as an alternative to opiate-based pain relief. Juva Life's commitment to scientific research and healthcare improvement makes them a reliable and innovative presence in the commercial real estate landscape.



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PROFORMA & FINANCIAL ANALYSIS



Descriptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Gross Revenue										
Base Rent	\$ 1,149,999.96	\$ 1,178,749.96	\$ 1,208,218.71	\$ 1,238,424.18	\$ 1,269,384.78	\$ 1,301,119.40	\$ 1,333,647.38	\$ 1,366,988.57	\$ 1,401,163.28	\$ 1,436,192.37
Insurance Recovery	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00
Property Tax Recovery	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00
Effective Gross Revenue	\$ 1,326,799.96	\$ 1,355,549.96	\$ 1,385,018.71	\$ 1,415,224.18	\$ 1,446,184.78	\$ 1,477,919.40	\$ 1,510,447.38	\$ 1,543,788.57	\$ 1,577,963.28	\$ 1,612,992.37
Operating Expenses										
Insurance	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00
Property Taxes	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00
Net Operating Income (NOI)	\$ 1,149,999.96	\$ 1,178,749.96	\$ 1,208,218.71	\$ 1,238,424.18	\$ 1,269,384.78	\$ 1,301,119.40	\$ 1,333,647.38	\$ 1,366,988.57	\$ 1,401,163.28	\$ 1,436,192.37
CAP Rate	10.00%	10.25%	10.51%	10.77%	11.04%	11.31%	11.60%	11.89%	12.18%	12.49%

Descriptions	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Potential Gross Revenue										
Base Rent	\$ 1,472,097.17	\$ 1,508,899.60	\$ 1,546,622.09	\$ 1,585,287.65	\$ 1,624,919.84	\$ 1,665,542.83	\$ 1,707,181.40	\$ 1,749,860.94	\$ 1,793,607.46	\$ 1,838,447.65
Insurance Recovery	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00
Property Tax Recovery	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00
Effective Gross Revenue	\$ 1,648,897.17	\$ 1,685,699.60	\$ 1,723,422.09	\$ 1,762,087.65	\$ 1,801,719.84	\$ 1,842,342.83	\$ 1,883,981.40	\$ 1,926,660.94	\$ 1,970,407.46	\$ 2,015,247.65
Operating Expenses										
Insurance	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00	\$ 38,800.00
Property Taxes	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00
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CAP Rate	12.80%	13.12%	13.45%	13.79%	14.13%	14.48%	14.85%	15.22%	15.60%	15.99%

Blended Cap Rate: 12.77% | Asking Price: \$11,500,000

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INDUSTRIAL MARKET



ONIONS ETC

M&L
COMMODITIES

AMERICAN
RIVER AG

LOWE'S
DISTRIBUTION
CENTER

YARA STOCKTON
LIQUID

FERGUSON
DISTRIBUTION
CENTER

UPS
FREIGHT

BWC
TERMINALS

CALAMCO

BEST
LOGISTICS

GREEN
PLANET

WILMAR
OILS & FATS

CALPORTLAND

STOCKTON COLD
STORAGE



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PROPERTY SPECIFICATIONS

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SECURITY ENHANCEMENTS:

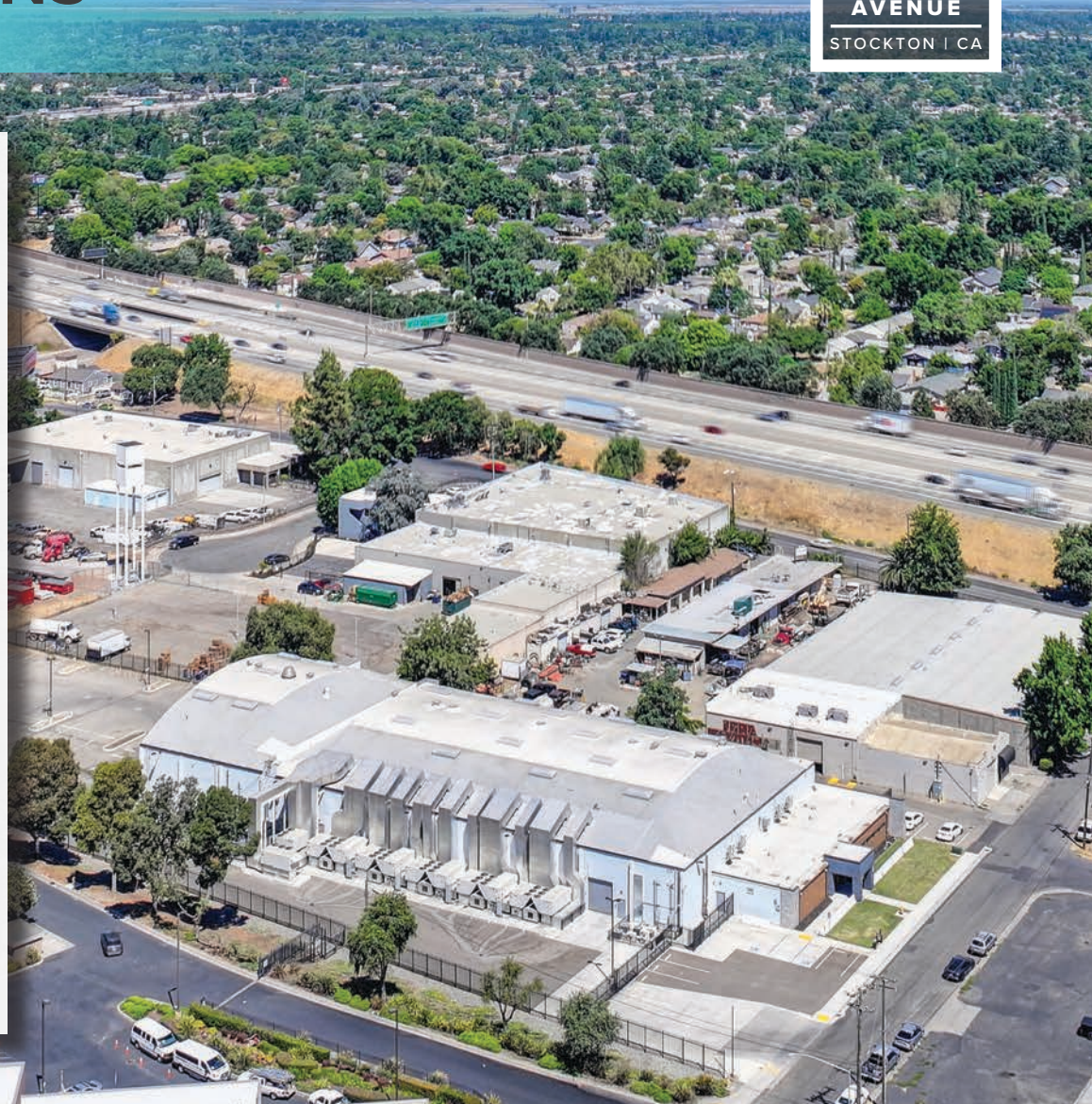
- Bullet-proof double door entry.
- Vestibule and all glass windows are bullet proof.
- 152 security cameras.
- 24/7 security with audible alerts.
- 8' high custom rod iron fence with key fob access rolling gate around the 2-acre perimeter.

POWER AND HVAC:

- Four 350 KVA natural gas generators - total of 1.4 Megawatts of on-site power generation.
- Over 450 tons of AAON HVAC units with 98% water reclamation from HVAC & system dehumidification.

R-VALUE (IDEAL FOR THE FOLLOWING USES):

- Cold Storage
- Data Centers
- Indoor Farming
- Clean Rooms
- Energy Efficient Office Buildings



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EXTERIOR PROPERTY PHOTOS

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AERIAL PROPERTY PHOTOS

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INTERIOR PROPERTY PHOTOS



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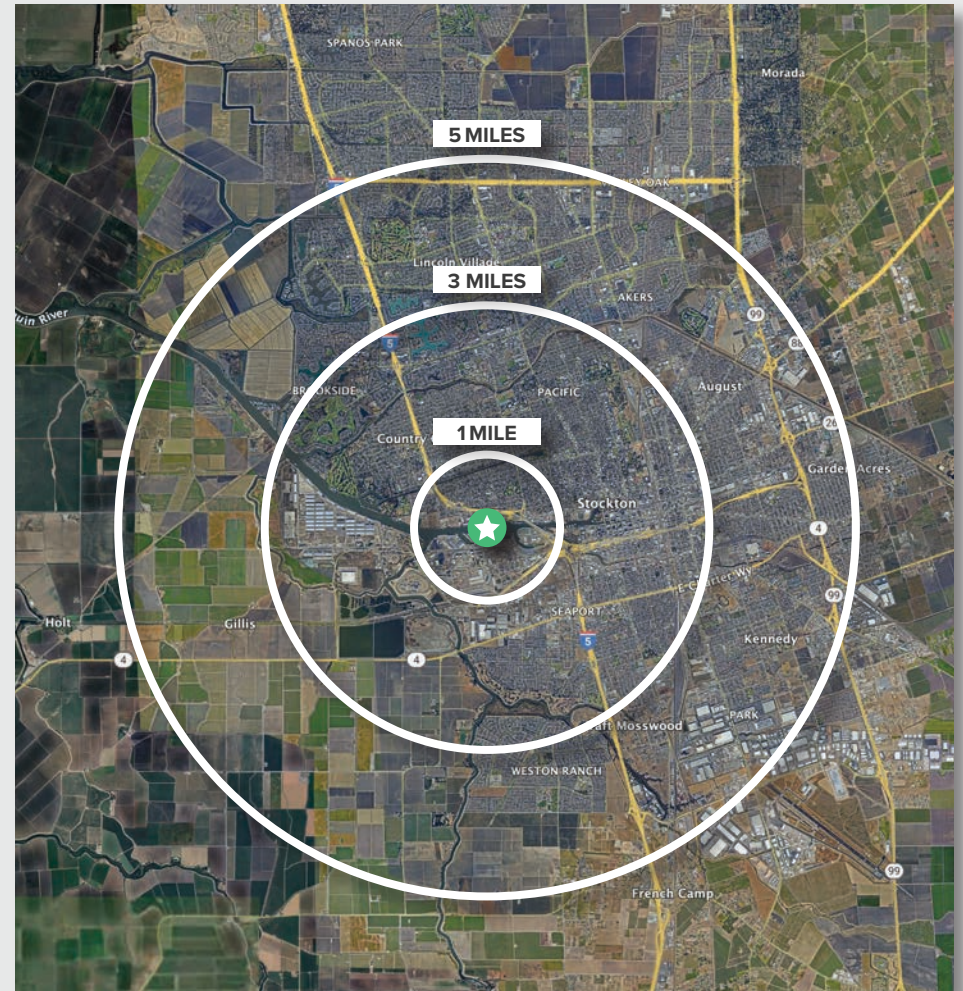


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	12,348	122,147	280,546
2029 Projected Population	12,751	125,585	288,801
2020 Census Population	11,946	119,134	273,240
2010 Census Population	10,940	109,701	252,541
2024 Median Age	33.7	33.3	32.5
HOUSEHOLDS			
2024 Estimated Households	4,347	41,193	89,133
2029 Projected Households	4,569	43,202	93,418
2020 Census Households	4,204	39,049	85,237
2010 Census Households	3,980	36,750	80,110
INCOME			
2024 Estimated Average Household Income	\$96,434	\$94,128	\$96,844
2024 Estimated Median Household Income	\$71,105	\$71,078	\$73,505
2024 Estimated Per Capita Income	\$34,201	\$32,173	\$31,019
BUSINESS			
2024 Estimated Total Businesses	293	4,306	7,904
2024 Estimated Total Employees	2,302	46,536	81,369



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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