

818 BRANDS NET LEASE INDUSTRIAL (NN)

17451 MUSKRAT AVE # 9, ADELANTO, CALIFORNIA

INDUSTRIAL PROPERTY



PRESENTED BY

Matt Hardke

First Vice President

949.929.0558

matt@graystoneca.com

Jim Root

Senior Associate

949.942.6219

jim@graystoneca.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Graystone Capital Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Graystone Capital Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Graystone Capital Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Graystone Capital Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Graystone Capital Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Graystone Capital Advisors in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY DESCRIPTION	3
COMPLETE HIGHLIGHTS	4
TENANT PROFILES	5
AERIAL PHOTO	6
RETAILER MAP	7
CITY INFORMATION	8
DEMOGRAPHICS MAP & REPORT	9
FINANCIAL ANALYSIS	10
INCOME & EXPENSES	11
SITE PLANS - FIRST FLOOR	12
SITE PLANS - SECOND FLOOR	13
ADDITIONAL PHOTOS	14
ADDITIONAL PHOTOS	15

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Graystone Capital Advisors is pleased to present a rare investment opportunity to acquire 17451 Muskrat Ave #9, a premier industrial asset located within the High Seasons Industrial Park in Adelanto, CA. This offering features a 29,925-square-foot industrial condominium, enhanced by an additional 16,475 square feet of mezzanine space, resulting in a total of 46,400 square feet of leasable area. The property is fully leased to 818 Brands, a vertically integrated, state-leading cannabis operator. With approximately 1.75 years remaining on the initial five-year lease term, the tenant has also secured two three-year renewal options at a stable monthly rent of \$180,000. As a testament to their long-term commitment to the space, 818 Brands has agreed to an early five-year renewal upon closing, which includes 3% annual rent escalations, ensuring a predictable and growing income stream for investors.

818 Brands has invested millions of dollars to transform the facility into a state-of-the-art cannabis cultivation operation, reinforcing their dedication to the property and its long-term viability. The facility itself boasts Class A concrete tilt-up construction, 16-foot clear heights on the first floor, 12- to 16-foot clear heights on the mezzanine, and a robust power capacity of 2,500 AMP, 480V, 3-Phase Power, which is essential for high-performance cultivation operations. These features, combined with the tenant's significant capital improvements, position the property as a highly desirable asset within the industrial sector.

This investment represents a secure, income-producing opportunity backed by a well-established tenant in a high-growth industry. With early lease renewal terms and built-in escalations, investors can benefit from long-term income stability and above-market returns. Strategically located in one of Southern California's thriving industrial corridors, this asset provides a rare chance to acquire a premium facility with a tenant committed to long-term operational success.

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

NOI	\$1,313,249
Cap Rate	11.00%
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	32 ft
Minimum Ceiling Height	28 ft
Number of Floors	2
Year Built	2021

PROPERTY HIGHLIGHTS

- Net Lease (NN) Industrial Property with Above-Market Return
- Tenant to Exercise a 5-Year Lease Extension at the Close of Escrow
- Vertically Integrated, State-Leading Cannabis Operator as Tenant
- Expansive 29,925 SF Building with an Additional 16,475 SF of Mezzanine Space
- Substantial Tenant Investment in State-of-the-Art Cultivation Infrastructure
- New Class A Concrete Tilt-Up Construction
- 16' First Floor High Clear Heights - 12'-16' Clear Heights on the Mezzanine
- Heavy Power Infrastructure: 2,500 AMP, 480V, 3-Phase Electrical Service



TENANT HIGHLIGHTS

- **Core Business:** 818 Brands is a leader in California's cannabis industry, specializing in crafting, marketing, and distributing premium cannabis brands. They focus on providing comprehensive services to help brands grow and succeed in the highly competitive market
- **Portfolio of Brands:** Their offerings include well-known names such as "Enjoy 818," "Brown Bag Genetics," "CREAM," "California Exotics," and "Dibs Reserve," catering to diverse consumer preferences
- **Vertically Integrated Operations:** The company operates three state-of-the-art indoor cultivation facilities, including a recently launched site in Adelanto, CA. These facilities utilize advanced technology to ensure product quality, sustainability, and scalability
- **Strategic Services:** In addition to cultivation, 818 Brands supports partners with white-labeling, branding, marketing, and distribution services, making it a one-stop hub for cannabis companies seeking to establish and grow their market presence



TENANT OVERVIEW

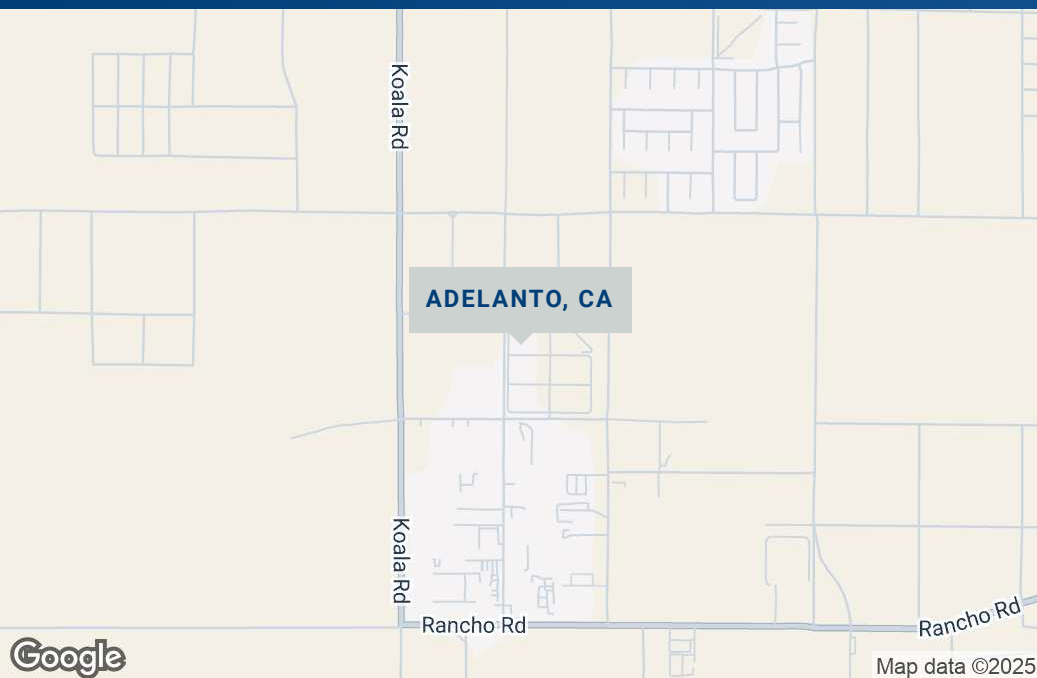
Company:	818 Brands
Founded:	2020
Locations:	6
Headquarters:	Van Nuys, CA
Website:	www.818brands.com

AERIAL PHOTO





Map data ©2025 Imagery ©2025 Airbus
Maxar Technologies



LOCATION DESCRIPTION

The Inland Empire remains one of the nation's most sought-after industrial hubs, benefiting from its strategic location near the Ports of Long Beach and Los Angeles. While vacancy rates have ticked upward due to a wave of new deliveries, tenant demand remains robust, particularly for modern, functional facilities. Recent leasing activity surged to over 16 million square feet in Q2 2024, supported by increased port activity and strong inventory restocking by businesses. Leasing volume continued its momentum into Q3 2024, reflecting renewed economic confidence and sustained demand for industrial space.

New construction deliveries, totaling over 55 million square feet since 2023, have placed temporary pressure on vacancy. However, the decline in new construction starts since mid-2023 indicates that supply growth will moderate in 2025, supporting a healthier balance between supply and demand. Asking rents, while down 12% from peak levels, remain attractive to tenants seeking competitive rates in a prime logistics corridor. The Inland Empire's modern logistics inventory and proximity to major transportation infrastructure continue to attract institutional capital, positioning the market for long-term stability.

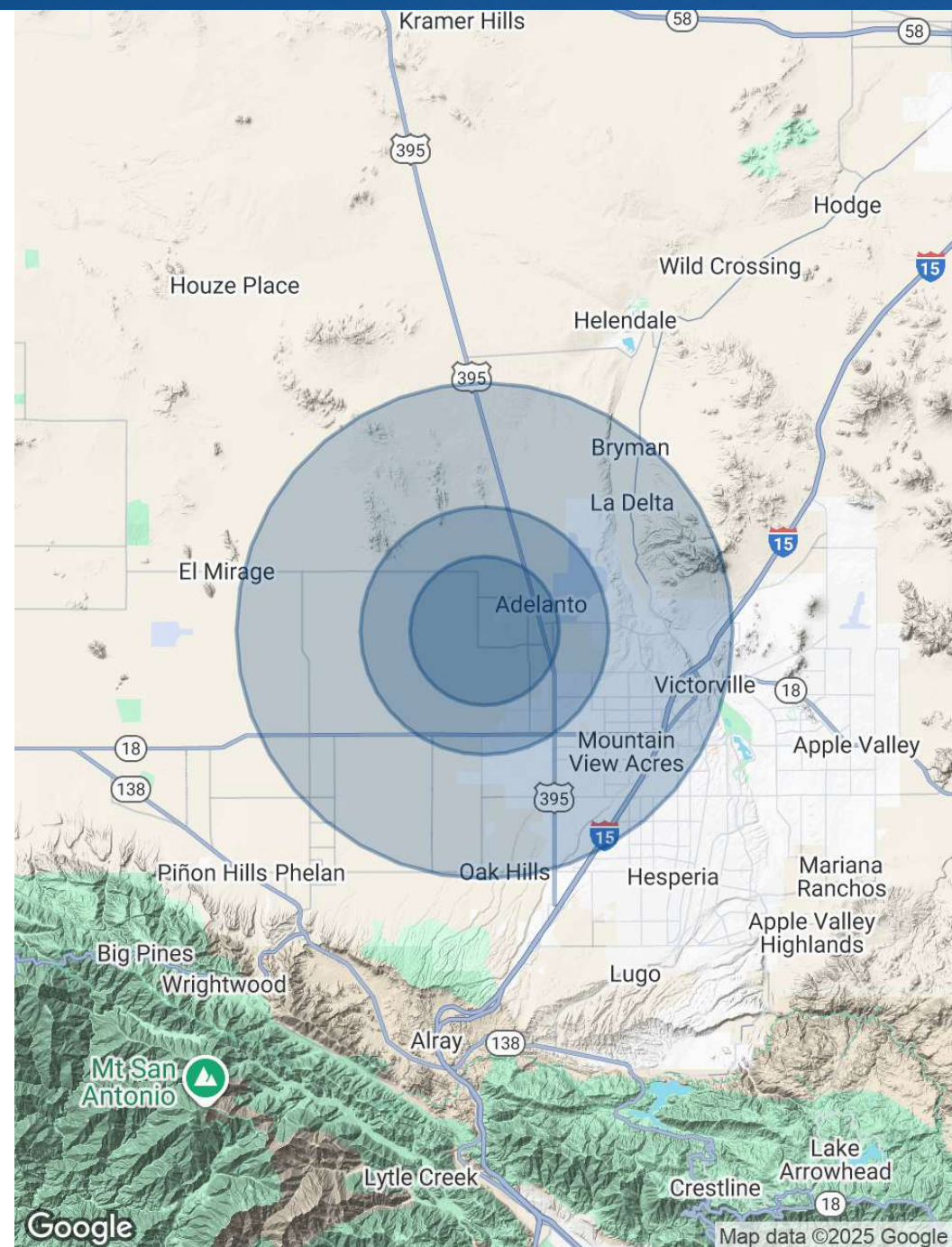
The Mojave River Valley submarket, encompassing Victorville, Apple Valley, and Barstow, has emerged as a compelling alternative for industrial users seeking affordability and accessibility. Strategically located along I-15, the region provides seamless connectivity to key West Coast logistics hubs. With 31.1 million square feet of industrial inventory, the submarket has experienced measured growth, driven by post-pandemic development of large-format distribution facilities and specialized assets.

Recent notable transactions highlight strong investor interest and market resilience. For example, Big Lots executed a sale-leaseback of its 1.3 million-square-foot Apple Valley distribution center for \$219 million (\$162/SF), while Goodyear Tire's Victorville facility traded for \$67.5 million in June 2023. Additionally, the Mojave River Valley has attracted foreign investment, including a high-profile acquisition by South Korea-based Mirae Asset Global Investments.

Industrial assets within the Mojave River Valley offer diverse investment opportunities, ranging from modern distribution centers to specialized facilities. Properties within the High Seasons Industrial Park II have consistently demonstrated demand, with recent trades averaging \$167 per square foot. The submarket's combination of functional inventory, competitive pricing, and strategic logistics access positions it as an attractive option for both investors and industrial tenants seeking long-term value.

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,521	46,547	217,604
Average Age	32	33	35
Average Age (Male)	32	32	34
Average Age (Female)	33	34	36
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,950	11,102	60,193
# of Persons per HH	3.9	4.2	3.6
Average HH Income	\$70,009	\$94,243	\$96,730
Average House Value	\$226,295	\$329,182	\$374,947
RACE	3 MILES	5 MILES	10 MILES
Total Population - White	2,983	10,382	61,059
Total Population - Black	3,504	8,687	35,493
Total Population - Asian	428	1,448	8,968
Total Population - Hawaiian	80	344	1,161
Total Population - American Indian	319	1,081	4,492
Total Population - Other	6,222	17,927	70,490



PROPERTY SUMMARY

Address:	17451 Muskrat Ave # 9 Adelanto, CA 92301
APN:	0459-851-11-0000
Year Built/Renov.:	2021
Gross Leasable Area:	46,400 SF
Lot Size:	29,925 SF
Zoning:	LM
Type of Ownership:	Fee Simple

PRICING

Sale Price:	\$11,943,000
Cap Rate - Current:	11.00%
Price/SF:	\$257.39

NN OVERVIEW

Property Sub-Type:	Manufacturing
Tenant:	818 Brands
Guarantor:	Personal
Lease Type:	Double Net
Lease Commencement:	8/15/2021
Lease Expiration:	8/31/2026
Lease Extension:	5-Years at COE
Rent Escalations:	3% Annual with Extension
Options:	2 x 3 Years



INCOME & EXPENSES

INCOME SUMMARY

818 BRANDS NET LEASE INDUSTRIAL

GROSS INCOME	\$1,440,000
--------------	-------------

EXPENSES SUMMARY

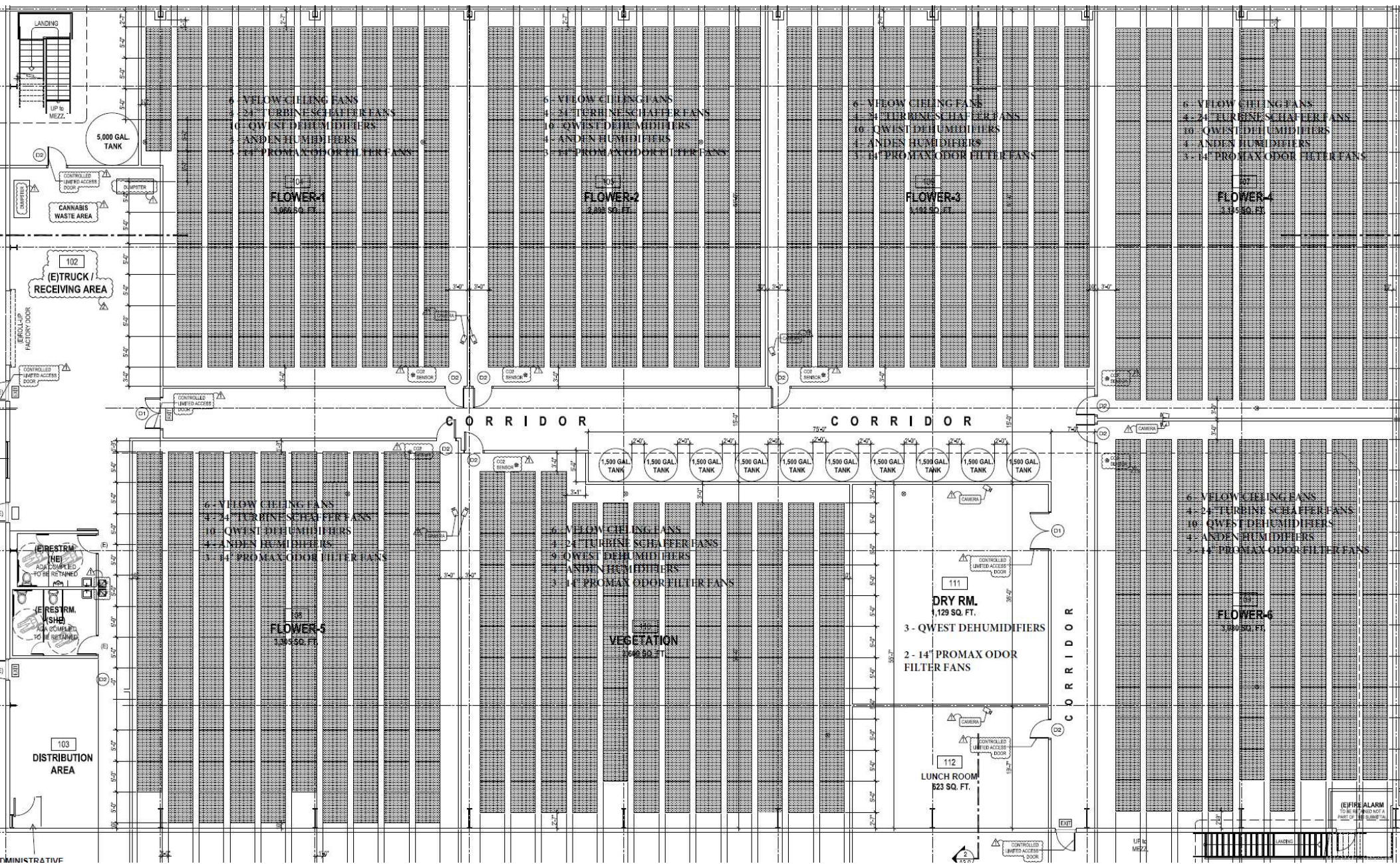
818 BRANDS NET LEASE INDUSTRIAL

Real Estate Taxes	\$126,751
-------------------	-----------

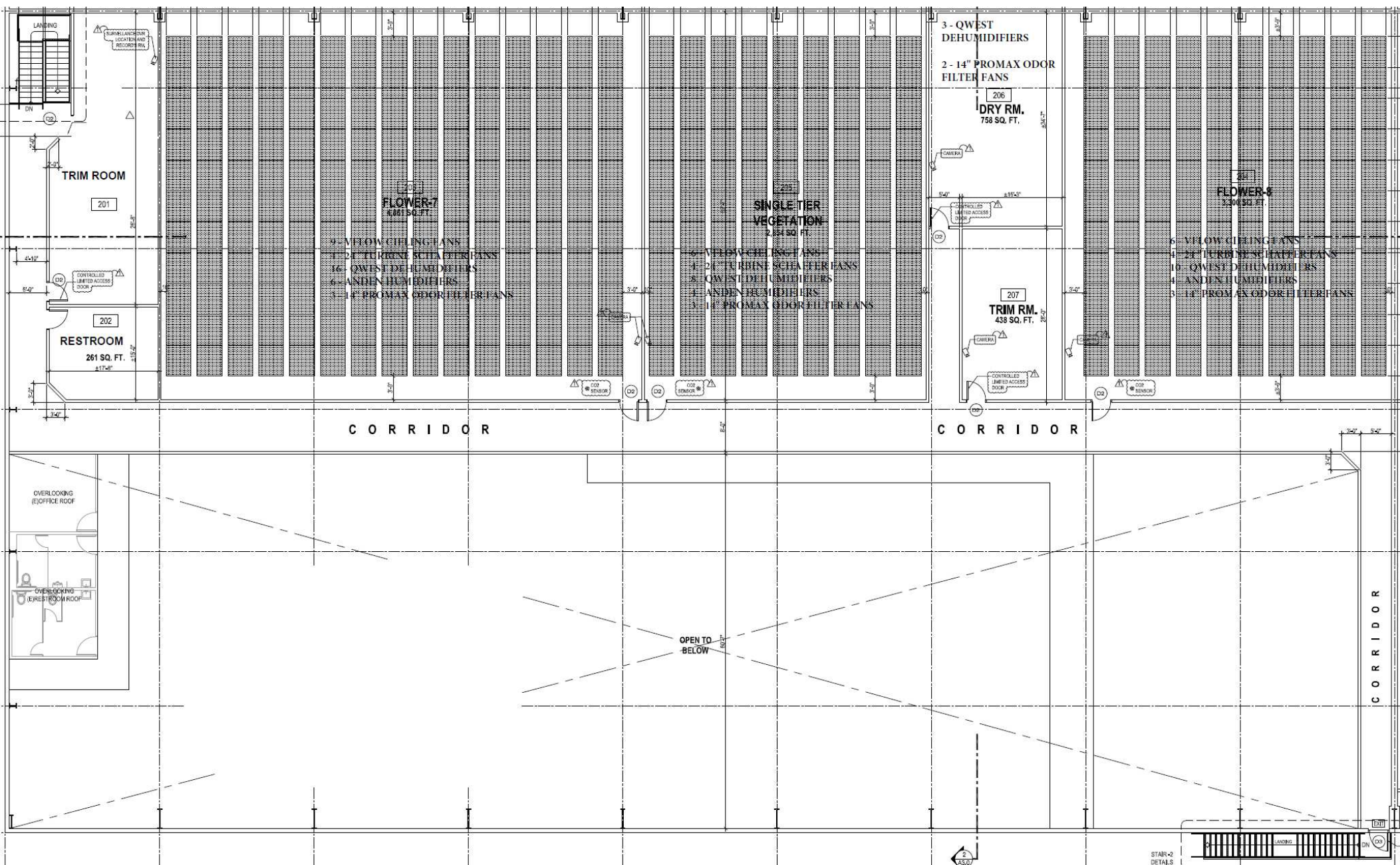
OPERATING EXPENSES	\$126,751
--------------------	-----------

NET OPERATING INCOME	\$1,313,249
----------------------	-------------

SITE PLANS - FIRST FLOOR



SITE PLANS - SECOND FLOOR



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



GOODGOOD
CANNABIS



**HIGH
SEASON**

Cookies

**818
Brands**

Sinai Freight
Douryalan 7, LLC.