

1513 BUSINESS LOOP E

JAMESTOWN, ND 58401



CIC REALTY

\$1,775,000 | NOI: \$106,601 | CAP RATE : 6.0%

CONFIDENTIAL OFFERING MEMORANDUM

1513 BUSINESS LOOP E

JAMESTOWN, ND 58401

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LICENSED REAL ESTATE BROKERAGE

CICREALTY.COM

FLORIDA:

433 PLAZA REAL, SUITE 275

MIZNER PARK

BOCA RATON, FL 33432

NEW ENGLAND:

WARD PARKER DELANO HOUSE

296 FRONT ST

MARION, MA 02738

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PROPERTY OVERVIEW

CIC Realty is pleased to present this institutional-quality net-lease investment featuring Curaleaf as tenant, one of the largest and most established operators in the regulated cannabis sector. The asset offers secure, passive income through a long-term lease structure, while benefiting from below-market in-place rent that provides built-in mark-to-market upside. Supported by substantial tenant capital investment and high regulatory barriers to entry, this offering combines durability with long-term growth potential.



ADDRESS

1513 Business Loop E
Jamestown, ND 58401



TOTAL RENTABLE

18,427 SF



LOT SIZE

0.96 acres



PRICE

\$1,775,000



NOI

\$106,601
(as of March 5, 2026)



CAP RATE

6.00%



YEAR BUILT

1970

TENANT INFORMATION

Tenant/Guarantor:	Curaleaf Holdings, Inc.
Website:	Curaleaf.com
Lease Type:	NNN
Remaining Lease Term:	5 Years
Option Periods	2, 5-Year Options
Rent Increases:	10% Every 5 Years
Roof & Structure:	Tenant

INVESTMENT HIGHLIGHTS



Institutional-Scale Tenant with National Platform

The property is leased to Curaleaf, one of the largest and most established vertically integrated cannabis operators in the United States. With operations spanning cultivation, processing, and retail distribution across multiple regulated markets, the company maintains significant infrastructure investment, operational scale, and industry experience. Curaleaf's national footprint and capital commitment support long-term tenancy and operational stability.



High-Barrier, Regulated Industry

Cannabis retail operations require extensive licensing, regulatory compliance, and capital investment, creating substantial barriers to entry and limited competitive displacement. These structural protections reinforce tenant commitment to established locations and support long-term occupancy durability.



Below-Market In-Place Rent with Mark-to-Market Potential

The current lease reflects rental terms that are below prevailing market levels for comparable properties within the trade area. This favorable basis provides investors with embedded rental upside through contractual increases, renewal negotiations, or future market normalization, while simultaneously supporting strong tenant retention.



Long-Term Net Lease Structure

The property benefits from a net lease structure that provides predictable income and limited landlord management responsibility. Investors receive stable cash flow supported by an established operator, with operational expenses largely borne by the tenant.

INVESTMENT HIGHLIGHTS



Strong Tenant Location Commitment

Significant capital investment in licensing, build-out, and operational infrastructure reinforces the tenant's long-term commitment to the site. Relocation within regulated markets can be complex and costly, further supporting tenancy stability.



Defensive Income Profile with Growth Potential

The combination of a nationally recognized tenant, below-market rental basis, and regulated industry dynamics provides both income security and long-term growth potential. Investors benefit from stable cash flow today with embedded opportunity for future rent appreciation.



Exposure to a High-Growth Consumer Sector

The asset provides participation in a rapidly evolving and expanding regulated consumer industry supported by ongoing market development and increasing consumer adoption.



Passive Ownership Opportunity

The property offers a low-management investment structure backed by an established operator with institutional-scale infrastructure, making it well suited for investors seeking predictable income with minimal operational oversight.

Below-market in-place rent provides investors with a compelling combination of income stability and long-term upside potential. The conservative rental basis supports tenant retention while offering the opportunity to capture future market growth through contractual increases or renewal negotiations.

TENANT OVERVIEW



101

**Local
Dispensaries**

200,000+

**Registered
Patients**

Wakefield, MA

Headquarters

23

States

Curaleaf is one of the largest and most established cannabis operators in the United States, with a vertically integrated platform spanning cultivation, processing, and retail distribution. The company operates across multiple regulated markets and has built a nationally recognized brand supported by significant operational scale, industry experience, and institutional infrastructure. Curaleaf's size, market presence, and strategic positioning within a high-growth sector provide investors with a tenant backed by substantial resources and long-term industry commitment.

TENANT STRENGTH HIGHLIGHTS

- Nationally recognized operator with a broad multi-state footprint in regulated cannabis markets
- Vertically integrated business model, controlling cultivation, manufacturing, and retail distribution
- Established brand with significant market share in multiple jurisdictions
- Institutional management team with extensive regulatory and operational expertise Significant capital investment in infrastructure, licensing, and market expansion
- Long-term industry positioning within a rapidly growing consumer segment
- High barriers to entry in regulated markets support tenant stability and operational continuity

TENANT OVERVIEW CONTINUED

Curaleaf is widely regarded as a leading operator within the regulated cannabis industry, supported by substantial scale, infrastructure investment, and an experienced executive team. The company's vertically integrated model allows for operational control across the supply chain, helping to support consistent performance and long-term market presence.

As one of the largest operators in its sector, Curaleaf has demonstrated an ongoing commitment to strategic growth, regulatory compliance, and capital deployment across key markets. This level of investment and operational depth contributes to tenant durability and reinforces long-term occupancy stability for real estate investors.

The presence of Curaleaf as tenant provides investors exposure to a nationally established operator within a high-growth regulated industry. The company's scale, infrastructure investment, and market positioning support long-term operational continuity, while regulatory licensing and market barriers create meaningful protection against competitive displacement.

This combination of industry leadership, capital commitment, and operational depth positions Curaleaf as a strong and reliable tenant for long-term net-lease ownership.



Representative photo

WHY THIS MATTERS

Curaleaf's substantial investment in licensing, infrastructure, and market development underscores its long-term commitment to each operating location. The regulated nature of the cannabis industry — combined with high entry barriers and limited license availability — further supports tenant retention and location stability, aligning tenant incentives with sustained occupancy and operational performance.



Representative photo



Representative photo

Curaleaf represents institutional-scale tenancy within a highly regulated industry characterized by significant barriers to entry, limited licensing, and substantial capital requirements. These factors support long-term operational durability and reduce relocation risk, providing investors with a tenant whose business model is closely tied to maintaining established operating locations.

AERIAL



EXTERIOR PHOTOS



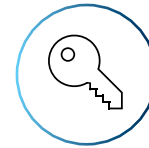
LOCATION OVERVIEW



Jamestown, North Dakota serves as a vital economic center for Stutsman County, with Business Loop East acting as the region's primary commercial corridor. This bustling thoroughfare is defined by a dense concentration of national retailers, hospitality providers, and essential services, driving consistent daily traffic and cross-shopping synergy. 1513 Business Loop East commands a strategic position within this ecosystem, currently housing a premier cannabis dispensary in a substantial 19,935 SF facility. With its proximity to major anchors like Walmart Supercenter and direct connectivity to Interstate 94, the property benefits from high visibility and a stable consumer base, making it a focal point for both local residents and regional visitors.



Strategic Positioning: Prominently situated on Business Loop East, the area's critical commercial artery that connects directly to Interstate 94.



Premier Tenant Profile: Fully leased to Curaleaf, recognized as the world's largest cannabis company by revenue, providing a secure, high-credit tenancy.

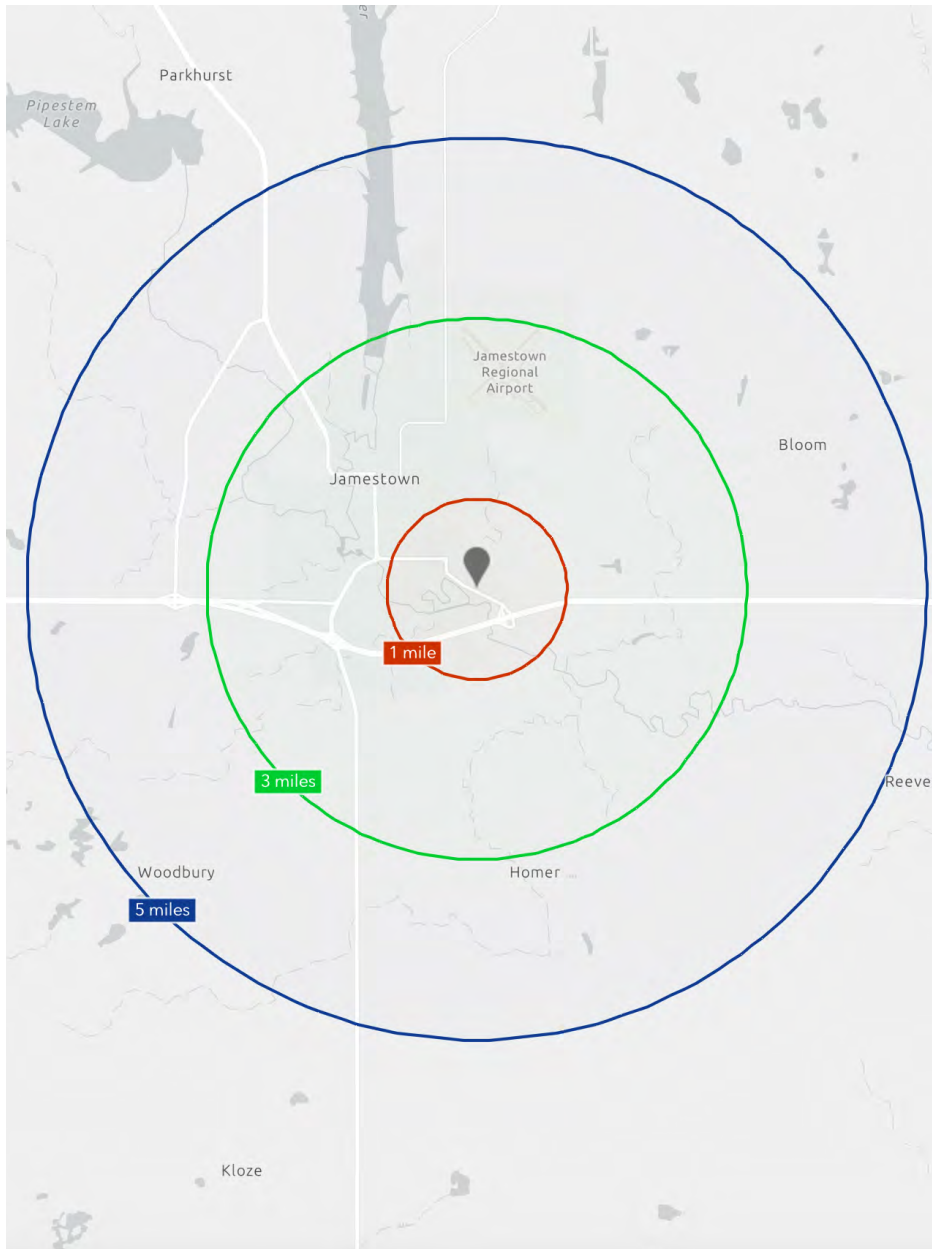


Robust Retail Synergy: Surrounded by major national anchors including Walmart Supercenter, Tractor Supply Company, and Harley-Davidson, which drive consistent traffic to the immediate area.



Versatile Industrial Asset: The 19,935 SF facility features a remodeled showroom, nine service bays, and 16-foot clear heights, adaptable for diverse commercial uses.

DEMOGRAPHICS



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	3,034	16,249	17,170
Households	1,363	6,862	7,234
Workday Population	2,409	12,851	15,659
Average HH Income	\$78,449	\$76,867	\$78,619
Median HH Income	\$56,102	\$61,608	\$62,881
Median Age	44	41	41
Average Age	44	42	42

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