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**STIIZY-LEASED CANNABIS REAL ESTATE ASSET**  
**PROPERTY FOR SALE : NET LEASED INVESTMENT 9% CAP RATE!**

**521 RAILROAD AVE, SUISUN CITY, CA**



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NET LEASED INVESTMENT 9% CAP | 521 RAILROAD AVE, SUISUN, CITY, CA 94585

## PROPERTY AND LOCATION DESCRIPTION



### PROPERTY DESCRIPTION

**521 Railroad Avenue** is a single-tenant cannabis retail investment located in Suisun City, California and leased to **STIIZY**, one of the most recognized cannabis retail brands in California. The property offers investors a rare opportunity to acquire specialized retail real estate occupied by an established operator in a highly regulated and **difficult-to-replicate asset class**.

STIIZY's brand recognition, retail presence, and operating experience provides value in a sector where tenant quality, licensing discipline, local compliance, and operational consistency matter.

The property is as an **operating cannabis dispensary** retail location, a use that requires local approvals, proper zoning, security infrastructure, licensing compatibility, and ongoing compliance. Unlike a standard retail building, the value of this property is tied not only to the physical improvements, but also to the existing approved conditional use permit, tenant build-out, operating history, and limited supply of compliant cannabis retail locations.

For private investors and **1031 exchange buyers** seeking higher yield than traditional NNN retail investments, 521 Railroad Avenue offers a compelling combination of established tenancy, specialized use, and long-term location scarcity.

### LOCATION DESCRIPTION

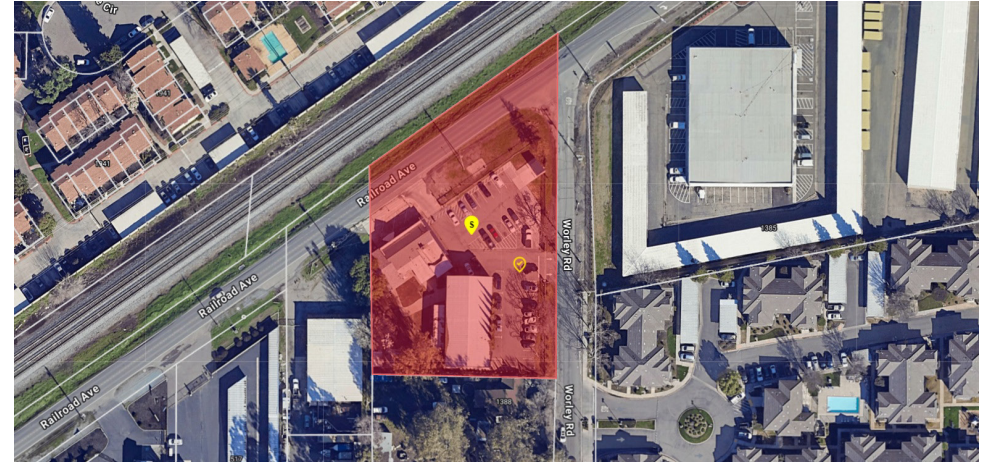
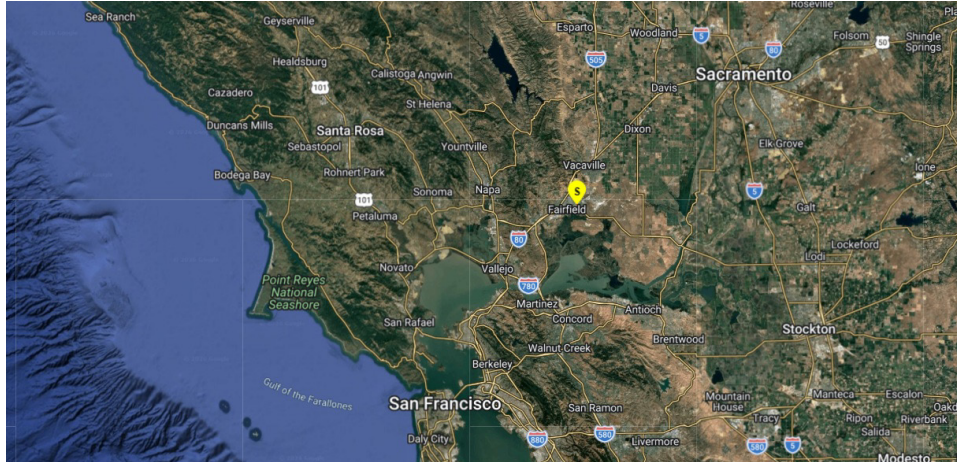
521 Railroad Avenue is located in **Suisun City**, a Northern California market positioned between the Bay Area and Sacramento region, with convenient access to Fairfield, Vallejo, Napa, and the broader Solano County trade area.

The property benefits from an established commercial setting, regional accessibility, and a customer base supported by surrounding residential neighborhoods, commuter traffic, military/government employment, logistics, healthcare, and service-based jobs.

For cannabis retail, location matters because approved sites are limited and difficult to replace. This location is further supported by STIIZY's operating history at the property,



EXECUTIVE SUMMARY



PROPERTY SUMMARY

<b>Sales Price</b>	Negotiable
<b>Lot Size:</b>	61,419 SF/1.41 Acres
<b>Parking</b>	28 Spaces
<b>Building 1</b>	3,661 SF Retail
<b>Building 2</b>	5,000 SF Industrial
<b>Zoning</b>	CSF
<b>APN</b>	0037-080-060

PROPERTY & TENANT HIGHLIGHTS

<b>STIIIZY Tenancy</b>	Leased to STIIIZY, one of California’s most recognized cannabis brands with a major retail and product presence.
<b>Strong Brand Recognition</b>	STIIIZY is a well-known name in cannabis retail, with broad consumer awareness.
<b>California Cannabis Market</b>	California is the largest legal cannabis market in the U.S. and one of the most important cannabis markets globally.
<b>Hard-to-Replicate Use</b>	Cannabis retail sites require zoning approvals, state licensing, security compliance, and ongoing oversight.
<b>Existing Cannabis Retail Build-out</b>	The property is improved for cannabis retail use, supporting tenant continuity and reducing replacement risk.
<b>NNN Lease Structure</b>	The lease is structured as NNN, with full lease details available upon NDA execution and buyer qualifications.
<b>Capitalization Rate</b>	Offered with a 9.00% cap rate, creating a compelling yield profile compared to many traditional net lease retail assets.

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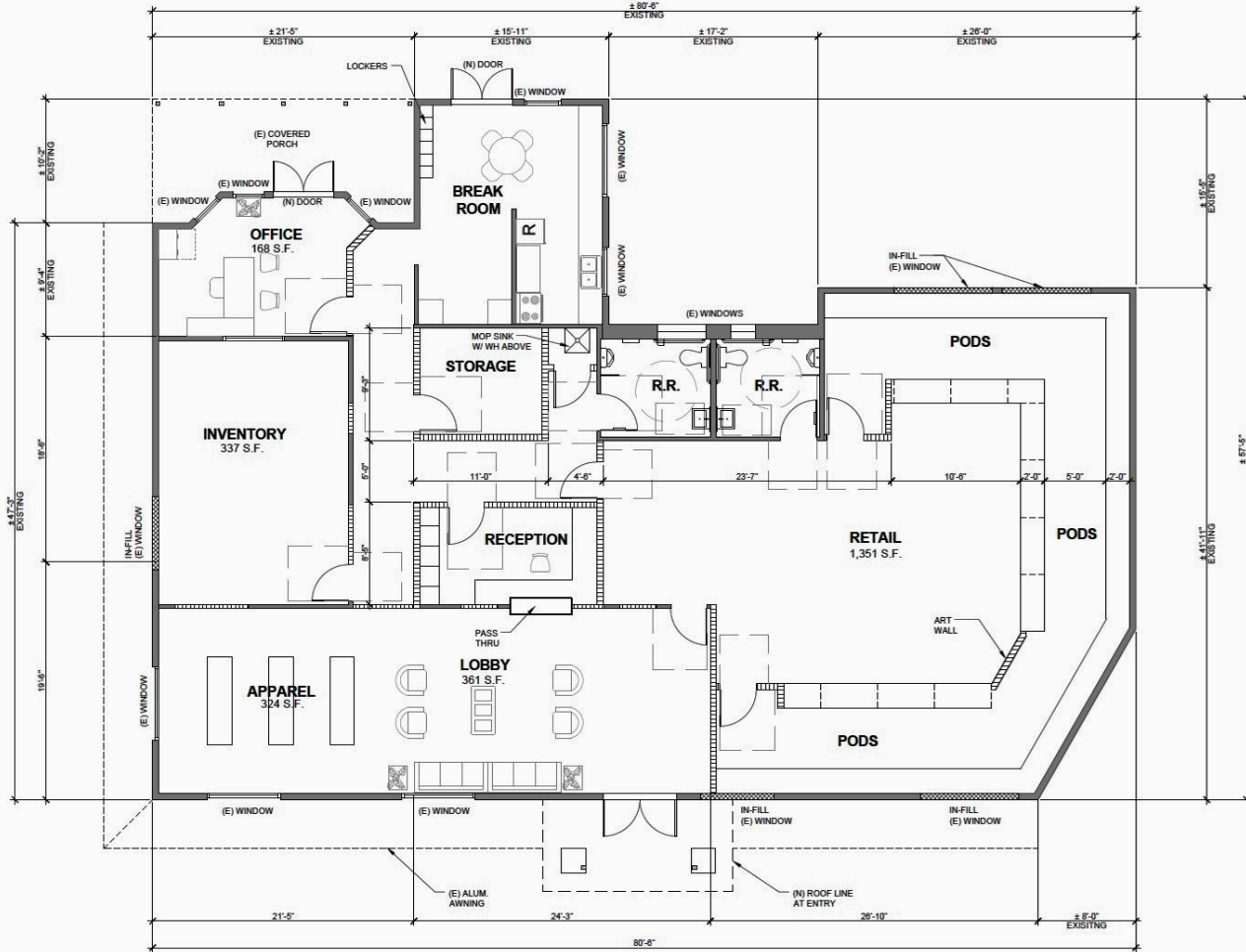


## LEASE TIMELINE

LEASE ITEM	INFORMATION
LEASE TYPE	NNN, subject to executed NDA lease verification
LEASE COMMENCEMENT	August 1, 2020
BASE LEASE EXPIRATION	July 31, 2030
ORIGINAL BASE TERM	10 Years
CURRENT LEASE MONTH	Approximate Month 70 of 120 as on May 2026
ELAPSED BASE TERM	Approximate 5 years, 9 months elapsed as on May 2026
REMAINING BASE TERM	Approximate 4 years, 3 months as of May 2026
RENEWAL OPTION(S)	Two 5-year options
POTENTIAL LEASE CONTROL	Through July 31, 2040, if both options are exercised under the lease
LEASE ECONOMICS	Available after NDA to qualified Buyers only
VERIFICATION NOTE	All lease dates, options, notices, tenant rights, landlord obligations, escalations, and expense responsibilities remain subject to review of the executed lease, amendments, and estoppel.



EXISTING FLOOR PLAN

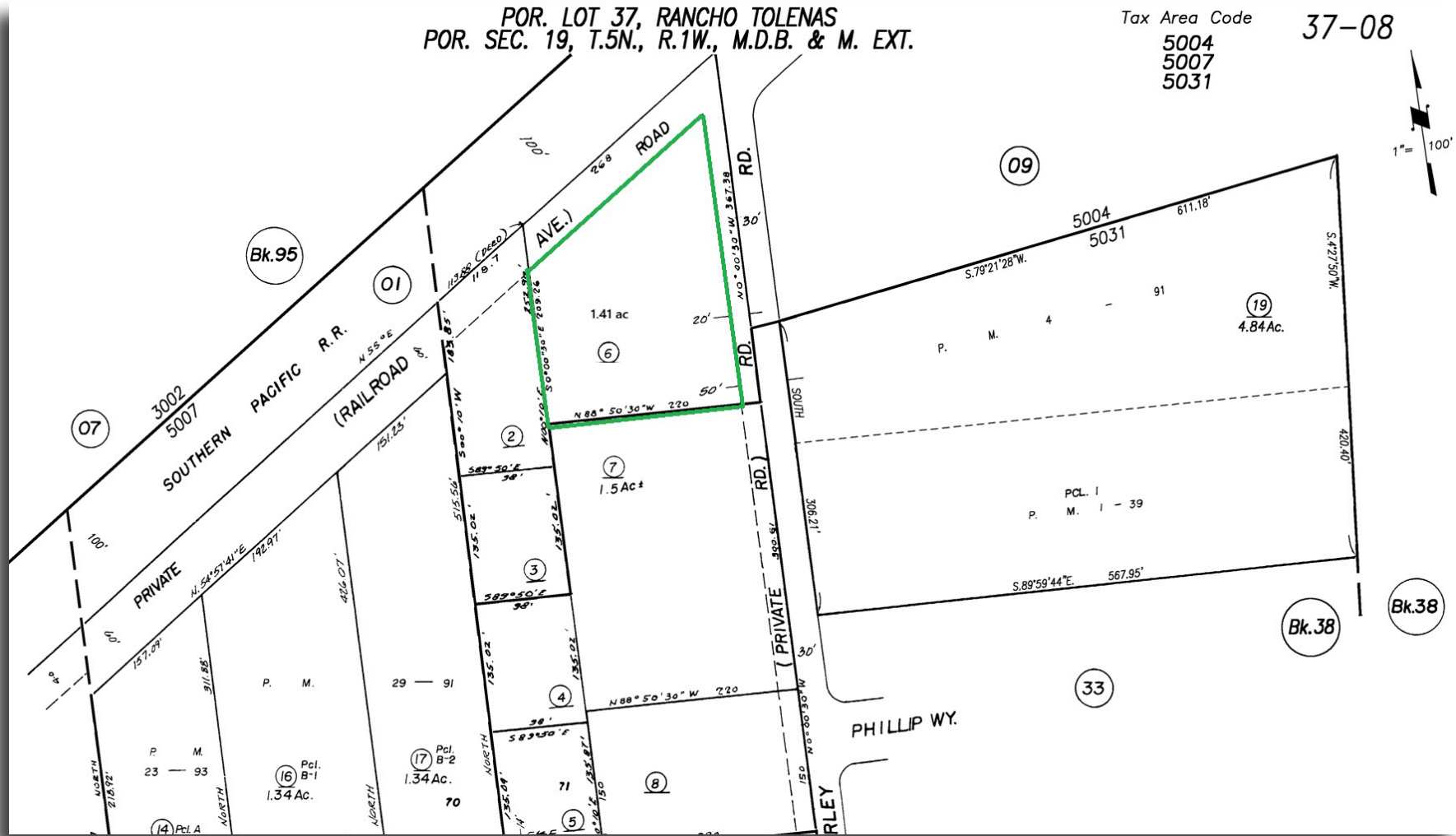


DISPENSARY FLOOR PLAN - 3,661 S.F.  
SCALE: 1/4" = 1'-0"

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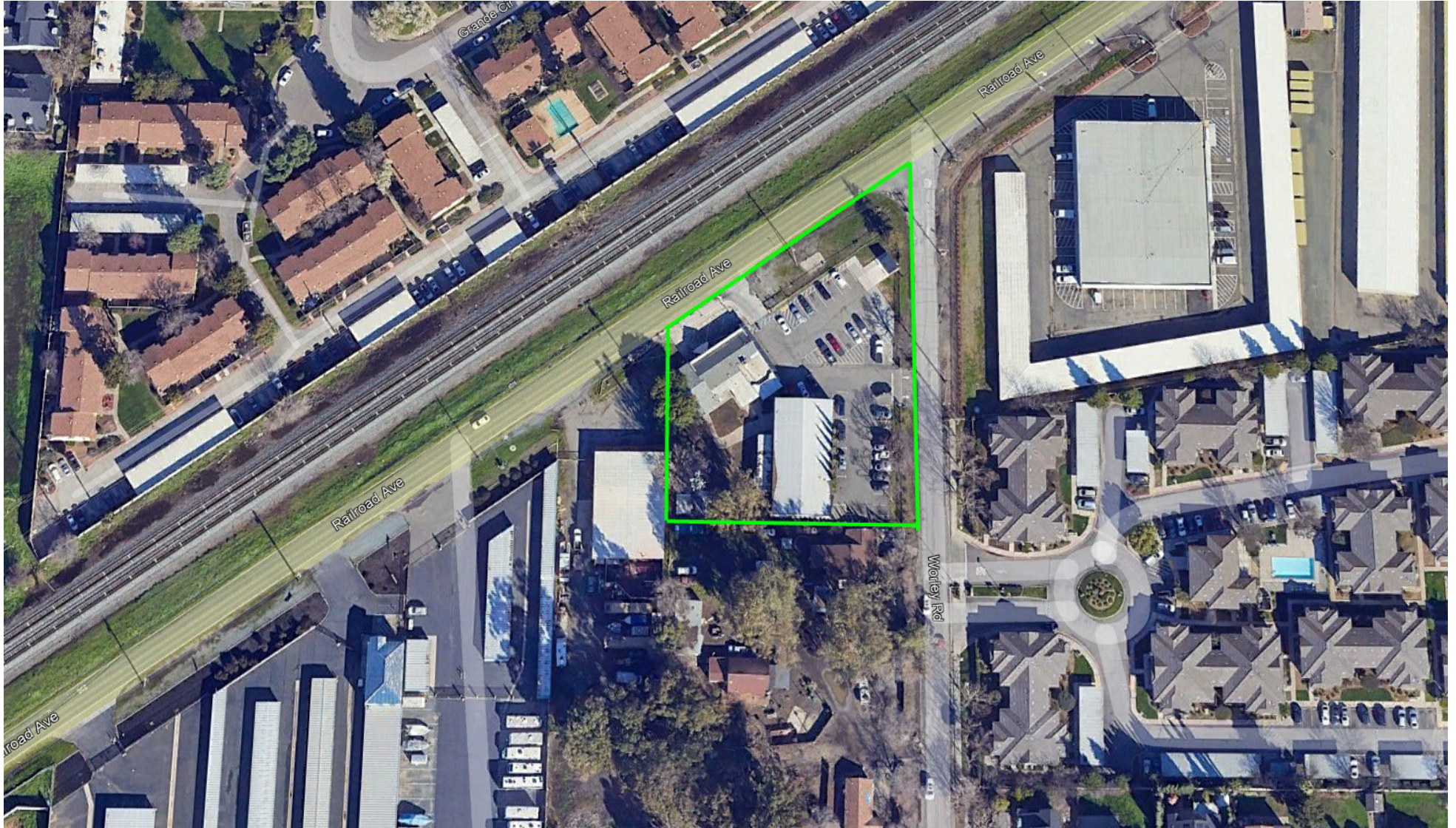
PLAT MAP



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AERIAL MAP



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