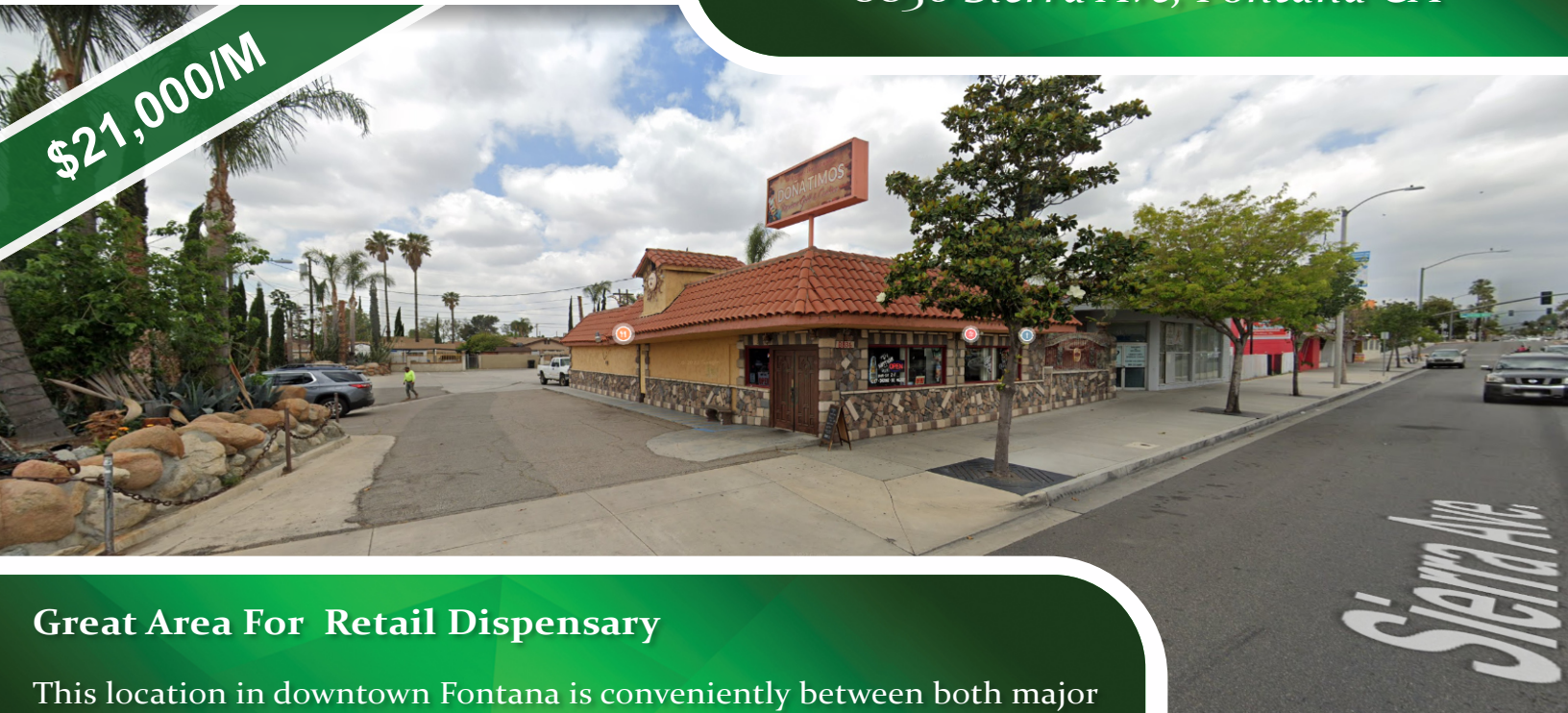


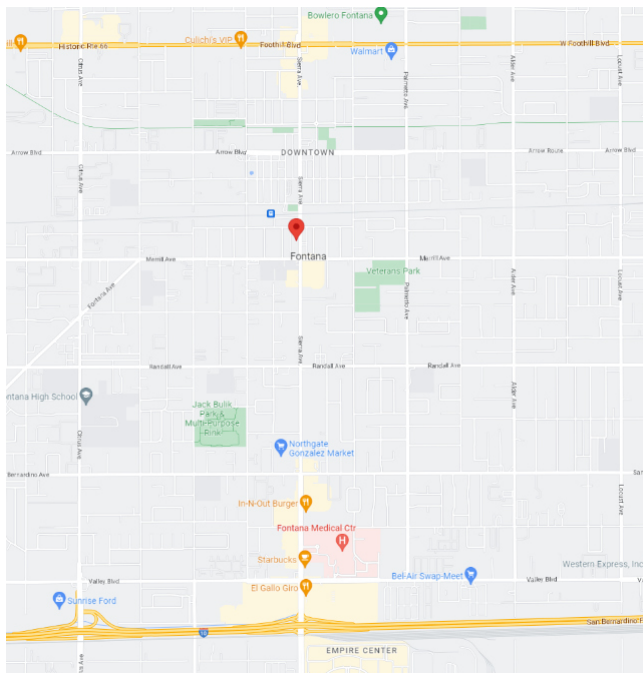
\$21,000/M



Great Area For Retail Dispensary

This location in downtown Fontana is conveniently between both major highways in Fontana. Sierra Ave is one of the major roads in the city and the property has amazing traffic. The restaurant is currently operating which will lower holding costs during applications, but the owner will have to be compensated to move their business once construction commences.

**NDA
REQUIRED**



HIGHLIGHTS

- Space Available: 3,400 sq ft (600 sq ft can be added by the Landlord, increased rent)
- Highly visible, currently an established restaurant with 23 years of operation
- Cars Per Day: 43,000
- Parking Spaces: 18
- \$45,000 Non-refundable Fee – Paid to Landlord
- Lease Rate: \$3,000/mo (During Application Process & Construction)
 - \$35,000 upon pulling building permits. (Landlord must move out their business)
 - Maximum of 6 months for improvements before regular rent starts.
 - Regular Rent: (NNN)+ \$19,000/mo for the property as is, or \$21,000/mo if operators require the owner to pay for the increase in square footage.

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