

DISPENSARY LICENSE FOR SALE

Ground Up Development

MORENO VALLEY

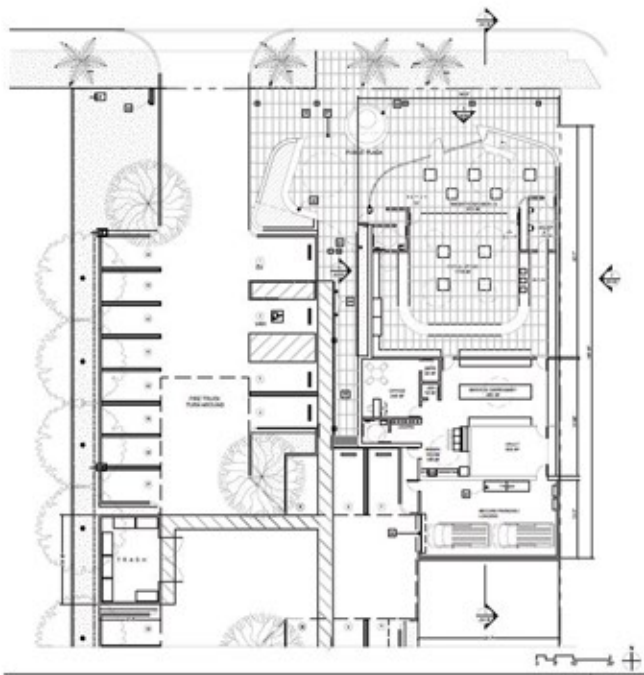


Incredible opportunity to purchase a Retail Storefront Dispensary License and vacant land. License approved by the city. Also included: Approved, ready for construction, ground-up building plans! Sellers open to creative deal structures, including outright purchase or joint venture. Seller is an experienced commercial real estate developer.

**NDA
REQUIRED**

LICENSE INFO

- Provisional License at Local Level
- CUP Approved
- Limited Licenses Awarded in the City
- NDA Required For Further Information Including Tours



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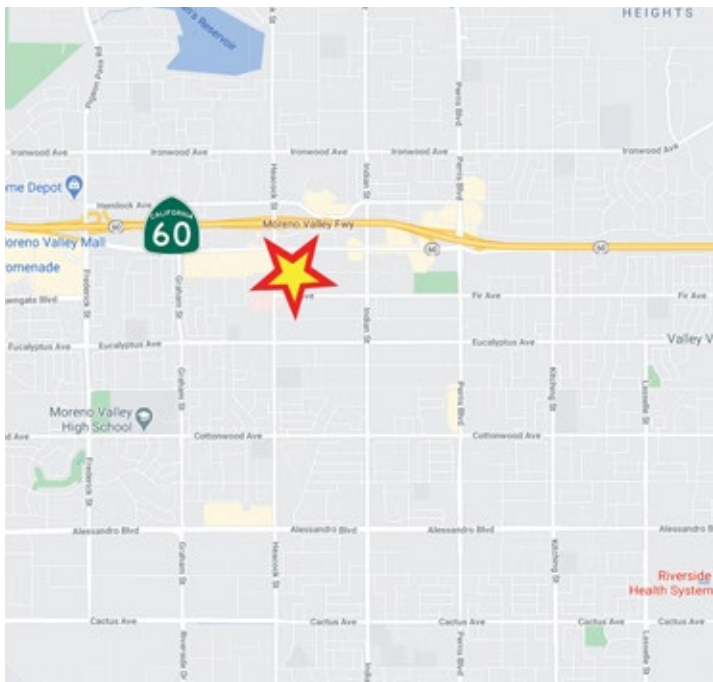
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The property is located on a busy street and in close proximity to major freeways. Property is approximately 40,000/SF of vacant land, with architectural and site plans approved for 4,275/SF of Retail Storefront and 5,625/SF of additional medical/office space. Moreno Valley and the surrounding areas offer strong demographics in terms of population, income, and age representation.

**AMAZING
DEVELOPMENT
OPPORTUNITY**



PROPERTY HIGHLIGHTS

- Approx 40,000SF lot
- Development Info:
 - ▶ Entering Construction Fees Phase
 - ▶ Phase 1: 4,275/SF Retail Storefront
 - ▶ Phase 2: 5,625/SF Medical or Office Space
- Parking 5:1
- Strong Visibility on Sunnymead Blvd
- Great Freeway Access
- NDA Required For Further Information Including Tours

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