

Retail Storefront Permit For Sale Moreno Valley

Ground Up
Development

DISPENSARY

Priced To Sell!! Incredible opportunity to get into California's Retail Storefront Cannabis Market. Purchase this Hidden Gem and Take advantage of Strong Consumer Spending Habits in the City of Moreno Valley, one of Southern California's promising new markets. The local approval is in place, along with the approval of the ground-up building Plans. See Next Page for Real Estate Details.

\$1,750,000
INCLUDING LAND



Permit Highlights

- 2-Unit Building design
 - Includes "Café Space"
 - Limited Licenses Awarded in the City
 - Strong Area Demographics
 - Population: 218,770
 - Household Income: \$91,739
 - \$2.5B Annual Consumer Spending
 - Additional Operational Location(s) Available
- NDA and Proof of Financials Required For Further Information Including Tours

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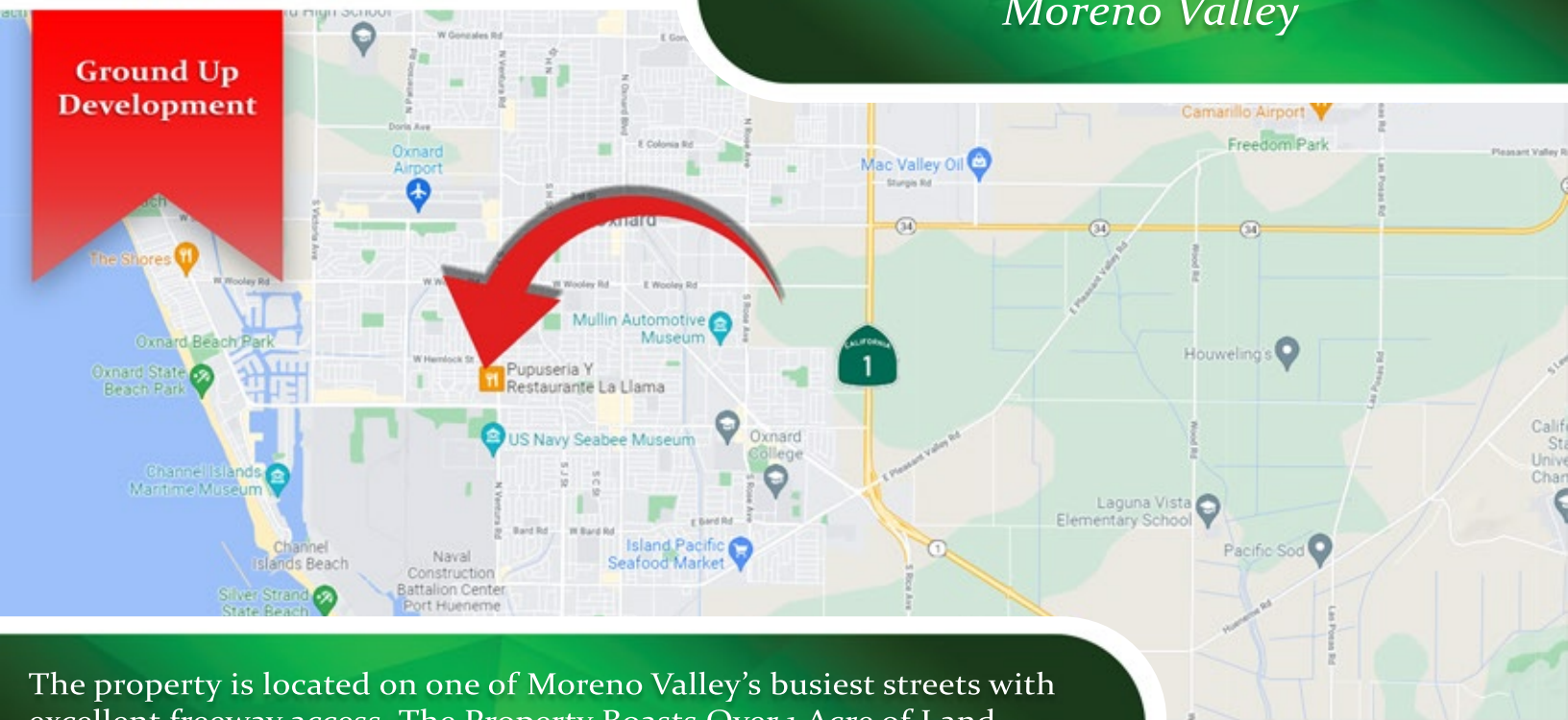
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The property is located on one of Moreno Valley's busiest streets with excellent freeway access. The Property Boasts Over 1 Acre of Land Which Allows Future Development and Plenty of Parking. Architectural and site plans have been approved for 6,030 SF of Retail Storefront and 1,200 SF of additional Café space. The Land Alone is Valued at \$1,000,000.

\$1,750,000
INCLUDING LAND

Permit Highlights

- Approximately 57,500 SF Lot
- Building & Retail Improvement Plans approved
- Retail Space: 6,030 SF
- Café Space: 1,220 SF
- 5:1,000 Parking Ratio
- Excellent Curb Appeal
- 20,000 Cars Per Day
- NDA and Proof of Financials Required For Further Information Including Tours



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