

## Consumption Lounge with Onsite Sales WEST HOLLYWOOD

Approved



### THE OFFERING

The Owner, ASHE, has secured rights to 1 of 15 coveted lounge permits in West Hollywood through a highly competitive process. Recently the Permit received its Business Commission Approval which is a major milestone in West Hollywood cannabis permitting. With a renegotiated lease in place, the Owner now has a clear path towards achieving operational status. The Permit may be moved, and the business concept may be altered to meet a buyer's, or partner's, vision.

**NDA  
REQUIRED**

- **Approved Permit Allows:**
  - Edible Lounge
  - Smoking Lounge
  - Onsite Sales
- **Options For Operators & Investors:**
  - Investor: 40% Equity Upon Investment
  - JV: 41-65% Equity Upon Purchase
  - Operator: 85% Equity Upon Purchase
- **Strong 3-Mile Demographics**
  - Population: 312,000
  - Strong Income: 50% over \$100k/yr
  - Educated Population: >80% college educated
  - Youthful Population: 50% ages 20-50
- **Entertainment Driven City**
- **Ability to Move and/or Amend Permit Approval**

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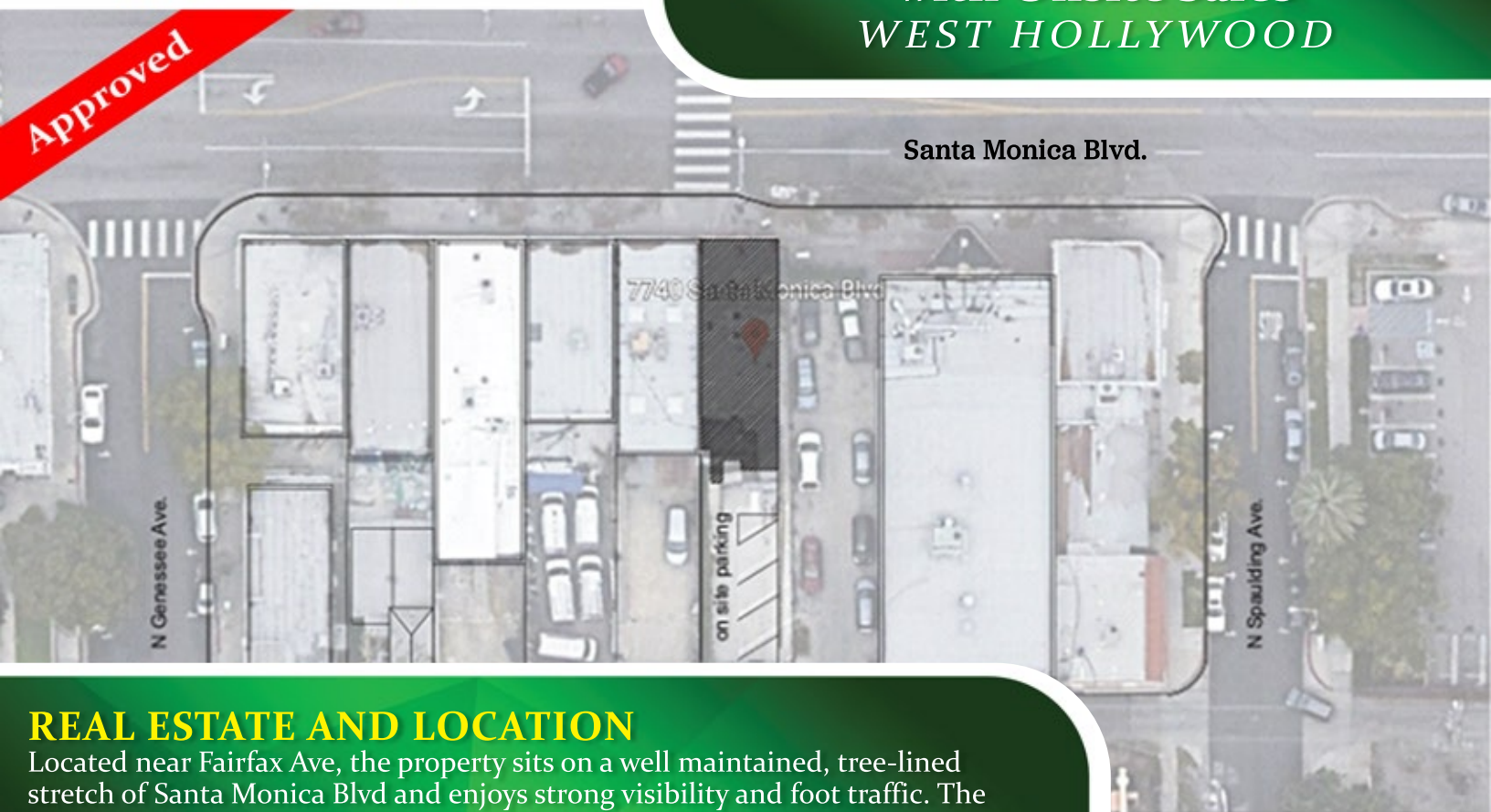
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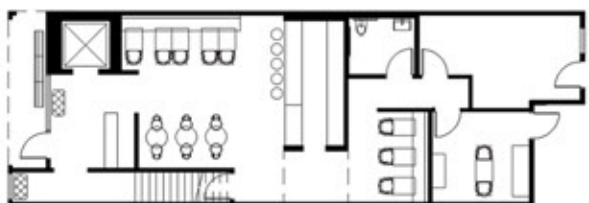


Santa Monica Blvd.

### REAL ESTATE AND LOCATION

Located near Fairfax Ave, the property sits on a well maintained, tree-lined stretch of Santa Monica Blvd and enjoys strong visibility and foot traffic. The property, however, requires complete refurbishment and tenant improvements. In addition to the various eateries, salons, bars, offices, and art studios, this two-story building is located near a popular LGBTQ movie theater and a newly constructed, 540,000 SF film studio. Take advantage of the nightlife present in this area.

NDA  
REQUIRED



### Real Estate

- Leased Premises  
+/- 2,500 SF, 2-Story Retail Building
- Major Cross-Streets:
  - Santa Monica Blvd & Fairfax Ave
- Parking In Rear
- Visibility:
  - 24,000 Cars Per Day
  - Strong "Walk Score"

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