

“Green Zone” Eligible Property SANTA ANA

**FOR
SALE**
\$5,129,100



CORNER LOCATION! This ideal retail storefront property is located in one of the “NEW” eligible zones. Situated on a busy corner, the property has ample parking with the most ideal ingress & egress for retailers. Vertical integration possible for cultivation, manufacturing, and distribution!

Take advantage of this NEW WeCann listing while it still lasts!

**NDA
REQUIRED**

- **NEW Eligible Property**
- **Retailers In The City Can Relocate Here**
- **City Is Proposing 5 New Retail Licenses**
- **New Zoning Allows for:**
 - **Retail Storefront**
 - **Retail Delivery**
 - **Cultivation**
 - **Distribution**
 - **Manufacturing**
- **Building Size: 8,340 SF**
- **Lot Size: 22,500 SF**
- **Parking Spaces: 20+**
- **Cars Per Day: 31,000**
- **Street Frontage: 300 FT**
- **Property Highlights**
 - **Corner Location**
 - **Ideal Ingress & Egress**
 - **½ mi from 55 FWY**
 - **Roll-up Doors**
 - **Near Major Retailers**

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