

Preliminary Retail Storefront License for Sale Calexico, CA

\$1,350,000



Attain a Preliminary Retail Storefront License in the Border town of Calexico! One of few Retail Storefront licenses available within Imperial County. Great opportunity to enter California's growing retail market and create your own branding while learning the industry. Additional micro-license are included, allowing for a state-of-the-art Consumption Lounge, cultivation, and manufacturing capabilities. An operator will be tasked with completing the build-out of the facility.

**NDA / POF
REQUIRED**

Business Info

- Preliminary Retail License
 - Microbusiness Attached
 - Cultivation
 - Distribution
 - Consumption Lounge
- Only 1 of 12 License Allowed in the City
- Border Town of Mexicali, Mexico
 - Population: 1 Million
- Ideal Freeway Accessibility



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The property is located off Old Highway 111 in South Imperial County. Situated on the border, the City is linked economically with the much larger city of Mexicali, Mexico. Calexico offers operators access to all of Imperial County's untouched market.

NDA / POF
REQUIRED

Real Estate Highlights

- Located Near a Walmart Supercenter
 - Top Performing Supercenter in the Nation
- Building Size is Approximately 11,700 SF
- Lot Size is Approximately 9 Acres
- Cars Per Day are 33,000 Near Hwy 111
- Parking Spaces: 15 (capable of adding an additional 40 spaces)
- Lease Rate Starting at \$5,000/Monthly



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