

**CANNABIS
LEASED INVESTMENT**
6% CAP | \$5,651,000

PEOPLES RIVERSIDE | 125 W LA CADENA



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DISCLAIMER

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

The Offering Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other “Evaluation Material”, including any computer diskettes or files distributed to you via email from Broker accessible online through Broker’s website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in the Offering Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “As-Is, Where-Is” basis, a prospective buyer must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on the Offering Memorandum or any other Evaluation Material. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner, and the signature of the Owner is affixed to a purchase and sale agreement.

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PROPERTY OVERVIEW

RE Summary

Address	125 W La Cadena Dr
Building Square Footage	5,530
Annual Rent	\$333,696
Rent Increase/Year	3%
Cap Rate	6%
Sale Price	\$5,651,000
Estimated TI's + Capital Improvements	\$2,600,000

125 W La Cadena is one of the top properties for retail cannabis in the county. The property is located on La Cadena on the westside of I-215. The building sits on approximately 16,000 square feet of land and houses one of the most well-known cannabis retailers in Southern California. The current rent is \$25,000/Month which does not include income from the billboard. This property will be operational by fall of 2022 at which time the rent will increase to \$27,808, which includes rental income from the billboard.



MARKET INFORMATION

	1-mile Radius	Highgrove	City of Riverside
2010 Population	39,621	4,302	305,707
2020 Population	47,139	6,201	331,369
CAGR	1.75%	3.72%	.81%
2010 Median Income	\$42,469	\$42,694	\$53,847
2020 Median income	\$52,318	\$80,897	\$71,967
CAGR	2.11%	6.6%	2.94%

Subject Property



Pending Application



Castle River

CASTLE RIVER



Artist Tree



Plant Galaxy



COMPARABLES/COMPETITION

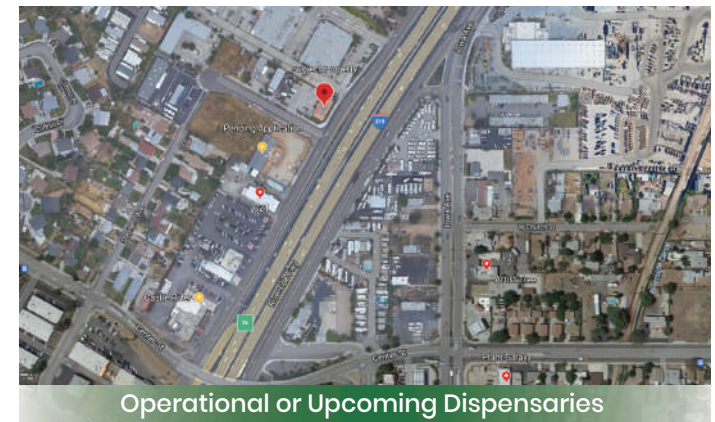
TYPE	SF	DATE SOLD	SALE PRICE	PRICE SF	CAP RATE
Retail	11,233	05/2022	10,600,000	\$943.65/SF	5.89%
Retail	8,288	05/2022	11,000,000	\$1,327/SF	7.42%
Office/Investment	51,266	02/2022	11,500,000	\$224.32/SF	9.57%
Retail	40,460	02/2022	10,170,000	\$251.36/SF	6.10%
Office/Investment	32,367	01/2022	5,700,000	\$170/SF	5.80%
Retail/Investment	9,419	01/2022	2,500,000	\$265.42/SF	5.69%
Retail	3,851	ACTIVE	\$2.50-\$3.00 / SF Rent		

Information of the Cannabis Market:

Unlike other industries, the global cannabis market saw surprising growth during the 2020 COVID-19 pandemic jumping up 50.6% to a total of \$25.6 Billion dollar market value by the beginning of 2021. This growth is expected to slow but by no means stop. In fact, analysis by Fortune Business Insight predicts that the industry will reach a whopping \$176 Billion in value by 2030, that's a yearly CAGR (Compound Annual Growth Rate) of 23.9%. California continues to be the largest submarket in the worldwide cannabis industry with about \$5.5 Billion in taxable retail sales through the year of 2021. The state has also made numerous efforts to support cannabusinesses.

A main factor in determining these predictions is the United States market. Federal legalization is imminent and cannabis operators nationwide are doing all they can to prepare for the increase in potential consumers. A large part of that process is the acquisition of real estate that is compliant with local zoning regulations. Buildings like these are finite and will become increasingly valuable as the US market continues to grow.

Moreover, the legalization of cannabis is gaining traction in governments around the world. This momentum is mainly driven by the increasing recognition that cannabis may have a range of legitimate medical benefits and therapeutic applications. Additionally, misconceptions surrounding the dangers of the drug continue to be corrected throughout the international media. Currently, it is the most cultivated, distributed, and consumed drug on the planet.



OVERVIEW OF TENANT

UNRIVALED BRANDS INC.

Unrivald is vertically integrated from seed to sale with multiple grow, manufacturing and distribution facilities. Each step of integration is controlled by in-house compliance and management software making operations incredibly efficient and cost-effective.

- 1. Unrivald retail operates in Santa Ana, LA, Oakland, Sacramento and San Leandro
 - a. **People's** – Orange County, DownTown LA
 - i. New locations– Riverside/Orange County
 - b. **The Spot** – Santa Ana
 - c. **Blüm** – Oakland
 - d. **Silverstreak Delivery/Retail** – San Leandro
- 2. Unrivald Cultivation operates indoor, greenhouse, and outdoor cannabis cultivations sites across California / Oregon
- 3. Distribution (formerly LTRMN inc) – in house and third-party brands- 800+ brands



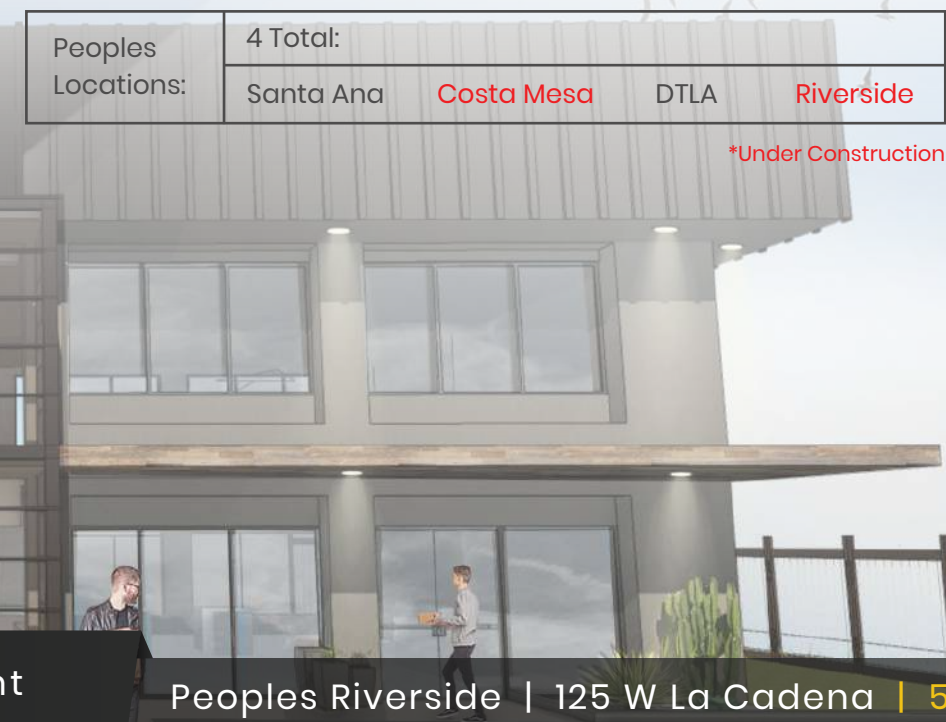
People's is California's premier curated cannabis shopping experience. As one the largest retail dispensaries in the United States, we have something for everyone, from the cannacurious beginner to the experienced connoisseur.

People's California is rooted in their passion for growing, connecting and sharing their love of farming, California, and the benefits of cannabis. Their team is committed to innovation, adding value, and helping people thrive. Through these ideals, they have grown to become the largest grower in the state. They believe every person deserves access to affordable, quality cannabis products based on their personal wants and needs.

As a fully-compliant and licensed facility, every product they carry has been tested for quality through a state-licensed laboratory and accompanied by a Certificate of Analysis (CoA). People's strives to provide the best cannabis experience possible through their many retail location(s) and delivery methods. www.peoplescali.com

Peoples Locations:	4 Total:			
	Santa Ana	Costa Mesa	DTLA	Riverside

*Under Construction



CONTACT US

Cannabis leased investments offer a higher return than standard leased investment purchases and the opportunity presented here is no exception. In acquiring the Property, an investor will realize a premium return from a quality asset which is tenanted by one of the cannabis industry's premier retail brands, People's. Having poured millions of dollars into value-add capital improvements and tenant improvements, the Tenant has improved the property tremendously which sets both tenant and landlord up for future success. As a vertically integrated cannabis operator, Unrivald minimizes their cost and maximizes profits because they control their supply chain. In doing so, the Tenant offers a unique level of security for its landlords, who are in an excellent position for long term gains.

For additional information and questions, please contact us!

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