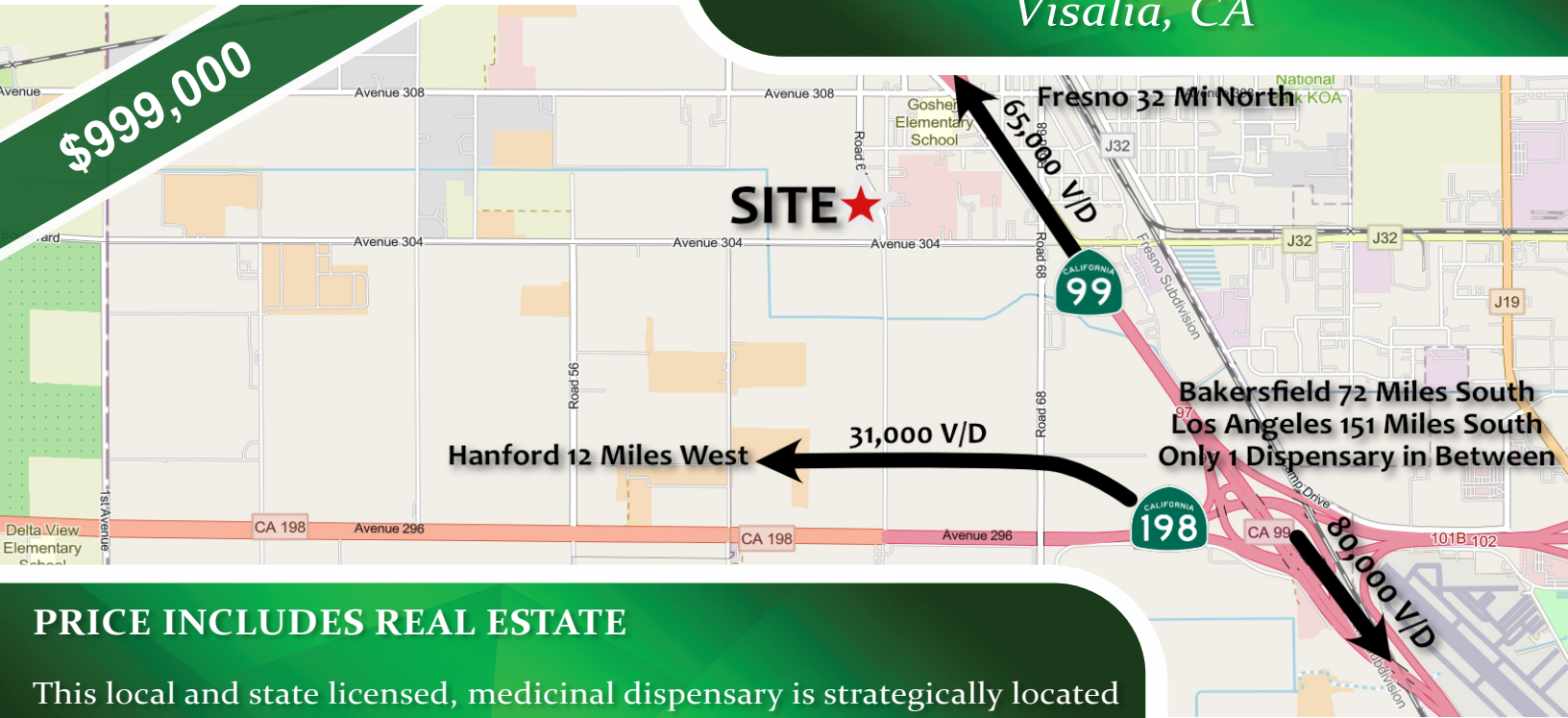


## DRIVE-THRU DISPENSARY APPROVAL

Visalia, CA



### PRICE INCLUDES REAL ESTATE

This local and state licensed, medicinal dispensary is strategically located along HWY 99. The license was grandfathered in Unincorporated Tulare County where a cannabis tax has not been enacted. This excellent opportunity allows for higher margins. This is a unique opportunity that fits great in any cannabis retail portfolio, and offers a rare opportunity in the central valley of California.

NDA  
REQUIRED

### HIGHLIGHTS

- PRICED TO SELL
- Unique opportunity with approval for a drive thru (1 of 3 in California)
- Requires minimal FFE improvements (ask for details)
- 1 of 3 licenses directly off of the 99 HWY between Los Angeles and Fresno
- 1 of 12 licenses in the whole Tulare County (including incorporated cities)
- Real Estate included:
  - 3,200 sq ft
  - 0.8 AC Parcel
  - 23 Parking Spaces



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