



Welcome to PowerPlant Park A Master Planned Cannabis Community & Campus

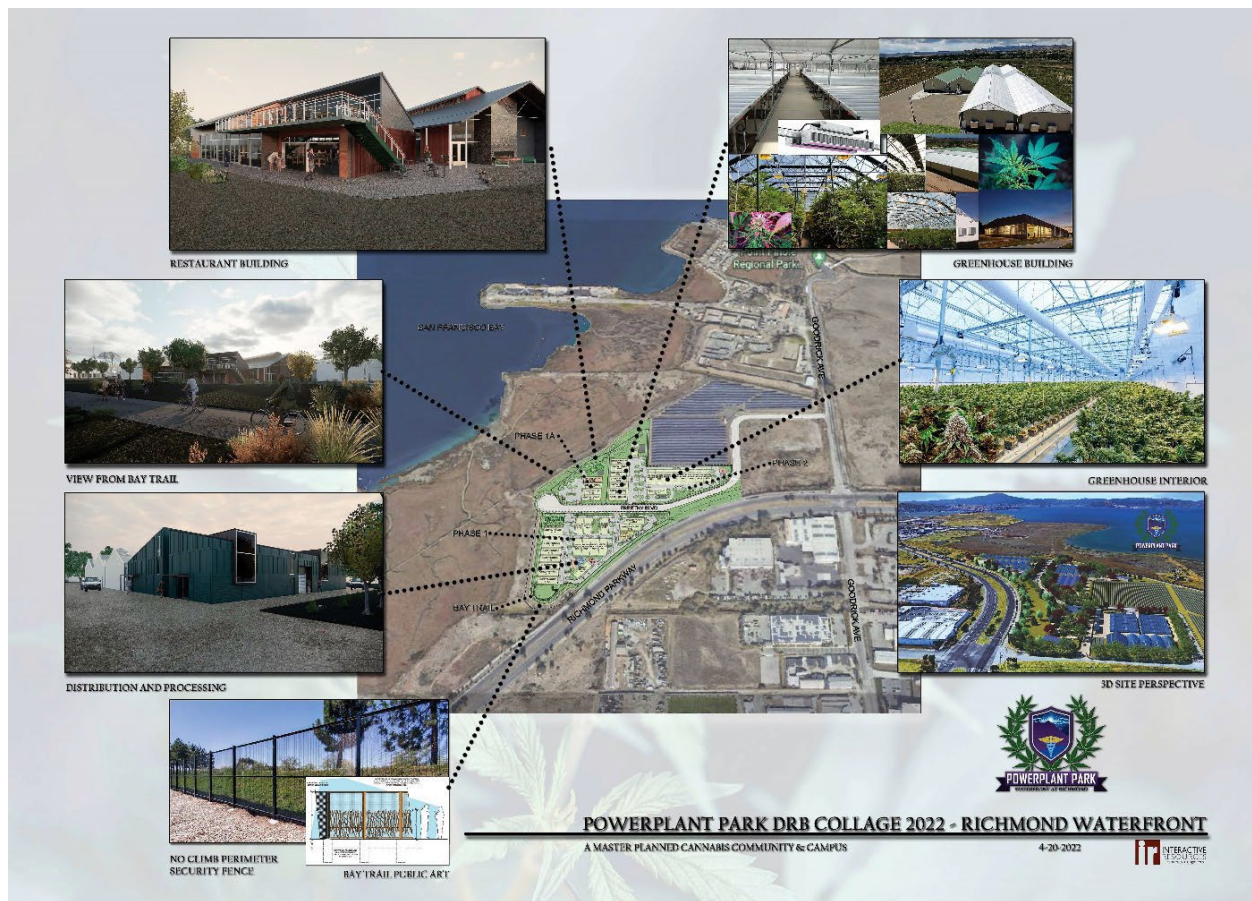
- 44 Tier 2 mixed light indoor Greenhouses
- Onsite state-of-the-art Nursery
- Tissue culture genetics
- Exclusive cultivars from CA's top breeders
- Medical grade post-harvest processing
- Retail delivery/storefront
- Onsite manufacturing, extraction, kitchen
- Statewide bulk distribution, presold contracts
- Compliant packaging/fulfillment
- Waterfront restaurant

[PowerPlant Park](#) would like to take a few minutes of your time to introduce our 14-acre master planned cannabis community & campus in Northern California. Located in Contra Costa County, the Park is situated on 2,200 ft. of Richmond's North Shoreline, with stunning unobstructed views of Mount Tamalpais, San Francisco Bay and Marin County Mountains. The San Francisco Bay Area is home to approximately 7.5 million residents and is ranked the #1 market in California for retail sales and cannabis connoisseurs, legal sales in 2023 expected to reach \$4B. [Ownership Presentation](#)

PowerPlant Park provides the only true turnkey ownership model in the State, an affordable path towards income, a perfect fit for all types of cannabis investors, retail brands, MSOs, and cultivators alike. There are 2 Units left in Phase I, (16 are sold), 9 Units in Phase I-A and 18 in Phase II.

PowerPlant Park is the first project of its kind in the State. The City of Richmond has approved its CUP/Land Use Entitlements to include cultivation, post-harvest processing, manufacturing, packaging, distribution, transportation, retail, and waterfront restaurant. Dubbed the "Disneyland of Cannabis", the Park is in its third trimester of Phase I construction, utilities 95% complete, soon foundations will begin, buildings starting late Sept. Ironically the land was purchased in the 30's by Walt Disney for a northern studio but sold it due to the onset of World War II. Certificate of Occupancy for Phase I, Part A planned for 11-24-23.

Ownership at PowerPlant Park eliminates the 2+ year wait and extraordinary expense to acquire requisite city permits and state licenses, with no guarantee of regulatory success. Considering the low cost of entry, best-in-class amenities, turnkey opportunities at PowerPlant Park are without equal. Market value for Class A Tier 2 mixed light space that is operational with municipal/state licenses is \$1,200-\$1,400 per sq. ft. (buildings at the Park are 3,456 sq. ft.). Tier 2 mixed light space, especially in the San Francisco Bay Area, is very difficult to find due to power requirements.



The Park's nursery operations will provide some of the finest tissue culture genetics in the State, including many exclusive strains from top breeders. The Park's manufacturing facilities offer the latest hydrocarbon and medical grade cold ethanol extraction. Statewide wholesale distribution will include presold contracts to prominent California brands.

The Park's "our farm to your front door" retail model will eventually account for 90% of the Park's distribution. Plans are underway to scale [PowerPlant Park Delivery](#) (50+ drivers) after running a very successful 1-year pilot in Marin and Sonoma counties. Once the delivery is up and running the Park will open 4 retail "Garages" alongside major Bay Area freeways w/billboard support in cooperation with WeedMaps. Unique retail "Kiosks" will be placed in geographically strategic high-profile existing Storefronts.

Each Tier-2 building has been meticulously enhanced to meet the Park's stringent SOP's. Over \$250,000 was spent outfitting each Unit with the latest Tier 2 indoor mixed light technology. Custom LED lighting designed to be spectrum targeted throughout the bloom cycle maximizing desired effects. Including terpene/trichrome production and increased levels of THC/CBD and other cannabinoids.

For more information, please contact the development team @ 415-233-3131. You can also complete the contact form at [Greenhouse Sales – Power Plant Park](#). If you would like to view additional information about PowerPlant Park, this link [Greenhouse Sales-Initial Files](#) contains our Park Brochure, Ownership Presentation, latest Project Updates, site photos and other relevant files.

Recent Media: [The Apple Campus of Weed: PowerPlant Park Creates Jobs in Richmond | East Bay Express | Oakland, Berkeley & Alameda](#)

Project GC: [Overaa Construction | Building Community Since 1907](#)

Web: [PowerPlant Park](#)

Project Updates: [Project Update #23-Narrated Overview of Construction Completed-Trench Draining-Site Clean Up](#)