

Cannabis Delivery Property for Lease w/ Approved License

441 E Imperial Highway, Suite E La Habra, CA

FOR LEASE
\$2.83/SF + NNN



This is a wonderful opportunity to lease a property approved for 1 of 4 Cannabis Delivery Licenses in La Habra, and purchase the pre-operational business license. Tenant will still need to build out the facility and submit for state licensing, but they will also have rights to use the approved construction plans. Retail storefronts are currently banned in La Habra, but the expectation is that existing delivery licensees will be given preferential treatment over other applicants for retail storefront licenses once they are available in the city.

**APPROVED CUP
License for Sale**

HIGHLIGHTS

Property Lease Details

- 3,000 SF Unit Within a Retail Strip Center
- End Cap Unit
- 104 Shared Parking Spaces
- Pylon Signage
- Monthly Rent: \$8,500 + NNN
 - Annual Increases: 3%
 - Lease Term: 5 Years
- Complementary Neighboring Businesses:
 - Walmart, Walgreens, CVS, McDonald's
- 3 Mile Demographics:
 - Population: 158,000 People
 - Average Household Income: \$123,287
 - Number of Homes: 52,825
- Vehicles Per Day: 51,000

License Sale Details

- Sales Price: \$175,000
- Very limited competition: Neighboring Cities ALL have Bans on Retail and Delivery sites
- Seller is highly motivated and willing to review all offers
- Contact us to discuss pricing and terms in more detail
- Click [HERE](#) for more details about this license.

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