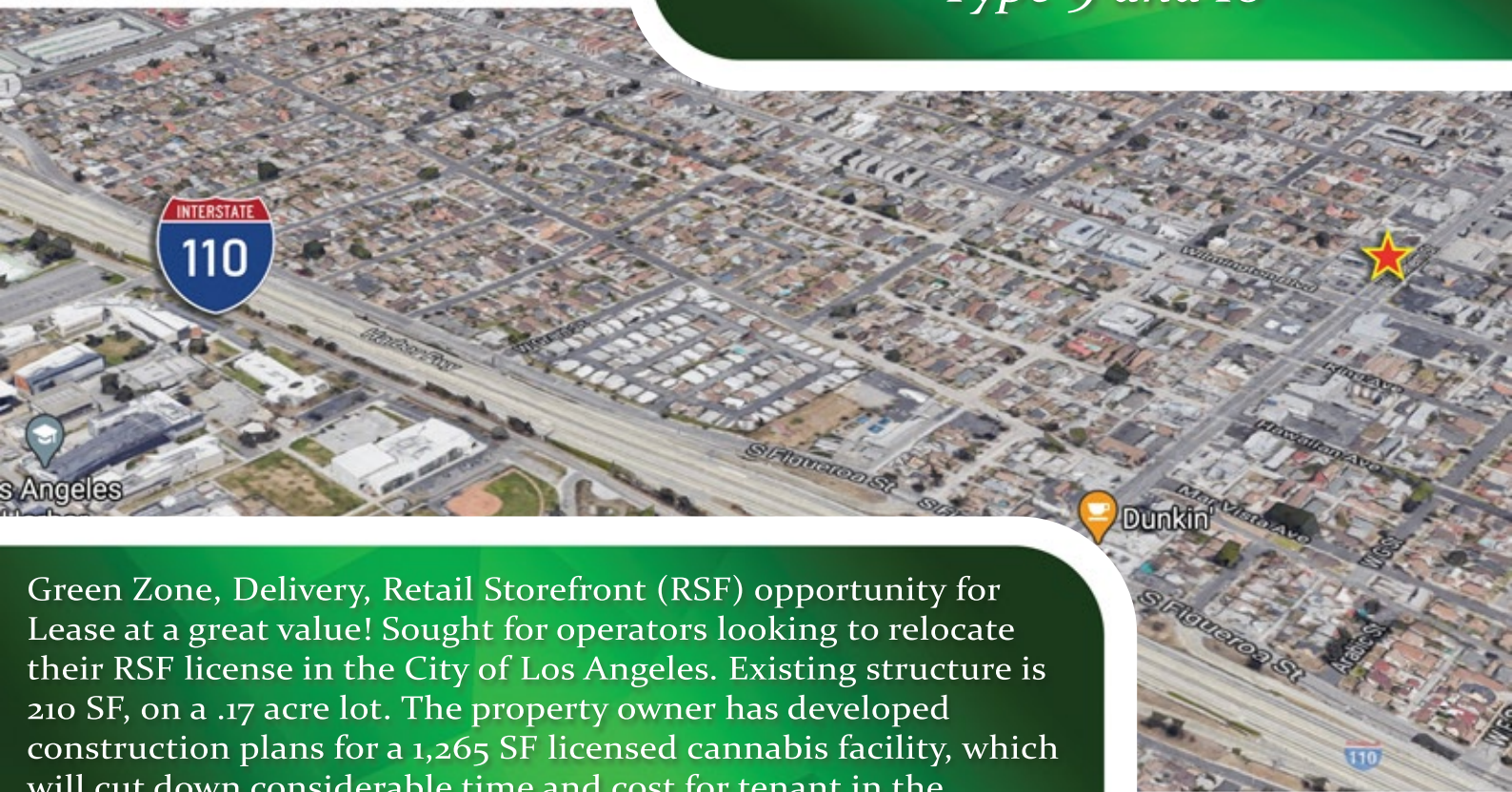


## DELIVERY or Relocate Store-Front Type 9 and 10



Green Zone, Delivery, Retail Storefront (RSF) opportunity for Lease at a great value! Sought for operators looking to relocate their RSF license in the City of Los Angeles. Existing structure is 210 SF, on a .17 acre lot. The property owner has developed construction plans for a 1,265 SF licensed cannabis facility, which will cut down considerable time and cost for tenant in the buildout process. Owner is very reasonable & understands that operators will need a reduced rent prior to operation. This is a great opportunity to capitalize on Los Angeles beach towns, & heavy industrial markets.

901 W  
Anaheim St,  
Wilmington, CA

### PROPERTY HIGHLIGHTS

- Eligible for Delivery or RSF License
- District 15 (Los Angeles)
  - Community Plan Area, Wilmington Harbor
- 210 SF Existing Building w/ .17 Acre Lot
- Construction Plans Developed for a New 1,265 SF Structure
- Tenant to Complete all Improvements
- Lease Rate:
  - \$2,500/ Monthly License Phase Rent
  - \$5,000/ Monthly Operational Rent



**Meilad Rafiei**

President

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**Dan Camarena**

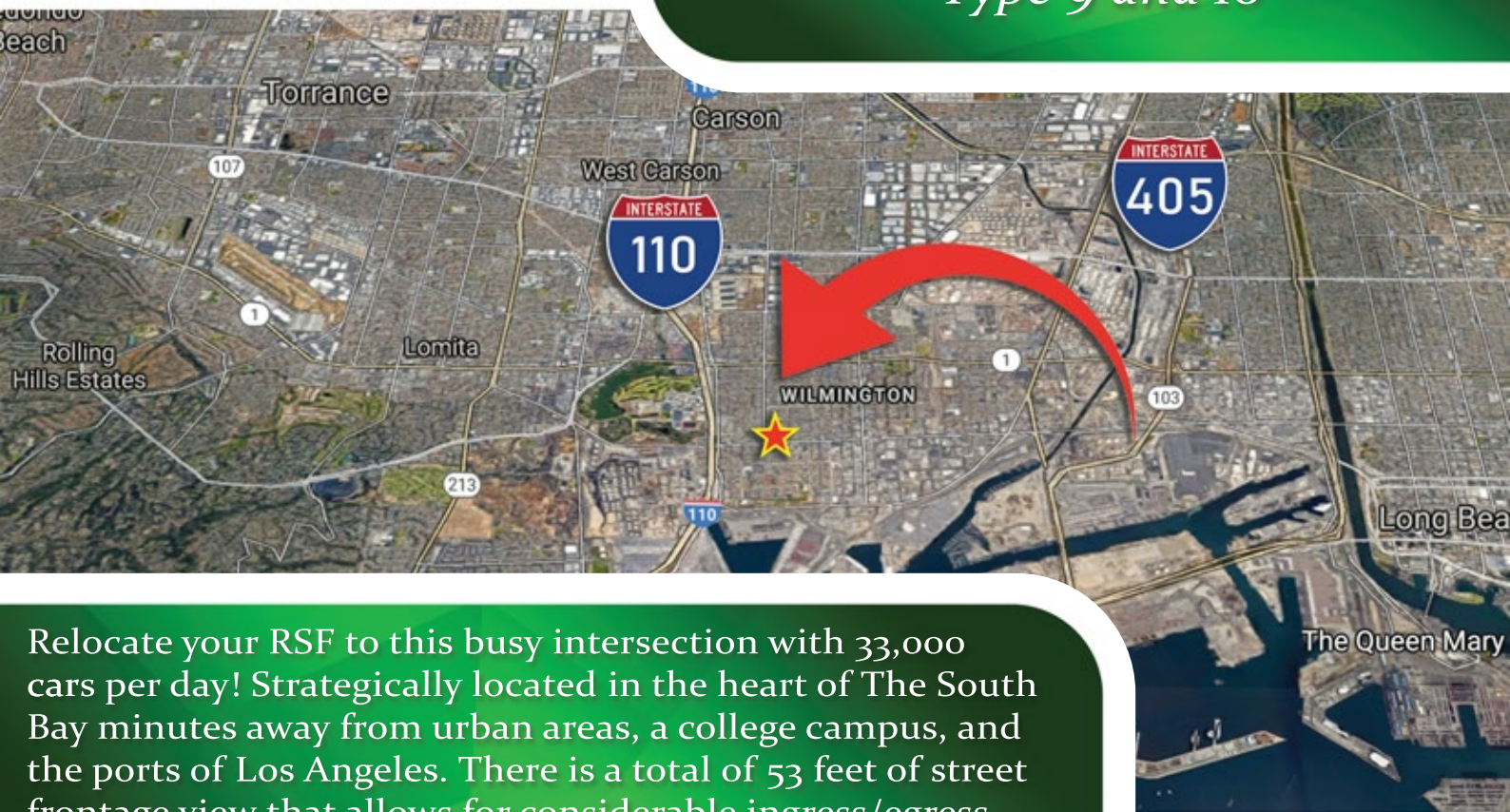
Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

## DELIVERY or Relocate Store-Front Type 9 and 10



Relocate your RSF to this busy intersection with 33,000 cars per day! Strategically located in the heart of The South Bay minutes away from urban areas, a college campus, and the ports of Los Angeles. There is a total of 53 feet of street frontage view that allows for considerable ingress/egress, and plenty of parking! This is a great opportunity to take over the existing construction plans, begin construction quickly and become operational ASAP. For more detailed information we will require an NDA to be executed.

901 W  
Anaheim St,  
Wilmington, CA

### REAL ESTATE INFO

- 33,000 Cars Per Day
- 7,200 SF Lot Ready for Build-out
- Corner Location!!
- 1/2 mile from Los Angeles Harbor College
- 1/2 mile from 110 FWY
- NDA Required for Additional Info



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