

11737 Wicks St  
Sun Valley, CA



Great opportunity to step in to fully built out and licensed distribution and Type 6 Manufacturing facility located in Sun Valley, CA, under Los Angeles/DCR jurisdiction. Seller has been infusing cartridges and distributing successfully from this location. Seller is currently operating on a limited capacity at the property allowing for a smooth and easy transition for the buyer.

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Schedule Tours

### BUSINESS HIGHLIGHTS

- Type 11 Distribution
- Type 6 Manufacturing - Non-volatile Extraction
- Ideally located to distribute efficiently to all of LA and surrounding markets
- Out of sight, secure location
- No debt tied to license or entity
- Fully compliant with Local and State Regulators
- Sales Price for both licenses: \$1,500,000

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The property has undergone \$2,000,000 in improvements. The location is ideal for a distribution hub. Located within 20 minutes of the San Fernando Valley, 30 minutes of DTLA, and 1 hour of Long Beach. The business currently leases the property for a low rental rate, and has a good relationship with the landlord. New operator could execute a new lease, or have the existing lease assigned to them.

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### REAL ESTATE HIGHLIGHTS

- 400 Amps Three Phase Power
- 10,000 sq ft space
- \$0.75/sq ft (\$7,550)
- 5-year lease with 4 years remaining (can negotiate a lease extension)
- New Roof
- New HVAC System (Multiple Zones)
- 5 Parking spaces

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