

## Cannabis Retail Opportunity Along Interstate-15

23825 Catt Road, Wildomar, CA

**FOR SALE \$1,800,000**  
Delivered Graded with Utilities

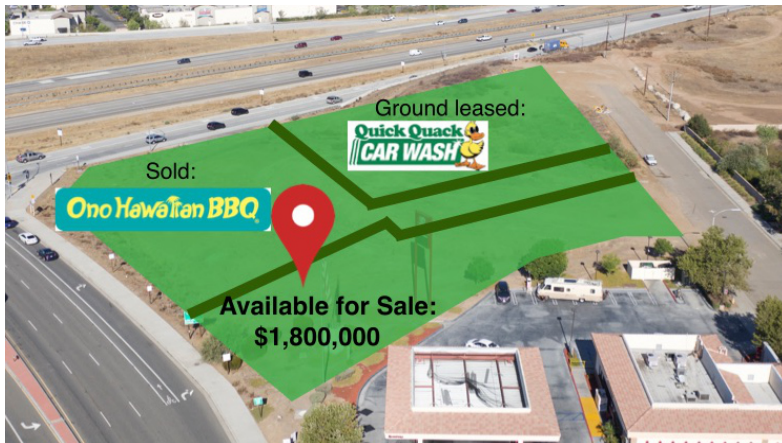


Strategically positioned .63-acre cannabis retail parcel, prime for a 6,000 SF building aligned with your needs. Recently approved for general development by Wildomar City, it offers 30 parking spaces, a spacious retail area, and efficient license processing. Enjoy a competitive edge with exceptional visibility from the main street and freeway, catering to a thriving market. Clinton Keith Road sees 34,900 cars daily, and the I-15 northbound freeway exit attracts 132,000 cars per day.

Located with  
WeCann's  
Real Estate  
Procurement Team

### HIGHLIGHTS

- Qualifies for Retail Storefront License
- Building size: 6,000 SF, customizable to your preferences
- Lot size: 0.63 acres
- Conveniently situated on a major arterial street.
- Impressive traffic volume: 34,900 cars daily on major street, 132,000 per day on I-15
- Approximately 30-35 parking spaces to accommodate maximum capacity
- Easy access with excellent ingress and egress to street and freeway
- Possible to offer deal contingent on cannabis CUP
- Design your own Building



### Demographics within a 3-mile radius:

- Population: 71,188
- Median income: \$99,159
- Total businesses: 1,184
- Strong growth projected.

#### Jason Piazza

Director of Real Estate  
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949.682.5867  
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# WeCann

  
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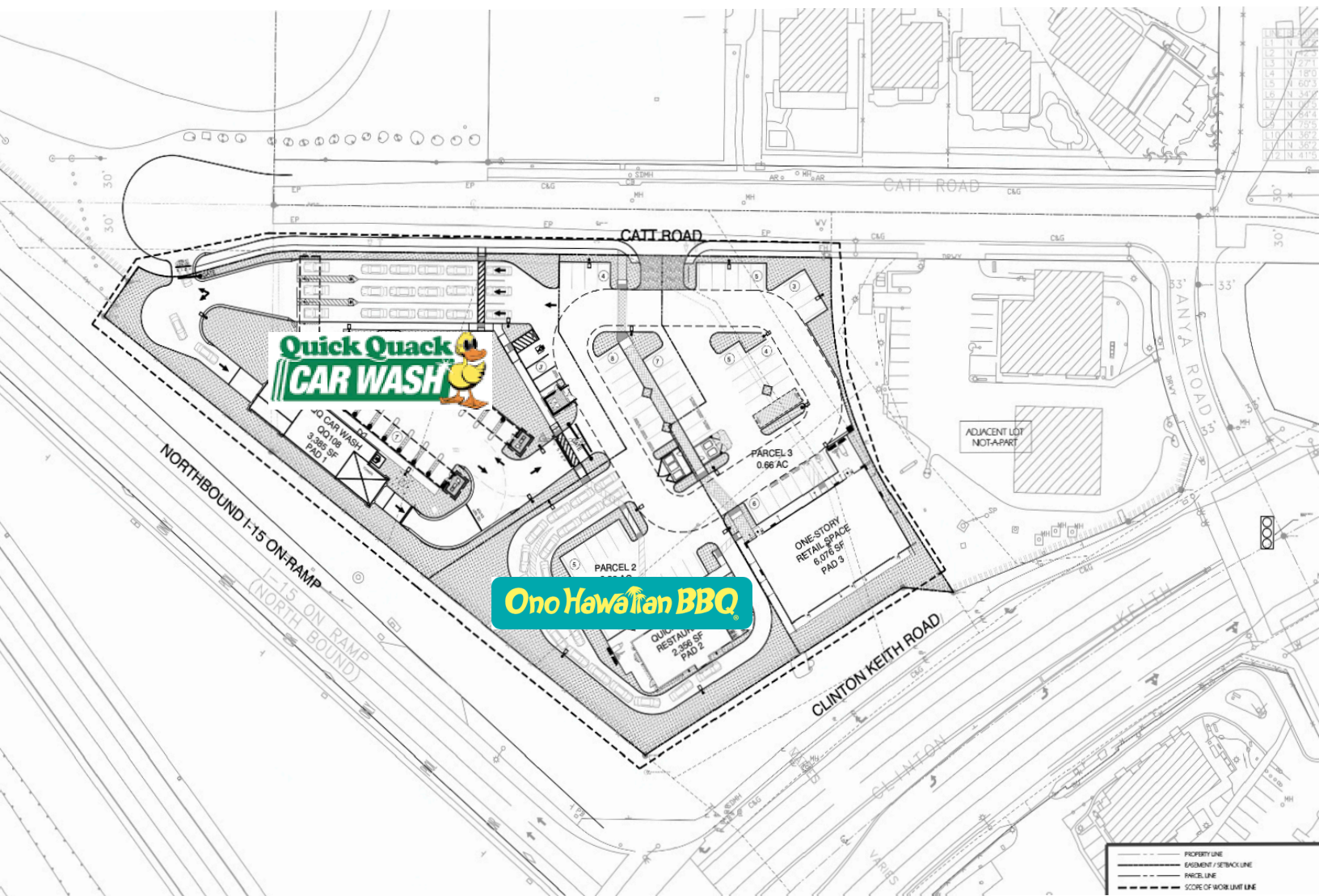
#### Ryan Dowse

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### OVERALL SITE PLAN



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