

Cannabis Retail License in Costa Mesa

*2,600 SF Retail Space w/ Brand-New, City CUP
& State License w/ option to Purchase Real Estate*

**LICENSE FOR SALE
\$850,000**

City CUP and state license approved for a cannabis retail storefront that is available in Costa Mesa! This license is located at a 2,600 SF building with a 10-year lease plus 2 additional 5-year extensions, providing excellent street frontage and visibility within 300 feet of a busy signaled intersection. The property features tall ceilings, a fenced lot with 12 parking spots, and is adjacent to a retail strip and corner gas station. The triple net lease, approximately \$20,625/month, and the option to purchase the real estate makes this an attractive investment.

**SELLER OPEN TO
VARIOUS DEAL
STRUCTURES**

REAL ESTATE HIGHLIGHTS

- 2,600 SF building
- 10-year lease with 2 additional 5-year extensions
- Rent approximately \$20,625/month + NNN expenses
- Excellent street frontage and visibility, near a busy signal intersection
- Adjacent to a retail strip and gas station
- Fenced and ample parking lot (4.62/1,000 SF)
- Potential to purchase real estate
- Almost ready for build-out, plans will be approved any day now

LICENSE HIGHLIGHTS

The fully licensed cannabis retail business offers potential for billboard advertising and a brand-new license without any existing liabilities/debt tied to it. Building plans are expected to be approved any day for this cannabis retail location.

- Fully licensed for cannabis retail
- Potential for billboard advertisement
- City CUP approved, and state license has been issued
- Brand new license with a clean slate

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