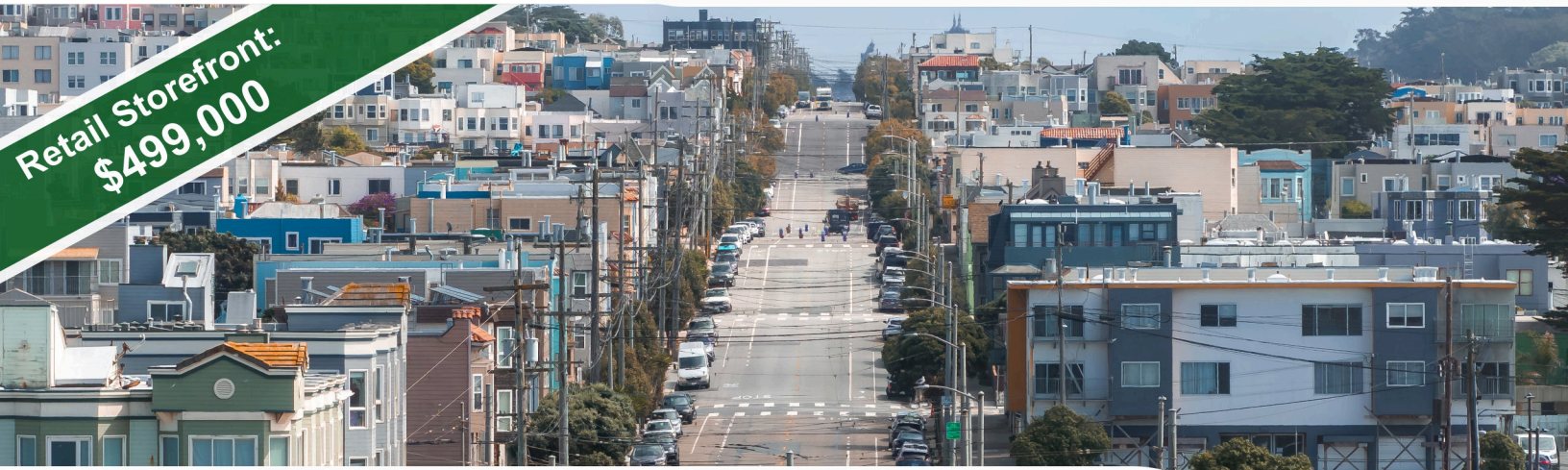


Retail Storefront:
\$499,000



**NDA
REQUIRED**

****READY FOR BUILD-OUT**** This location was chosen based on its strong demographics and visibility. Sitting on the border between the Excelsior and Cayuga Terrace neighborhoods, this +/- 3,500 SF property is surrounded by high average household incomes, large public parks (Balboa Park, McClaren Park, and San Bruno Mountain), and a large population. Being in the southern, central part of San Francisco, this dispensary won't suffer from undue concentration issues – there are only 3 operational dispensaries near the location, with the nearest being over 2,500 feet away. Real estate leased or purchased separately (see pg 2).



Retail Storefront Highlights:

- Social Equity Permit at 40%
- Easy access to Interstate 280
- 10 min walk to [Balboa Park BART Station](#)
- Visibility:
 - Cars Per Day ≈ 20,000
 - [WalkScore.com Ratings](#):
 - Walker's Paradise: 95
 - Excellent Transit: 84
 - Very Bikeable: 74
- 2 Mile Demographics:
 - Pop ≈ 185,000
 - Avg Household Income: ≈ \$160,000/yr
 - Annual Consumer Spending ≈ \$2,550,000,000

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Property for Sale
or Lease



PROPERTY INFORMATION: Buyer can lease the downstairs, 1,450 SF retail space, or purchase this 3,385 SF, two-story, mixed-use property. The property is located at a lighted intersection and has two existing residential tenants on M2M leases. Great for an owner/user or investor. Strong demographics. Excellent visibility. Strong resale value for future exit.

**NDA
REQUIRED**

Property Highlights:

- Sale: Asking \$1,500,000 (\$436/SF)
- Lease: \$7.00/SF NNN | \$10,150/mo NNN
- 3,385 SF Two-Story Mixed-Use Property
- 2 Residential Units Leased M2M
 - \$2,200/mo combined rental rate

LET'S MAKE A DEAL!



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