

**FOR SALE**  
**\$600,000**

# CANNABIS

This is a rare opportunity to acquire a fully built-out, turnkey cannabis dispensary in a prime, high-traffic Orange County location—offered at a significant discount from the already reduced \$995,000. The business is priced nearly 40% below market due to a non-asset-specific lawsuit involving the ownership entity (not the dispensary itself), which is nearing resolution. Approximately \$281,875 in back rent and fees will be credited toward the purchase price, allowing the buyer to secure a fully licensed storefront at exceptional value.

**NDA/POF  
REQUIRED**

## INVESTMENT HIGHLIGHTS

- **Prime Location:** 55 Freeway frontage with high traffic counts
  - 142,000 vehicles/day (55 Fwy)
  - 28,000 (Newport Blvd)
  - 32,000 (Fairview Rd)
- **Ample Parking:** 17 on-site spaces
- **Fully Built-Out:** 3,500 SF freestanding building with strong retail presence
- **Lease Terms:**
  - \$20,000/month + NNN
  - 2-year term upon lease assignment
  - 1 five-year renewal option (4% annual increases)
- **Licenses:** State and city approvals in place — ready to operate



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