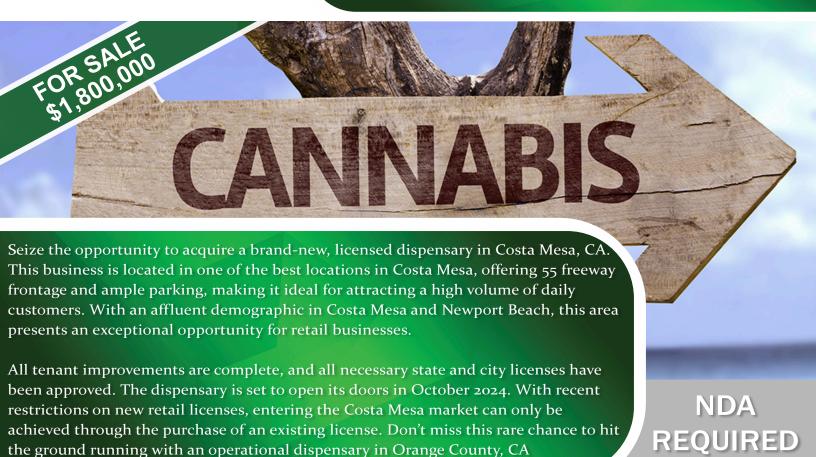


Brand-New, Turnkey Dispensary Costa Mesa, CA



INVESTMENT HIGHLIGHTS

- Prime Location
 - High Traffic Counts:

55 Freeway: 142,000 vehiclesNewport Blvd: 28,000 vehicles

Fairview Rd: 32,000 vehicles

- 55 Freeway Frontage and Signage
- Property Details
 - Size: Approximately 3,600 SF
 - Monthly Lease Rate: Approximately \$20,300
 - Includes NNN & \$3K for Marquee Signage & Storage

Initial Term: 10 Years

Lease Execution: May 2021

• Option to Extend: 1 - 5 Year

Lease Information

• Monthly Lease Rate: To Be Determine

Initial Term: 5 years

Lease Execution Date: To Be Determined

Options to Extend: To Be Determined

• Business Asking Price: \$1,800,000



Meilad Rafiei

CEO License# 01788589 714.393.3077 Meilad@WeCann.biz WeCann



Ryan Dowse

Associate Agent License# 02074994 760.987.9202 Ryan@WeCann.biz