

FOR SALE
\$50,000

Unlock the potential of a highly strategic retail cannabis business in the vibrant city of Oxnard, CA. This opportunity includes the purchase of a pre-operational City of Oxnard cannabis license and a prime 3,000 SF retail space in a bustling strip center. Surrounded by a thriving mix of retail and residential properties, the location benefits from excellent visibility on a main thoroughfare with 27,000 cars passing daily and easy access to the nearby 101 freeway, which sees 150,000 cars daily. With a strong local economy, a 3-mile population of approximately 122,663, and an average household income of \$106,593, this is the perfect spot to establish a successful cannabis retail operation. With its strong consumer spending power, excellent location, and robust community, Oxnard offers everything you need for success. Contact us today to learn more!

NDA
REQUIRED

INVESTMENT HIGHLIGHTS

- **Prime Retail Space:** A 3,000 SF unit in a high-traffic strip center with excellent parking.
 - This space includes two combined units, but can be reduced down to one unit which is about 1,700 SF.
- **Lease Rate:**
 - 3,000 SF: Approximately \$10,700 monthly, includes NNN
 - 1,700 SF: TBD
- **Exceptional Exposure:** Located on a main thoroughfare and near the 101 freeway, ensuring significant visibility with high daily traffic counts.
- **Robust Demographics:** A 3-mile population of 122,663 with an average household income of \$106,593.
- **Thriving Surroundings:** Strategically positioned among a balanced mix of retail and residential properties, creating a steady customer base.
- **Licensing Advantages:** Includes a pre-operational City of Oxnard cannabis license, providing a head start in entering the market.
- **Steps to Operation:** Purchasers will need to:
 - Complete construction tailored for cannabis retail.
 - Obtain state licensing.
 - Finalize local licensing and compliance requirements.
- **City Fees:** A \$250,000 city fee is required prior to opening, ensuring compliance and readiness.
- **Expedited Opening:** CUP and Construction Plans are approved.

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