

**FOR SALE**  
**\$995,000**



Seize this rare opportunity to own a PRE-ICO retail storefront dispensary, one of the most sought-after cannabis licenses in Los Angeles. This exclusive license type is no longer being issued, making this a prime acquisition for operators looking to enter or expand in the Southern California market.

**NDA  
REQUIRED**

### KEY HIGHLIGHTS

- **Highly Coveted PRE-ICO Retail Storefront License** (Under LA DCR Jurisdiction)
- **Turnkey Buildout Complete** – Ready to open! Just needs product and staff
- **Strategic Location** – Closest dispensary to Simi Valley, a completely underserved market
- **Prime Retail Strip Center** – Co-tenants include Subway & Circle K, ensuring strong foot traffic
- **Excellent Visibility & Access** – Located on a hard corner along the major thoroughfare
- **High-Traffic Retail Area** – Starbucks, Del Taco, and other national retailers within a block
- **Straightforward License Transfer Process** – As per DCR guidelines

### PROPERTY DETAILS:

- **Size: 1,900 SF**
- **Lease Rate: \$6,300/month approximately - Gross Lease**
- **Lease Expires: 12/31/27**
- **Options to Extend: 1 x 3 years extension**

#### WHY THIS LOCATION?

- **Closest Dispensary to Simi Valley** – No competition in a high-demand market
- **Established Retail Corridor** – Surrounded by **national brands & daily consumer traffic**
- **Major Thoroughfare Exposure** – High visibility on a **well-traveled commuter route**
- **Diverse Customer Base** – Proximity to residential communities, businesses, and commuters

#### MOTIVATED SELLER – PRICED TO SELL!

The seller is highly motivated and has priced this dispensary to move quickly. This is an unparalleled opportunity for an operator looking to capitalize on a high-demand, low-competition market with a fully licensed and ready-to-operate location.

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