

**FOR SALE**  
**\$1,100,000**

88,000 sq ft permitted cultivation/nursery.  
20,000 sq ft nursery greenhouse fully built out and previously operational  
200 Amps (3 Phase) on the premises (4000 Amps 3P approved pending  
finals for installation)

**NDA  
REQUIRED**

### INVESTMENT HIGHLIGHTS

#### 10AC Property

- House/Office 2,500 sq ft
- Barn 2,500 sq ft
- 10,000 gallon tank
- 100 PSI Water Pressure (Pumps)
- 2 Reservoir
- City Water & Well (100gpm)
- Gated Property
- Propane Heaters (2)
- Security Cameras and System
- RO Filtration System (Nursery)
- Docatron System
- Variable Speed Fan System
- Swamp Cooler (Wet Wall)

#### Lease

- \$5,000/m (includes nursery, office space, utilities)
- \$20,000/m (includes nursery, office space, utilities, and additional space for 88,000 sq ft of greenhouses)
- \$23,500/m (includes everything plus the whole house and barn)
- Option to buy in 2025 for the property \$3.0M

#### Location

- Only greenhouse in San Diego County that is turnkey and expansion ready (including power upgrade)
- Equal Distance to LA, San Diego South County, and Riverside County (approximately 55 minutes)

#### Miklos Campuzano

Associate Agent

License# 02072292

858.925.4553

Miklos@wecann.biz

# WeCann



WECANN.BIZ

#### Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz