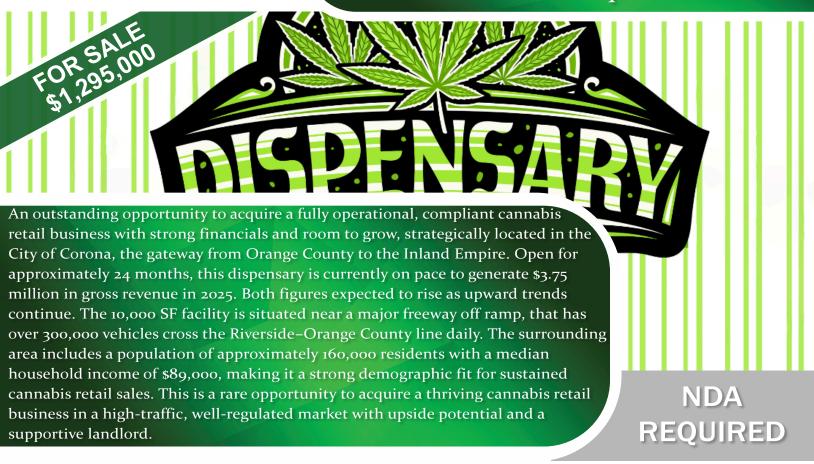


Operational SoCal Dispensary Along Major Commuter Corridor Inland Empire



INVESTMENT HIGHLIGHTS

- Licensed, operational cannabis dispensary with 2 years of activity
- Projected 2025 Revenue: \$3.75M
- 10,000 SF retail facility with high-end improvements
- Strong local demographics: ~160K population, \$89K median income
- Emerging retail market: Currently 9 operational stores in the city
- Ample parking: 20 dedicated stalls
- Expansion potential: Lots of Room for Delivery operations. Building also qualifies for nonretail licenses.
- Base Rent: \$22,500/month + NNN (\$2.25/SF)
- Annual Escalations: 3%
- Lease Terms: 5 years with two 5-year options
- Buyer to sign a new lease
- Asking Price: \$1,295,000 (just 0.35x gross revenue)

ALL TRANSACTIONS WILL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CORONA LICENSE TRANSFER REQUIREMENTS.

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