

FOR SALE
\$1,295,000



An outstanding opportunity to acquire a fully operational, compliant cannabis retail business with strong financials and room to grow, strategically located in the City of Corona, the gateway from Orange County to the Inland Empire. Open for approximately 24 months, this dispensary is currently on pace to generate \$3.75 million in gross revenue in 2025. Both figures expected to rise as upward trends continue. The 10,000 SF facility is situated near a major freeway off ramp, that has over 300,000 vehicles cross the Riverside–Orange County line daily. The surrounding area includes a population of approximately 160,000 residents with a median household income of \$89,000, making it a strong demographic fit for sustained cannabis retail sales. The property can be purchased or leased from a very supportive landlord. This is a rare opportunity to acquire a thriving cannabis retail business in a high-traffic, well-regulated market with upside potential.

**NDA
REQUIRED**

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 non-retail licenses.
- **Base Lease Rate: \$22,500/month + NNN**
 - **Annual Escalations:** 3%
 - **Lease Terms:** 5 years with two 5-year options
 - **Buyer to sign a new lease**
- **Real Estate Purchase Price: \$3,195,000**
- **Business Purchase Price: \$1,295,000 (0.35x gross revenue)**

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