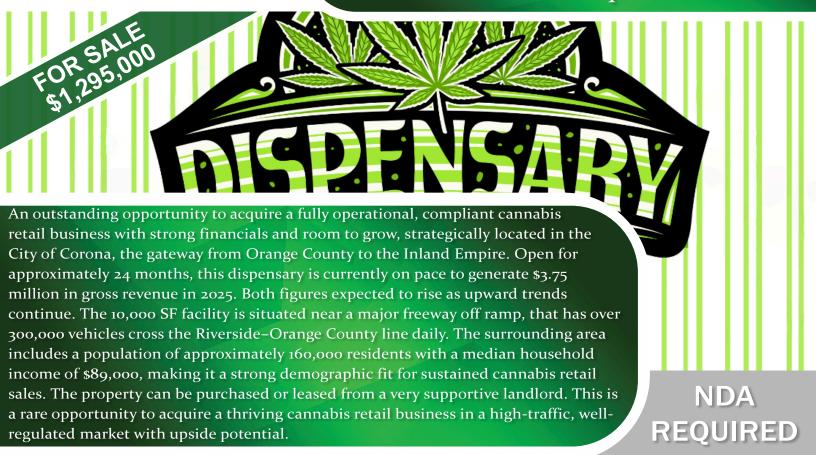


Operational SoCal Dispensary Along Major Commuter Corridor Inland Empire



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 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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