

PROFITABLE CULTIVATION FOR SALE

Brand Awareness + Living Soil = Top Shelf Flower

Asking \$1,000,000

Description:

This licensed cultivation facility serves a niche most growers can't touch: **high-end cannabis**. Like food and cosmetics, there's a clear (and growing) market for clean cannabis; this product – sold in roughly 60 stores statewide, often on a pre-order basis – commands **premium shelf space averaging $\approx \$60+$ per eighth**. Despite higher COGS, the brand maintains strong margins due to loyal demand and premium pricing: Op-ex runs around \$1M annually, but at full operational capacity, sales are projected to exceed \$1,300,000. 96 grow lights, plus mother lights and double stack veg lights.

Real Estate must be purchased separately - SELLER IS NOT INTERESTED IN LEASING

Reason for Sale:

The owner is exiting the cannabis space after years of building a strong brand presence. Two of the four grow rooms previously faced a soil imbalance affecting trace metals, but the issue was identified, corrected, and both rooms are now fully operational. With the facility stabilized, the owner is shifting focus to new ventures outside the industry.

Value Bonuses:

- 1) Strong premium brand awareness; the IP included in this sale is for a popular high-end cannabis brand with demonstrated pricing power, achieving \$50-\$80 per eighth among affluent consumers.
- 2) The facility's lead cultivator and head of operations is invested in the business and willing to stay on post-sale – providing operational continuity. OCAL-certified, living soil cultivation isn't like running a conventional grow. It requires hands-on knowledge of organic inputs, soil biology, and slower growth cycles.

Key Highlights:

- $\approx 7,800$ SF industrial footprint on an $\approx 15,000$ SF Gated Lot
- Operational 5+ years
- 1 of 50 OCAL certified operations in California
- 96 Grow Lights | Mother Room | Double Stack Veg Lighting
- Branded to Affluent Demographics in Over 50 Stores Statewide
- Retailers: Great Add-On For Your Stores | Meet the Consumer Where They Are

An NDA is required for further information regarding this exclusive opportunity. If you or your company do not currently have an NDA on file with WeCann, then one will be provided to you upon request.

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