

# ATOMIC BUDZ

DISPENSARY • CONSUMPTION LOUNGE

Cathedral City, California

ASKING PRICE:

**\$399,000**



±3,000 SF

TOTAL USABLE SPACE

±1,800 SF SALES FLOOR  
±1,200 SF LOUNGE



APPROX.

\$7,200/MONTH

FAVORABLE RENT



FULLY BUILT-OUT

CONSUMPTION LOUNGE

EVENTS & EXPERIENCES



SIGNIFICANT

OPERATIONAL UPSIDE

HANDS-ON OPERATOR  
CAN UNLOCK POTENTIAL

## ACQUIRE. IMPROVE. CAPITALIZE.



### THE OPPORTUNITY

A rare opportunity to acquire an operational cannabis dispensary and fully built-out consumption lounge with delivery capability at a price comparable to many pre-operational cannabis retail opportunities.

Atomic Budz offers an incoming operator an established, licensed and extensively improved operation without the time, cost and uncertainty of building a dispensary and consumption lounge from the ground up.

### OPPORTUNITY HIGHLIGHTS

- Operational cannabis dispensary
- Fully built-out cannabis consumption lounge
- ±3,000 SF total usable space: ±1,800 SF dispensary + ±1,200 SF lounge
- Favorable rent of approximately \$7,200/month
- Established operating location and customer base
- Significant existing improvements, infrastructure & FF&E
- Existing lounge provides event and experiential retail potential
- Significant operational upside for an engaged, hands-on operator

ATOMIC BUDZ | CATHEDRAL CITY, CALIFORNIA | EXCLUSIVELY OFFERED BY WECANN

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# BUILT TO OPERATE. BUILT TO GROW.

A FULLY IMPROVED DISPENSARY + CONSUMPTION LOUNGE



## A BUILT-OUT CANNABIS LOUNGE

Atomic Budz features a distinctive two-level consumption lounge with high ceilings, multiple seating and gathering areas, televisions, custom artwork and extensive existing improvements.

The lounge has already demonstrated its ability to function as a social and event space, providing an incoming operator with an existing venue for programming, customer engagement and experiential cannabis retail.

Recent changes to California law also create new opportunities for consumption lounges to incorporate non-cannabis food and beverages, live entertainment and ticketed events where permitted by the local jurisdiction.

## SIGNIFICANT OPERATIONAL UPSIDE

The business is currently owned by an out-of-state operator and has historically operated substantially below its available operating hours.

A hands-on local operator has the opportunity to increase operating hours, improve inventory and merchandising, expand local marketing, strengthen management, more fully utilize the dispensary and consumption lounge, and activate the existing delivery capability.

## THE VALUE PROPOSITION

Acquire an established, licensed operation. Improve performance through active management and fuller utilization. Capitalize on the dispensary, lounge and infrastructure already in place.



**CONTACT WECANN FOR ADDITIONAL INFORMATION, FINANCIALS, LEASE DETAILS AND A CONFIDENTIAL DISCUSSION.**

Please do not contact ownership, management or employees directly.

**ALL PROPERTY TOURS BY APPOINTMENT THROUGH WECANN.**

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