

GREENHOUSE CULTIVATION BUSINESS

Award-Winning Flower. Industrial-Scale Greenhouse.

A fully licensed, operating ±140,000 SF mixed-light cultivation business in Carpinteria — California's premier greenhouse corridor. Scale, licenses and a proven grow, ready on day one.

BUSINESS ASKING PRICE

\$4,000,000

Carpinteria Greenhouse Cultivation

±140,000 SF

Greenhouse · four connected sections

±105,000 SF

Reported cultivation canopy

11 + 1 Licenses

Small Mixed-Light Tier 2 + Nursery

~12,000 lbs

Reported annual production*

THE OPPORTUNITY

Step into commercial-scale cultivation without the time, capital and permitting risk of a ground-up build. The business runs on roughly four leased acres with a full license stack, established cultivation processes and purpose-built greenhouse systems already in place — an immediate platform for an operator ready to grow volume and brand.

PROVEN PEDIGREE

This greenhouse has produced Emerald Cup-winning cannabis and carries a track record of award-winning strains. An established genetics program — from nursery and mother stock through precision-controlled flowering — gives a buyer a premium-flower foundation, not just square footage.

BUILT FOR PRODUCTION

**Priva Automation**

Centralized climate control for consistent, efficient crops.

**Hydronic Heating**

Industrial boiler and hot-water loop for year-round conditions.

**Precision Irrigation**

Updated watering lines and nutrient delivery throughout.

**Rolling Benches**

Movable benches maximize canopy and floor access.

±\$9M**Historical development & infrastructure investment**

Priva automation ±\$750K · Boiler & heating ±\$800K–\$1M · Carbon filtration ±\$450K

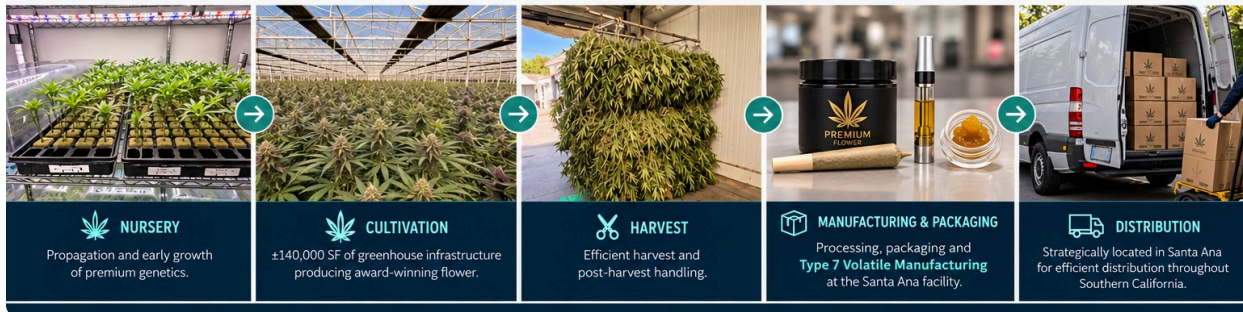
*Production reported by seller, subject to confirmation. Historical spend is not appraised value. All figures subject to buyer verification.

THE BIGGER PICTURE

Expand Into a Full Seed-to-Sale Platform



VERTICAL INTEGRATION



The same seller operates a licensed Santa Ana facility — about 90 miles down the coast — where Carpinteria flower is processed, packaged and distributed, including **Type 7 volatile manufacturing**. Buy the greenhouse on its own, or combine both and own the supply chain from clone to the retail shelf across Southern California.

DEAL SNAPSHOT

Asking price	\$4,000,000 (business)
Price / reported canopy SF	±\$38.10
Greenhouse area	±140,000 SF
Reported canopy	±105,000 SF
Max. category canopy	Up to 110,000 SF**
Licenses	11 SML Tier 2 + 1 Nursery
Growing method	Mixed-light, coco hydroponic
Site	~4 leased acres

UPSIDE BEYOND THE ASK

- 1 Expand on the same property.** About 4 additional acres on site hold existing greenhouse structures that are currently inactive. Rehab them to roughly double the land footprint — building on in-place infrastructure instead of starting from dirt. Not included in the ask; condition, zoning and licensing to be verified.
- 2 Santa Ana facility.** Manufacturing & distribution, offered separately or as a combined package.
- 3 Underlying real estate.** Land purchase may be negotiable with the landowner.

CONFIDENTIAL OFFERING · NDA REQUIRED FOR ADDRESS, FINANCIALS & DATA ROOM

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**Theoretical category ceiling (11 × 10,000 SF), not confirmed approved canopy. Information is from the seller and sources believed reliable but is not verified by WeCann, and no warranty is made as to any figure, license, lease or expansion potential. Buyers must conduct independent diligence. Transfers subject to definitive agreements, landlord consent and regulatory approval. Terms may change without notice.