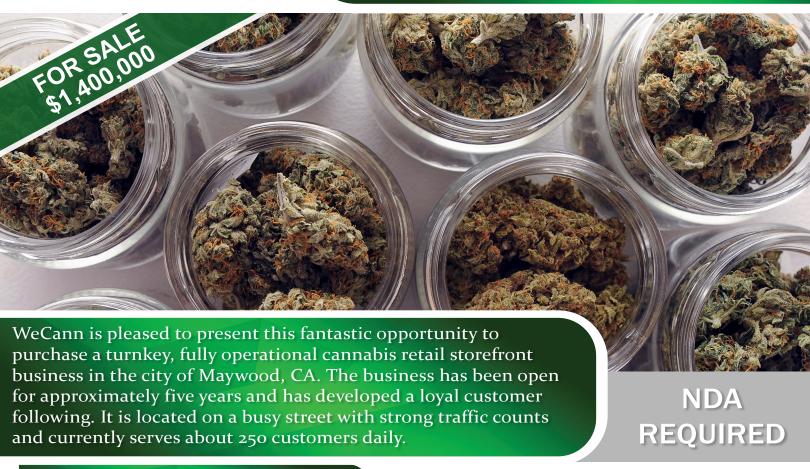


Fully Operational Retail Storefront for Sale - Maywood, CA Turnkey Dispensary



HIGHLIGHTS

- Located off a main throughway
 Approximately 30,000 car count
 - Great foot traffic
- Upside in revenue
 - Current operator is making very few deliveries, if any
 - Gross Revenue on track for \$2,714,892 for the 2024 year without excise and sales tax, reflecting a 1.94x Gross Revenue Multiplier
- Long term lease in place that buyer will assume
 - Approximately 800 SF Unit
 - Monthly Rent: \$7,000
- Limited competition
 - Neighboring cities do not have any cannabis dispensaries or delivery businesses
 - Maywood has only approved 5 retail licenses, of which only 4 are still valid

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