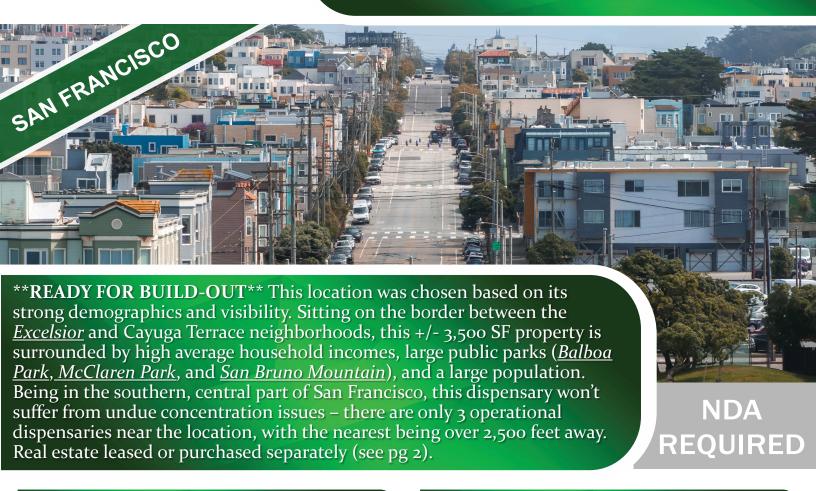


Pre-Operational Retail Storefront

Lease (MSA) or Purchase



License Acquisition Options:

- Purchase: Asking \$499k
 - Negotiable
 - 50% down payment
 - Seller Carry 50% for 6 months
- Lease via MSA: \$12,000/mo
 - Negotiable
 - Purchase Option Possible
- Real Estate Cost Separate

Retail Storefront Highlights:

- Social Equity Permit at 40%
- Easy access to Interstate 280
- 10 min walk to <u>Balboa Park BART Station</u>
- Visibility:
 - Cars Per Day ≈ 20,000
 - WalkScore.com Ratings:
 - Walker's Paradise: 95
 - Excellent Transit: 84
 - Very Bikeable: 74
- 2 Mile Demographics:
 - Pop $\approx 185,000$
 - Avg Household Income: ≈ \$160,000/yr

Jason Piazza

Director of Real Estate License# 01405965 949.682.5867 Jason@WeCann.biz WeCann

Meilad Rafiei CEO License# 01788589

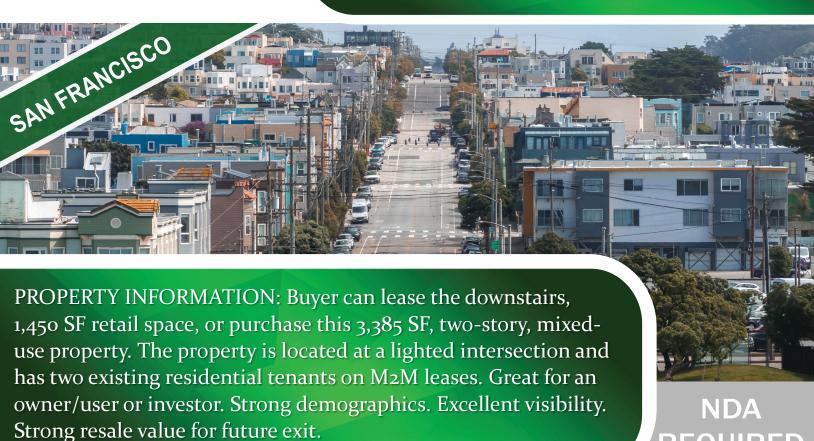
714.393.3077 Meilad@WeCann.biz



WECANN.BIZ



Pre-Operational Retail Storefront Lease (MSA) or Purchase





Property Highlights:

- Sale: Asking \$1,500,000 (\$436/SF)
 - 3,385 SF Two-Story Mixed-Use Property
 - 2 Residential Units Leased M2M
 - \$2,200/mo combined rental rate
- Lease: \$7.00/SF NNN | \$10,150/mo NNN
 - 1,450 SF
 - Ground Floor Retail

Jason Piazza

Director of Real Estate License# 01405965 949.682.5867 Jason@WeCann.biz WeCann

W E C A N N . B I Z

Meilad Rafiei
CEO

REQUIRED

License# 01788589 714.393.3077 Meilad@WeCann.biz