

**FOR SALE**  
**\$1,495,000**



Take this rare opportunity to purchase a fully operational retail storefront license in the City of Corona! The business has been operating for about 12 months, and is one of only 8 retail storefront businesses currently open in the City. The City of Corona is the gateway to Riverside County from both Orange County and San Bernardino County. The 91 Freeway alone captures nearly all of the commuter traffic that commutes from OC to the Inland Empire. Combined with the demand from its own constituents, Corona is a great city for a dispensary. This operator's sales are trending upwards, and on pace to hit \$3 million in PRE-TAX gross revenue for 2024. This business is priced to sell, contact me for more details!

**PRICED  
TO SELL!**

## HIGHLIGHTS

- **Commuter Traffic:** 300K vehicles per day cross the Riverside - Orange County line
- **Population:** 160K approximately
  - **Median Income:** \$89K approximately
- **Building Size:** 10,000 SF approximately
- **Good Parking:** 20 stalls
- **Room to Expand:** Building also qualifies for non-retail licenses
- **Lease Terms:** Buyer to sign a new lease
  - **Monthly Rate:** \$2.50 per SF (\$25,000) + NNN
  - 3% bumps annually
- **Term:** 5 years w/ 2 options to extend
- **Business Sale Price:** \$1,495,000



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