

FOR SALE
\$499,000

OXNARD
CALIFORNIA

WeCann is delighted to offer an exceptional opportunity to acquire a cannabis dispensary license in the thriving city of Oxnard. This unique proposition includes both a preliminary approved city license and an approved state license, tethered to a single-tenant building strategically located right off a main thoroughfare, benefiting from robust traffic flow. This facility features excellent parking, and has undergone significant tenant improvements by the seller, which are near completion.

NDA
REQUIRED

The prospective buyer will be responsible for completing the construction, finalizing local licensing, and covering city fees totaling \$350,000 to commence operations. This is an unparalleled opportunity to step into a nearly completed project and rapidly launch a cannabis dispensary in a prime Oxnard location. Contact us today for more details.

KEY INVESTMENT HIGHLIGHTS

- **Licenses:** State license approved; local license granted preliminary approval
- **Construction:** Only an additional \$180,000 in tenant improvements required
- **Size:** 3,750 SF property w/ great parking
- **Lease Terms:** Take over the existing lease with favorable terms:
 - \$7,500 monthly during the buildout and entitlement phase
 - Increases to \$10,000 monthly upon opening
- **Purchase Option:** Option to purchase the property for \$1.25 million
- **License Purchase Price:** \$499,000

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WeCann



WECANN.BIZ

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