



Acquire this unique building and get creative. The property is technically zoned retail; however, it also includes industrial/warehouse components. As a former police station and cannabis dispensary the property can accommodate a wide variety of uses, and its purchase includes approvals for non-retail cannabis uses (see pg 2).

**NDA
REQUIRED**

PROPERTY HIGHLIGHTS

- 800 Amps Power
- Retail Zoning
- 17,500 Cars Per Day
- Excellent Street Parking
- 15 On-Site Parking Spaces
- 2nd Floor Office Space
- 3-Mile Demographics:
 - Population 255,971
 - Avg Household Income \$84,390



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FOR SALE
\$4,850,000



Included in the sale of the building are the existing approvals for non-retail cannabis uses: cultivation, manufacturing, and distribution. The new owner will need to submit plans for build-out, and the property is grand-fathered in for non-retail cannabis uses. Alternatively, a cannabis retailer seeking a better location may also move their dispensary to this location and take advantage of the existing dispensary build-out which exists in ~5,000 SF

**NDA
REQUIRED**

CANNABIS HIGHLIGHTS

- Grandfathered zoning for non-retail cannabis uses
- Applications approved for cultivation, manufacturing, and distribution
- Move your Long Beach dispensary here
 - Quality build-out
- Local Cannabis Taxes:
 - Manufacturing and Distro: 1%
 - Cultivation: \$12/SF annually
 - Retail: 7% Adult-Use | 6% Medical



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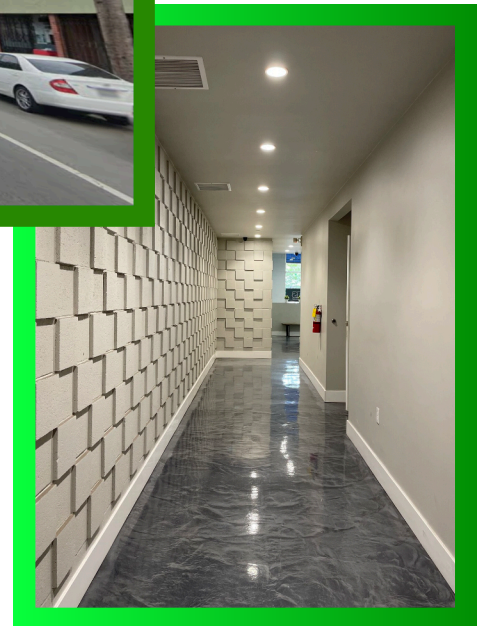
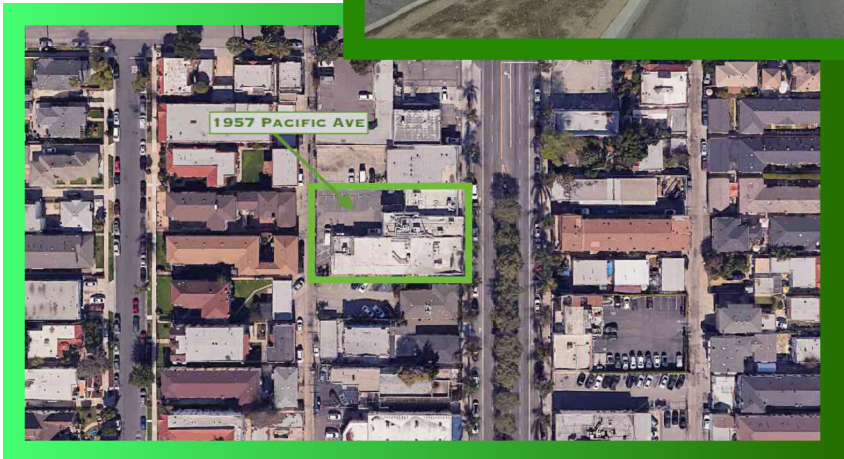
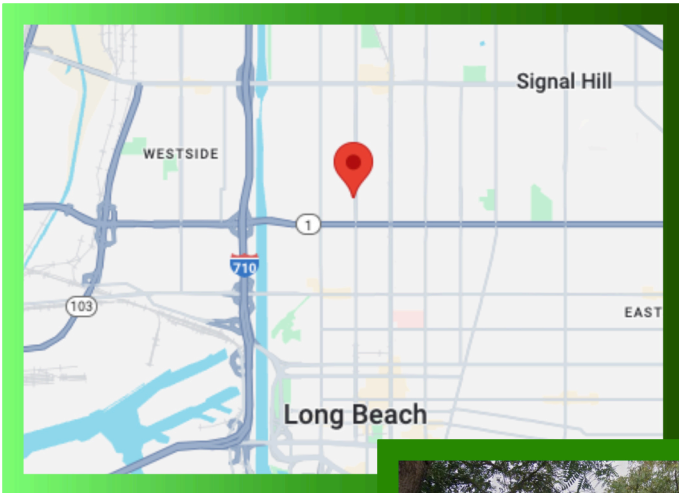
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IMAGE GALLERY



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