

**FOR SALE**  
**\$1,100,000**



**OPEN**

WeCann is pleased to present this fantastic opportunity to purchase a turnkey, fully operational cannabis retail storefront business in the city of Maywood, CA. The business has been open for approximately five years and has developed a loyal customer following. It is located on a busy street with strong traffic counts and currently serves about 250 customers daily.

**NDA  
REQUIRED**

## 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 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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