

PRICE REDUCED | High-Traffic Retail Location | Strong Upside | Maywood, CA
Turnkey Dispensary

FOR SALE
\$1,050,000



WeCann is thrilled to offer an exceptional opportunity to acquire a fully operational, turnkey cannabis retail storefront that has recently reduced its pricing by nearly 60% of the original listing price. This established business has been successfully operating for six years, building a loyal customer base and benefiting from a high-traffic street that sees approximately 30,000 cars per day and 250+ transactions per day. At the newly improved price of \$1,050,000, this opportunity is priced to move—offering substantial growth potential for an operator looking to scale revenue through expanded delivery services and strategic marketing.

NDA
REQUIRED

HIGHLIGHTS

Prime Location with Heavy Foot & Vehicle Traffic

- Strategically positioned off a **central corridor** with approximately **30,000 daily car count**
- Strong walk-in customer flow with **250+ daily transactions**

Significant Upside Potential

- **2024 Gross Revenue: \$2,592,461** (without excise and sales tax)
- **0.41x Gross Revenue Multiplier**—an exceptional value with room to grow
- **Minimal deliveries being made**—a huge opportunity to expand via delivery services

Long-Term Lease with Favorable Terms

- Approx. **800 SF retail space**
- **Monthly Rent: \$7,000**

Limited Competition in the Area

- **Neighboring cities lack cannabis dispensaries or delivery services**
- **Maywood has approved only 5 retail licenses, with only 4 currently active**



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