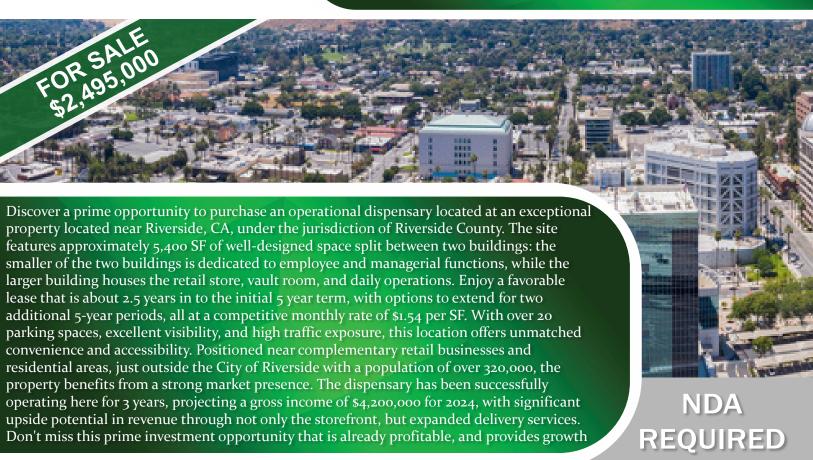


Operational Dispensary for Sale GREAT LOCATION Riverside County, CA



INVESTMENT HIGHLIGHTS

• Property Details:

- Bldg 1: 1,500 SF used as an employee break room and for the manager's office.
- $\,^\circ\,$ Bldg 2: 3,900 SF where the retail store, vault room, and primary operations exist.
- Total Rentable Area: 5,400 SF

Lease Term:

- Initial term: 5 Years Ends March 2027
- Options to Extend: 2 x 5 year
- Monthly Lease Rate: \$8,300 \$1.54 per SF
- Great Parking: Over 20 parking spaces

Prime Retail Location:

- Near 215 Freeway Off Ramp: 165,000 Daily Car Count
- Street Frontage off Busy Intersection: 12,000 Daily Car Count
- Surrounded by Complimentary Retail Businesses and Residential
- Located Just Outside the City of Riverside Population Over 320,000
- The Business has Been Operating at This Location for About 3 Years

• Financial Performance:

- 2024 Projected Gross Income w/o Excise or Sale Tax: \$4,200,000
- Delivery: Making Only 10 Orders Daily Upside in Revenue Opportunity
- Business Asking Price: \$2,495,000



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