

**FOR SALE**  
**\$1,800,000**

# CANNABIS

Seize the opportunity to acquire a brand-new, licensed dispensary in Costa Mesa, CA. This business is located in one of the best locations in Costa Mesa, offering 55 freeway frontage and ample parking, making it ideal for attracting a high volume of daily customers. With an affluent demographic in Costa Mesa and Newport Beach, this area presents an exceptional opportunity for retail businesses.

All tenant improvements are complete, and all necessary state and city licenses have been approved. The dispensary is set to open its doors in October 2024. With recent restrictions on new retail licenses, entering the Costa Mesa market can only be achieved through the purchase of an existing license. Don't miss this rare chance to hit the ground running with an operational dispensary in Orange County, CA

**NDA  
REQUIRED**

## INVESTMENT HIGHLIGHTS

- **Prime Location**
  - High Traffic Counts:
    - 55 Freeway: 142,000 vehicles
    - Newport Blvd: 28,000 vehicles
    - Fairview Rd: 32,000 vehicles
  - 55 Freeway Frontage and Signage
- **Property Details**
  - Size: 3,500 SF
  - Single Tenant Building
  - Parking: 17 Spaces
- **Lease Information**
  - Monthly Lease Rate: Approximately \$20,300
  - Initial Term: 5 years
  - Lease Execution Date: May 2021
  - Options to Extend: 1 - 5 years
- **Business Asking Price: \$1,800,000**



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