

FOR SALE  
\$249,000

Unlock the potential of a highly strategic retail cannabis business in the vibrant city of Oxnard, CA. This opportunity includes the purchase of a pre-operational City of Oxnard cannabis license and a prime 3,000 SF retail space in a bustling strip center. Surrounded by a thriving mix of retail and residential properties, the location benefits from excellent visibility on a main thoroughfare with 27,000 cars passing daily and easy access to the nearby 101 freeway, which sees 150,000 cars daily. With a strong local economy, a 3-mile population of approximately 122,663, and an average household income of \$106,593, this is the perfect spot to establish a successful cannabis retail operation. With its strong consumer spending power, excellent location, and robust community, Oxnard offers everything you need for success. Contact us today to learn more!

NDA  
REQUIRED

### INVESTMENT HIGHLIGHTS

- **Prime Retail Space:** A 3,000 SF unit in a high-traffic strip center with excellent parking.
  - This space includes two combined units, but can be reduced down to one unit which is about 1,700 SF.
- **Lease Rate:**
  - 3,000 SF: Approximately \$10,700 monthly, includes NNN
  - 1,700 SF: TBD
- **Exceptional Exposure:** Located on a main thoroughfare and near the 101 freeway, ensuring significant visibility with high daily traffic counts.
- **Robust Demographics:** A 3-mile population of 122,663 with an average household income of \$106,593.
- **Thriving Surroundings:** Strategically positioned among a balanced mix of retail and residential properties, creating a steady customer base.
- **Licensing Advantages:** Includes a pre-operational City of Oxnard cannabis license, providing a head start in entering the market.
- **Steps to Operation:** Purchasers will need to:
  - Complete construction tailored for cannabis retail.
  - Obtain state licensing.
  - Finalize local licensing and compliance requirements.
- **City Fees:** A \$250,000 city fee is required prior to opening, ensuring compliance and readiness.
- **Expedited Opening:** CUP and Construction Plans are approved.

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