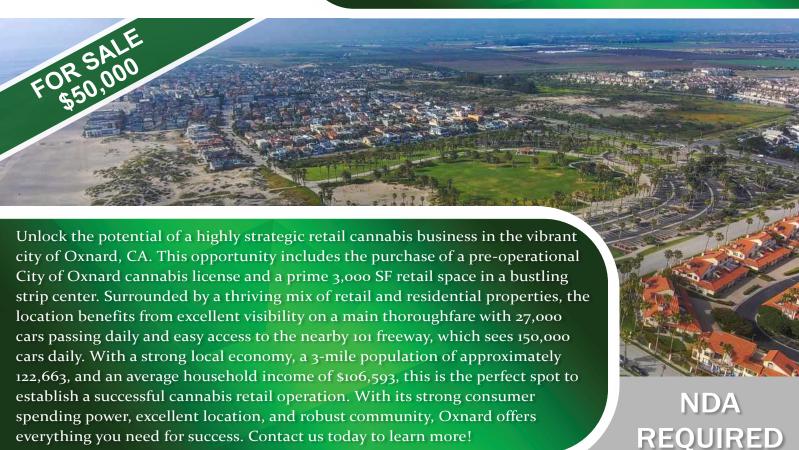


MAJOR PRICE DROP CALL FOR OFFERS 4/9/25 Retail License in Oxnard, CA

CALIFORNIA



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.

Meilad Rafiei

CEO License# 01788589 714.393.3077 Meilad@WeCann.biz WeCann



Jason Piazza

Director of Real Estate License# 01405965 949.682.5867 Jason@WeCann.biz