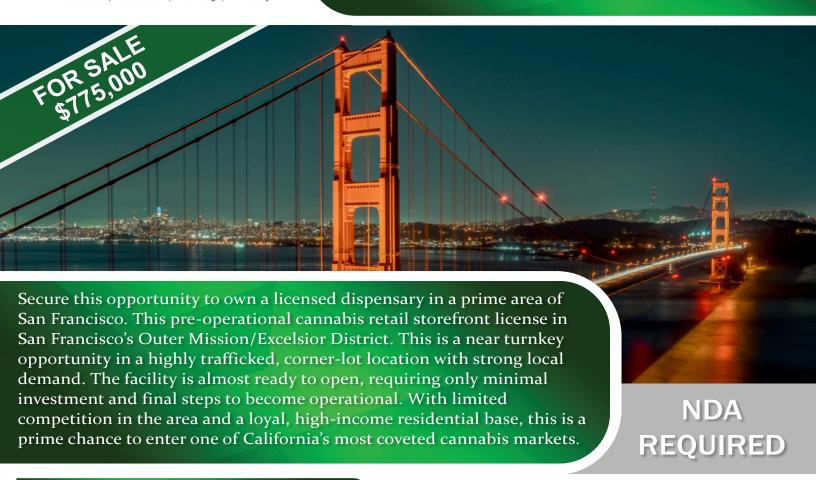


Built-Out Retail for Sale in SF 5801 Mission St, San Francisco, CA



INVESTMENT HIGHLIGHTS

- Address: 5801 Mission Street, San Francisco, CA 94112
- License Type: Pre-operational cannabis retail storefront license
- Social Equity License with a strong seller-equity partner relationship
- **Nearly turnkey** 1,070 SF ground floor unit on a corner with Mission Street frontage
- Outstanding local demographics dense residential area with \$125K average income
- Minimal remaining work to open:
 - ~\$20K-\$30K in underground plumbing work to pass inspection & secure C of O
 - Hire staff and security
 - Order product, furnishings, fixtures, and signage

Why This Location Works:

- **Stable Local Consumer Base** Serves residents, not tourists, creating consistent foot traffic
- Limited Competition Fewer dispensaries in this part of the city
- High Visibility & Accessibility Located on Mission
 Street, a major commuter corridor
- **Diverse, Engaged Community** Broad customer base ranging from professionals to longtime residents

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