

FOR SALE  
\$775,000

Secure this opportunity to own a licensed dispensary in a prime area of San Francisco. This pre-operational cannabis retail storefront license in San Francisco's Outer Mission/Excelsior District. This is a near turnkey opportunity in a highly trafficked, corner-lot location with strong local demand. The facility is almost ready to open, requiring only minimal investment and final steps to become operational. With limited competition in the area and a loyal, high-income residential base, this is a prime chance to enter one of California's most coveted cannabis markets.

NDA  
REQUIRED

### 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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