

Cannabis Eligible Real Estate for Lease *Delivery and Distribution*

Costa Mesa

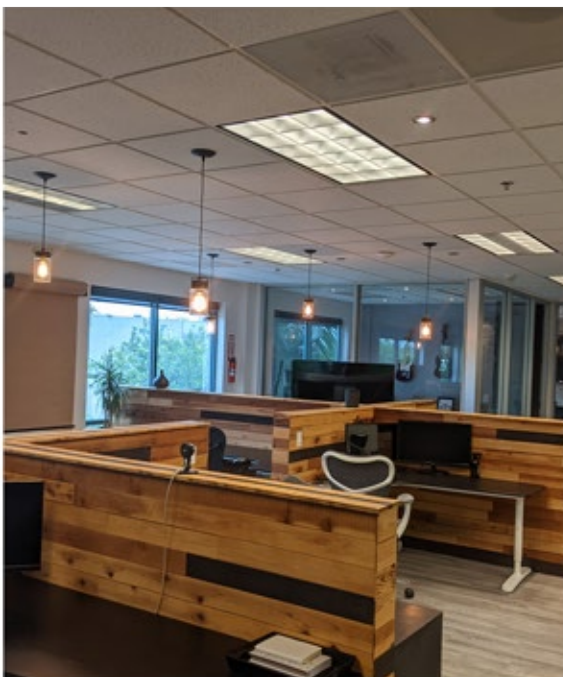


Two cannabis-eligible units available. Class-B office condos. Both units are currently occupied by month-to-month tenants, so a future tenant can initiate licensing on the unit(s) prior to Lease commencement, saving several months of payments. Landlord will offer a reduced rent while the tenant undergoes licensure.

2 Units Available

Property Highlights

- Prime Costa Mesa location
- Asking Lease Rates:
 - Suite 100: \$4.00/SF + NNN
 - Suite 235: \$3.75/SF + NNN
- Reduced rent will remain in place for 12 months or until the Tenant has full state and local approval to operate whichever comes first
- Owners' Association has agreed to allow Cannabis Distribution and Delivery
- Property is leased AS-IS. Improvements are Tenant's responsibility
- Touring provided with proof of funds



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