

OFFERING MEMORANDUM

959 Enterprise Ave

— SAN JACINTO · RIVERSIDE COUNTY · CALIFORNIA

\$4,250,000

ASKING PRICE

10.0%

CURRENT CAP RATE*

7,675 SF

SQUARE FOOTAGE

EXCLUSIVELY PRESENTED BY
O STREET GROUP · COMPASS

TABLE OF CONTENTS

The Offering

01	Executive Summary	03
02	Property & Building Details	04
03	Property Overview	05
04	Investment Highlights	07
05	Pricing & Allocation	08
06	Financial Summary	09
07	Licenses & Permits	10
08	Buyer Value Proposition	11
09	Market & Location	12
10	Property Gallery	13
11	Advisory & Contact	14

AT A GLANCE

\$4,250,000

ASKING PRICE

7,675 SF

BUILDING SIZE

21,916 SF

LOT · 0.48 ACRES

IL

LIGHT INDUSTRIAL

1990

YEAR BUILT

Vertical

OPERATING PLATFORM

LOCATION

San Jacinto, Riverside County: an established industrial corridor in California's Inland Empire, minutes from freeway connectivity across Riverside & San Bernardino Counties.

EXECUTIVE SUMMARY

Real Estate & an **Operating Platform**

O Street Group is pleased to present the exclusive opportunity to acquire a specialized industrial asset improved for cannabis-related retail, cultivation, and distribution operations, located at 959 Enterprise Ave in the established Enterprise Avenue industrial corridor of San Jacinto, California. The subject property consists of a 7,675 SF purpose-built industrial building situated on a 21,916 SF (0.48 AC) lot, zoned IL (Industrial Light), constructed in 1990 with pre-engineered steel construction, central HVAC, and full utility connections.

The facility has been fully improved for cannabis retail, cultivation, and distribution operations and includes a dedicated vault, commercial security infrastructure, compliant HVAC systems, point-of-sale buildout, display infrastructure, and all regulatory-required physical improvements, carrying an estimated replacement cost of \$300,000 to \$600,000 exclusive of licensing. The property is offered in fee simple ownership with no landlord risk, no rent escalations, and full operational control from Day 1.

This offering is priced at \$4,250,000 and is structured as a combined acquisition of the fee simple real estate (\$1,813,219) and going-concern business value including an active three-license DCC vertical stack (\$2,436,781), reflecting a 10.0% going-concern cap rate on trailing twelve-month EBITDA of \$426,158 and a 12.4% stabilized cap rate on normalized EBITDA of \$527,133. TTM gross receipts total \$1,332,132 with net operating revenue of \$1,174,925, sourced directly from CDTFA Cannabis Retailer Excise Tax Returns.

The total asking price reflects a building price of \$553.75/SF and a land price of \$193.89/SF on a combined going-concern basis. The real estate component is independently supported by comparable arms-length industrial sales on the same street at \$175/SF, with a 35% improvement premium applied for the purpose-built cannabis infrastructure in place.

The business operating within the facility holds three active California Department of Cannabis Control licenses at a single permitted address: a Type 10 Retailer license authorizing direct-to-consumer cannabis sales, a Type 11 Distributor license authorizing transport, quality assurance, and tax collection between licensed entities, and a Type 1A/1C Indoor Cultivation license authorizing in-house cannabis cultivation operations. In addition to state DCC licensing, the property holds the complete City of San Jacinto local permit stack including Regulatory Permit CRP-000346-2023 and Conditional Use Permit.

This full vertical stack of retail, distribution, and cultivation under one roof is exceedingly rare in Riverside County. San Jacinto maintains a retail license cap, meaning no new Type 10 licenses are available in this market, creating significant scarcity value for existing permitted operators. For a vertically integrated buyer who activates the full license stack, margin recapture from in-house distribution and cultivation is projected to improve EBITDA by \$180,000 to \$270,000 annually, driving an effective cap rate of 14.0% to 16.0% on the acquisition price.

Building an equivalent operation from scratch, securing three DCC licenses, obtaining local permits, acquiring and improving a compliant facility, and waiting 18 to 30 months to generate revenue, is estimated to cost \$4.0M to \$5.2M with no Day 1 cash flow. This asset delivers a fully operational, revenue-generating, vertically licensed cannabis operation on Day 1 at \$4,250,000.

This offering is structured as a combined acquisition of fee simple real estate, existing improvements, seller-owned business assets, FF&E, operational infrastructure, inventory at cost, and all associated licensing and permit components, subject to the terms of the final purchase agreement and all applicable regulatory approvals including DCC license transfer and City of San Jacinto permit transfer. Outstanding tax liabilities to be resolved from seller proceeds at close of escrow. Buyer to independently verify zoning, licensing, permits, business assets, financial information, tax liabilities, regulatory matters, and all operational performance prior to close. All information is deemed reliable but not guaranteed.

PUBLIC RECORD

Property & Building Details

PARCEL & ZONING

APN	435-291-014
PARCEL SIZE	21,916 SF (0.48 Acres)
ZONING	IL (Light Industrial)
PARCEL USE	Industrial
ASSESSOR LAND USE	Retail – General (C08 / 120)
WATER	Available
SEWER	Available
PARCEL ELEVATION	464–465 m

BUILDING & CONSTRUCTION

GROSS BUILDING AREA	7,675 SF
BUILDING FOOTPRINT	7,970 SF
NUMBER OF BUILDINGS	1
STORIES	1 (Single Story)
YEAR BUILT	1990 (Effective 1990)
CONSTRUCTION	Steel
ROOF COVER	Steel
HVAC	Central A/C · Gas Heat

Parcel and building information is compiled from public records and third-party data sources, provided for reference only, and is not independently verified. Square footage, dimensions, zoning, and all physical characteristics are to be independently verified by the buyer.

THE REAL ESTATE

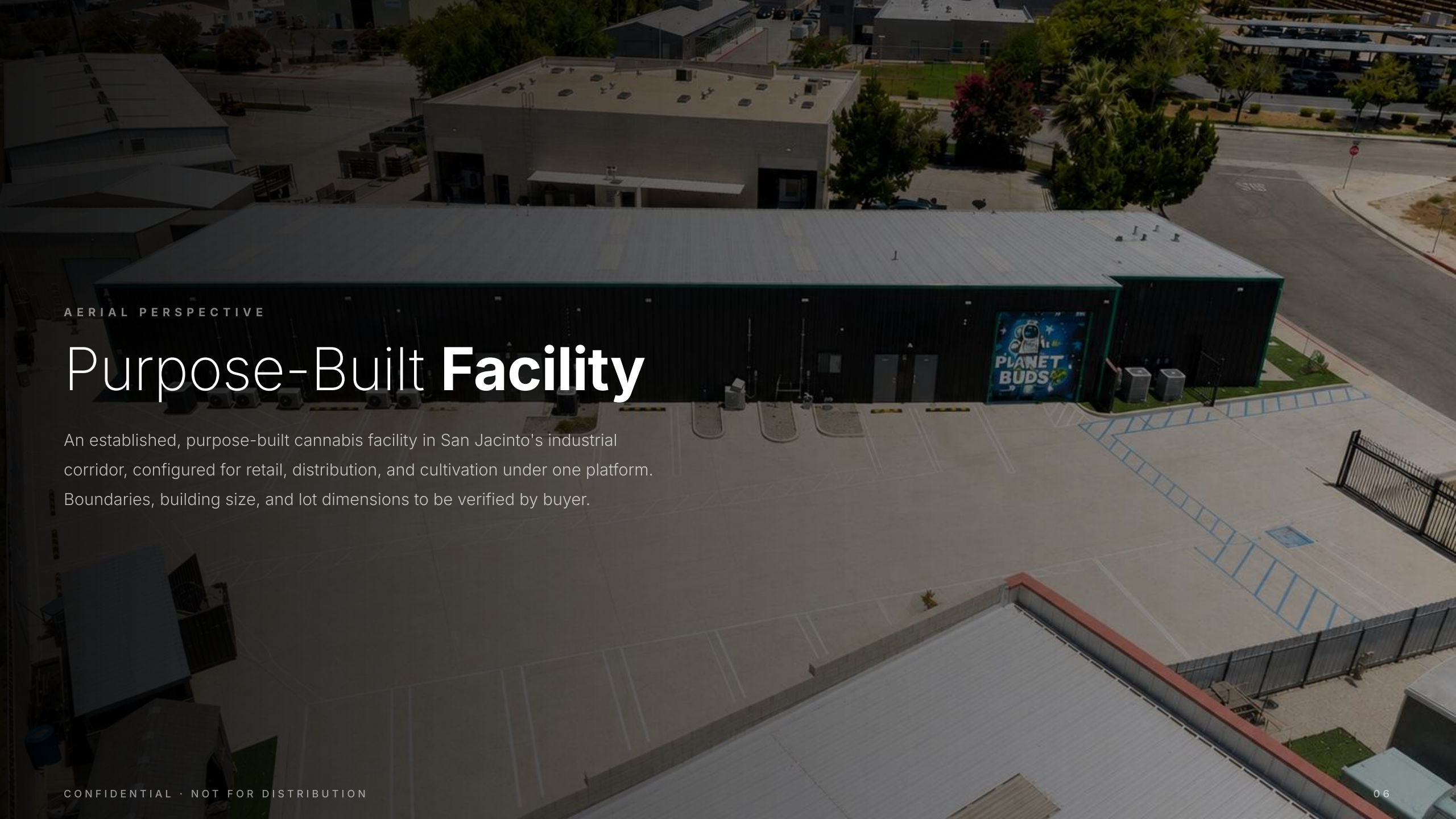
Property Overview

959 Enterprise Ave comprises the underlying real estate and its cannabis-related site improvements, configured as a single-site, vertically integrated facility. The improvements reportedly support a customer-facing retail dispensary area, distribution functionality, and indoor cultivation, together with the supporting security, utility, and specialized buildout typical of a licensed cannabis operation.

RETAIL Customer-facing dispensary buildout	DISTRIBUTION On-site distribution functionality	CULTIVATION Indoor cultivation infrastructure
SECURITY Access control & surveillance*	POWER Electrical capacity for cultivation*	UTILITIES Water, trash & CO ₂ supply*

**Reported / typical of use; all systems, capacities, and improvements to be verified by buyer.*



An aerial photograph of a large, modern industrial building with a green roof and dark green walls. The building is situated in an industrial area with other buildings and parking lots visible in the background. A sign on the side of the building reads "PLANET BUDS" with a graphic of a cannabis plant. The foreground shows a large, paved parking lot with white and blue markings. The text "AERIAL PERSPECTIVE" is overlaid on the left side of the image.

AERIAL PERSPECTIVE

Purpose-Built **Facility**

An established, purpose-built cannabis facility in San Jacinto's industrial corridor, configured for retail, distribution, and cultivation under one platform. Boundaries, building size, and lot dimensions to be verified by buyer.

WHY 959 ENTERPRISE AVE

Investment Highlights

01 REAL ESTATE & OWNERSHIP Fee simple real estate ownership Purpose-built improvements Owner-controlled facility Retail infrastructure in place	02 FULL VERTICAL PLATFORM Retail infrastructure Distribution infrastructure Cultivation infrastructure Integrated single-site platform	03 OPERATING BUSINESS Existing operating business Seller-provided financials Trade name & business assets FF&E, equipment & inventory*	04 STRATEGIC ADVANTAGE Time-to-market vs. new licensing Inland Empire / Riverside County Operational upside for operators Reported full license / permit stack
---	--	--	--

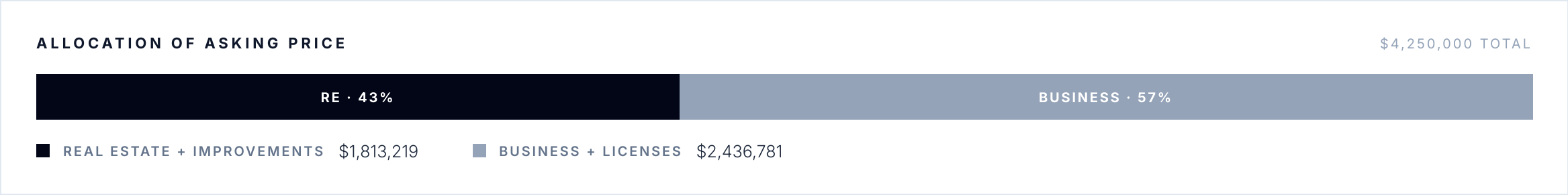


**FF&E, equipment, inventory, trade name, and business assets are subject to the final Purchase Agreement and buyer verification.*

OFFERING · PRICE ALLOCATION

Pricing

REAL ESTATE ASKING PRICE \$1,813,219 BUILDING PRICE / SF \$236.24 LAND PRICE / SF \$82.72	BUSINESS ASKING PRICE \$2,436,781 Includes FF&E, equipment, inventory, trade name, and business assets, subject to the final Purchase Agreement and buyer verification.	TOTAL TOTAL ASKING PRICE \$4,250,000 BUILDING PRICE / SF \$553.75 LAND PRICE / SF \$193.89
--	---	---



Per-SF figures are calculated from the allocated price and the reported 7,675 SF building / 21,916 SF (0.48 AC) lot. The allocation between real estate and business is provided for reference only and is subject to the final Purchase Agreement. All figures to be independently verified by the buyer.

SELLER-PROVIDED · REPORTED

Financial Summary

QUARTERLY GROSS RECEIPTS*

TTM \$1,332,132



*Seller-provided and reported for the trailing twelve months. Illustrative only and not independently verified. No EBITDA, NOI, cap rate, business value, or real estate value is presented as verified. Buyer must independently verify all revenue, expenses, taxes, and liabilities.

TRAILING TWELVE MONTHS

GROSS RECEIPTS	\$1,332,132
CITY TAXES COLLECTED	\$157,207
NET GROSS REVENUE	\$1,174,925

KNOWN MONTHLY OPEX*

Electricity \$18k–25k
CO₂ \$1,040 · Water \$900 · Trash \$500

Total ≈ \$22,940 / mo

KNOWN LIABILITIES*

Q1 '26 taxes \$100,960
CDTFA excise (3 qtrs) \$169,581

Est. ≈ \$270,541

*Known utility costs / estimated known liabilities only. Excludes payroll, COGS, insurance, and other costs. Property taxes and other liabilities to be verified by buyer.

REPORTED · BUYER TO VERIFY

Licenses & Permits

The property's operating business reportedly holds or operates under the licenses and approvals below. Buyer shall independently verify all licenses, permits, approvals, transferability, compliance status, and regulatory matters.

TYPE 10 Retailer California DCC Retailer license (reported)	TYPE 11 Distributor California DCC Distributor license (reported)	TYPE 1A / 1C Indoor Cultivation Cultivation license (reported)
LOCAL Local Cannabis Approvals City of San Jacinto approvals (reported)	PERMIT Regulatory & Business License Local regulatory permit and business license (reported)	CUP Conditional Use Permit Conditional Use Permit for cannabis use (reported)

⚠ License and permit transferability is not guaranteed and is subject to state and local regulatory approval. Any transaction is contingent upon buyer's independent verification and the applicable regulatory process. Closing is subject to final agreements and regulatory approvals.

WHY IT MATTERS

Buyer Value Proposition

01

REPLACEMENT COST

Acquiring an existing, purpose-built cannabis facility with retail, distribution, and cultivation infrastructure in place may offer meaningful advantages versus new construction and buildout.

02

ENTITLEMENT SCARCITY

Cannabis entitlements and local approvals are limited and difficult to obtain. A reported full license and permit stack (subject to verification) represents scarce, hard-to-replicate optionality.

03

OPERATING CONTINUITY

An existing operating platform with Seller-provided revenue history offers a qualified buyer the potential for operational continuity rather than a cold start.

04

OWNERSHIP OF REAL ESTATE

Fee simple ownership of the underlying real estate provides control of the site and long-term optionality independent of a lease.

05

VERTICAL INTEGRATION

Retail, distribution, and cultivation under one roof supports margin capture and supply-chain control for an experienced operator.

06

TIME TO MARKET

A purpose-built, reportedly permitted platform can compress the timeline to operation versus new licensing and construction.

MARKET CONTEXT

San Jacinto **Inland Empire**

SAN JACINTO & RIVERSIDE COUNTY

San Jacinto sits within Riverside County in California's Inland Empire, one of the fastest-growing regions in the state. The city maintains a defined local cannabis regulatory framework, and licensed operations within permitted zones benefit from established local approvals and a limited number of authorized sites.

INLAND EMPIRE DEMAND

The region's large and growing consumer base, relative affordability, and freeway connectivity across Riverside and San Bernardino Counties support regional retail and distribution demand, a strategic base for vertically integrated operators.

POSITIONING

A purpose-built, reportedly permitted vertical facility in an established local framework is difficult to replicate. Market conditions, competition, and regulatory matters should be independently evaluated by buyer.



PHOTOGRAPHY

Property Gallery



Retail Dispensary Interior



Distribution & Packing



Interior Corridor & Infrastructure



Indoor Cultivation



Flowering Canopy



Secured Rear Yard & Mechanical

ADVISORY TEAM

Your **Advisors**

For the confidential offering memorandum, financial package, or to schedule a property tour, contact O Street Group. An executed NDA and proof of funds are required to receive the full financial package.



Michael Onyemaobi

PARTNER, INVESTMENT SALES · O STREET GROUP

424.944.5145

michael@ostreetgroup.com

DRE 02179969



Kent He

PARTNER, CAPITAL MARKETS · O STREET GROUP

818.917.5265

kent@ostreetgroup.com

REQUEST OFFERING MATERIALS

Exclusively listed by
O Street Group.

MICHAEL@OSTREETGROUP.COM

DISCLAIMER

All information has been obtained from sources deemed reliable, including Seller-provided materials, but has not been independently verified. Broker makes no representation or warranty as to accuracy, completeness, legality, transferability, regulatory compliance, ownership, condition, value, or future performance of the Property, business, licenses, permits, inventory, or equipment. Buyer shall independently verify all matters. This offering is subject to errors, omissions, changes in price, prior sale, or withdrawal without notice, and to final Purchase Agreement and regulatory approval. Cannabis remains illegal under U.S. federal law; buyer assumes all associated regulatory, legal, and business risk. Listing agent may hold an ownership or business interest.

© 2026 O Street Group · Exclusive Listing