

FREESTANDING CANNABIS APPROVED BUILDING

FOR SALE

Northern California



SALE PRICE
Contact Agent



BUILDING SIZE
± 104,296 SF



LOT SIZE
± 321,473 SF
± 7.38 acres



YEAR BUILT
1993



POWER
2000 A,
120/208 V, 3 Ø

THE IVY GROUP
Commercial Properties, Above & Beyond

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located in Northern California ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

PREMIER RETAIL PROPERTY WITH CANNABIS ENTITLEMENT – INVESTMENT OR OWNER-USER OPPORTUNITY

The Ivy Group proudly presents an exceptional investment opportunity: a freestanding, single-story retail building strategically located in Northern California. This building offers a rare combination of size, zoning flexibility, and entitlements.

Approved for a vertically integrated cannabis operation—including cultivation, manufacturing, distribution, processing, and retail dispensary, the property is poised to become one of Northern California's largest indoor cannabis enterprises. Alternatively, its C3 (Service/Regional Commercial) zoning allows for a wide range of commercial uses, and the site also holds potential for future residential development.

KEY FEATURES:

- ± 104,296 SF building on a large parcel
- Zoned C3 – Service/Regional Commercial, enabling diverse development or business options
- 150 on-site parking spaces, grade-level roll-up doors, and a high-visibility pylon sign
- Built in 1993, with solid infrastructure and a layout ideal for adaptive reuse
- Located in a growing, high-traffic area in Northern California, offering strong long-term upside

This is a prime opportunity for investors, developers, or cannabis operators looking to secure a scalable asset in a business-friendly jurisdiction with robust infrastructure and significant value-add potential.

Take advantage of this opportunity to secure a prime space for your business!

Building Size	± 104,296 SF
Lot Size	± 321,473 SF (± 7.38 acres)
Use	Cannabis, retail, redevelopment
Zoning	C-3: Service/Regional Commercial District
Year Built	1993
Power	2000 A, 120/208 V, 3 Ø
Loading	Two grade level roll up doors
Parking	150 on-site surface parking spaces







AMENITY MAP

FREESTANDING CANNABIS
APPROVED BUILDING
FOR SALE



CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing