

TURNKEY CANNABIS KITCHEN AND EXTRACTION FACILITY

1720 East Anaheim Street | Long Beach, CA

OFFERING MEMORANDUM



LONG BEACH, CA. FOR SALE OR LEASE BUSINESS OPPORTUNITY

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GQNorth
real estate
CREATED BY

TURNKEY CANNABIS KITCHEN AND EXTRACTION FACILITY

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1720 East Anaheim Street Long Beach CA 90813
MARKET	Long Beach
SUBMARKET	Cannabis
NET RENTABLE AREA (SF)	5,632 SF
LAND ACRES	0.1284
YEAR BUILT	1920
APN	7261-029-025

FINANCIAL SUMMARY

OFFERING PRICE	\$2,000,000
PRICE PSF	\$355.11

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	83,611	277,581	448,504
2021 Median HH Income	\$47,904	\$62,260	\$72,513
2021 Average HH Income	\$61,486	\$86,360	\$98,636

Manufacturing Equipment Listing

- This is a GMP Certified Facility
 - Capna Ethos 4 – Ethanol Extraction System
 - Hal Extraction Booth (Explosion-proof)
 - Colorado Extraction Systems – SprayVap
 - Root Sciences – VTA Custom Builds
 - Baker Perkins – ServoForm Mini Depositor Dual Pump • Savage Bros. Co. – Chocolate Molding Equipment
 - ChicagoCulinaryFX–GummyMoldingEquipment
 - LFA–RTP10iRotaryTabletPress
 - Ilapak Inc. – Carrera 500 Flow Wrap Machine
 - HAL" proof extraction, both rated C1D1
 - RM 6- ethanol extraction room with spray vap

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Senior Vice President

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California Commercial Real Estate

Northern 916-798-8559

Call / Text

Southern 310-367-8933

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Key Product Categories

- The facility has been constructed to ensure that it is an excellent manufacturing source for the following product categories:
Extracts • Vapes • Syringes • Tablets • Edibles including
Krispies • Brownies • Gummies
Hard Candy • Chocolates

Flexible Manufacturing Capacity

- Production volume is subject to several variables. Potential quantities per product include the following:
 - Syringes – 5,000 per shift
 - Krispies – 4,200 bags per shift (10 to 12 grams per bag) • Gummies – 9,000 80g bags per shift
 - Hard Candy – 9,000 bags per shift
 - Chocolates – 400 2oz chocolate bars per shift
 - Tablet machine- can produce 15,000/HOUR which also produces RDT (Readily Dissolvable Tablets) that melt on the tongue or sublingually.
 - Gummy Machine brand - Baker Perkins, It can produce 20,000 PER HOUR
 - MOLDS in the back- are gummy molds\$44,000 worth.

Long Beach Cannabis Facility

- The manufacturing and extraction facility is situated in a single-tenant light industrial building. Located in the Lincoln area of the city of Long Beach, the facility is 5,850 square feet in size. 1720 East Anaheim Street, Long Beach, California 90813.

Tax Friendly Municipality

- On February 13, 2020, the City of Long Beach lowered the tax rate for cannabis from 6% to 1%.

Licenses and Permits

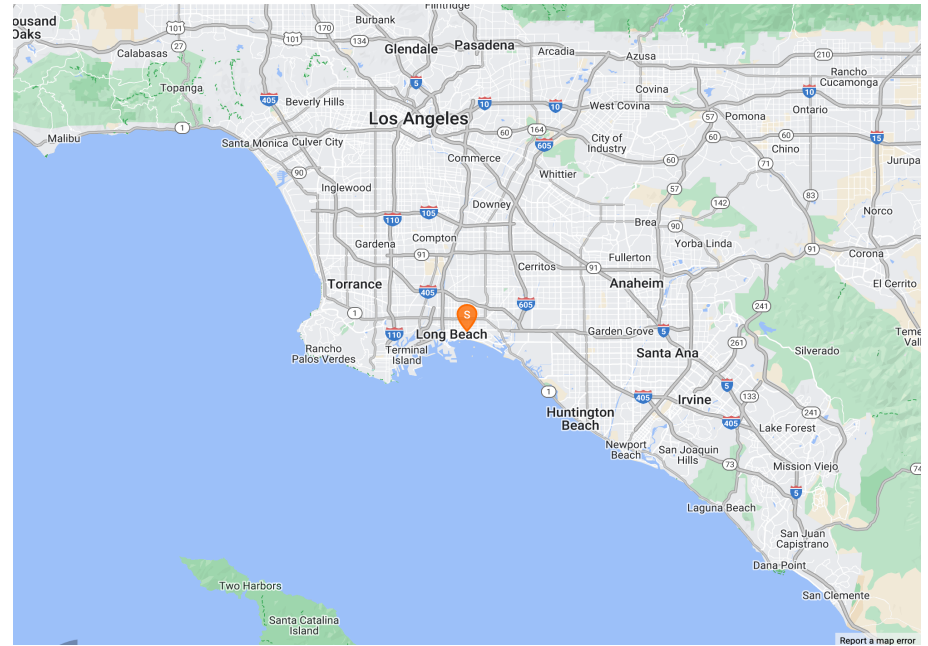
- City of Long Beach
 - Adult-Use Cannabis Manufacturing License – MJ21807391
 - Fire Business License – MJ21901436
 - Medical Cannabis Manufacturing – MJ21708475 — Fire Business License – MJ21901435
 - Fire Department License – FP21902276
 - Certified Unified Program Agency License – HC21905377
 - Annual Health Permit – Adult-Use Cannabis Manufacturing, Permit – HF21911522
 - Permit to Operate, Permit – AP21900429
- Los Angeles County Treasurer – Agricultural Commissioner Weights & Measures License – 54330
- CA Department of Food and Agriculture–Weighmaster Enforcement Program, License – 102469
- Continental Heritage – Surety Bond, License – M700181
- California Department of Public Health (CDPH) – Annual Manufacturing License (Type 6) – CDPH-10001914

HVAC / Electrical / Plumbing

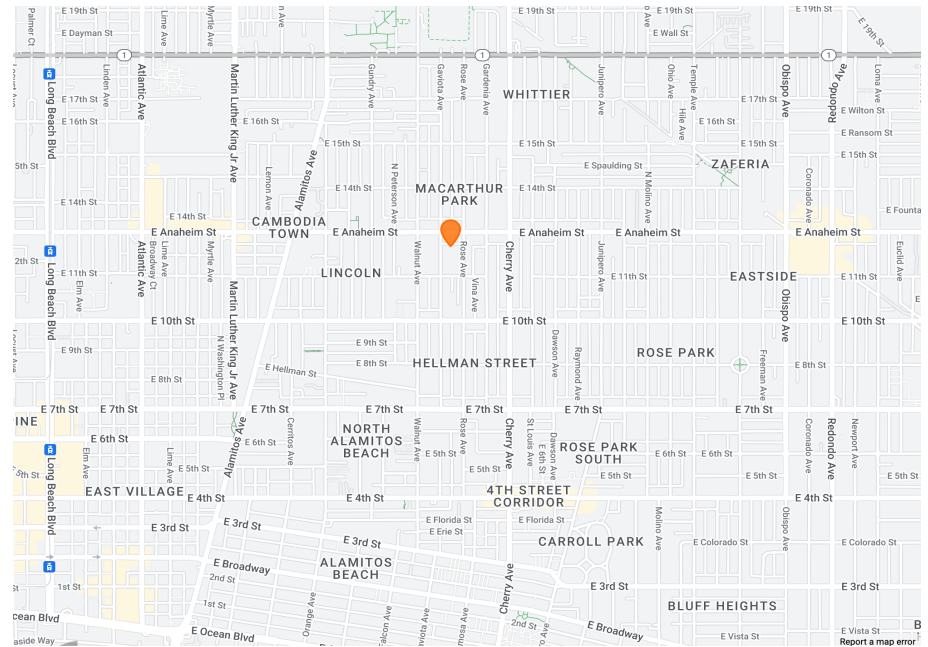
- Property has HVAC, 400A three phase service, and 200A single phase service

All new plumbing is done in mid 2021 approx. \$35,000

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	5,632
LAND ACRES	0.1284
YEAR BUILT	1920
ZONING TYPE	CCP (Located in the Long Beach cannabis zone)
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	1
TYPE 6 LICENSE	Sold Separately
FULLY IMPROVED	Turn Key Kitchen
ROOM 1	Freezer
ROOM 2	Extraction
ROOM 3	Distribution

LEASEHOLD BUSINESS SALE ONLY

SALE OF PROPERTY	INCLUDES TYPE 6 LICENSE
SALE OF PROPERTY	INCLUDES KITCHEN AND ALL EQUIPMENT
SOLD SEPARATELY	\$1,500,000.00
CALL FOR DETAILS AND OPTIONS	310-367-8933 LU ANN HENDERSON
LEASE ONLY TERM	\$2.00 PSF
DETAILS	Call for Details











03

Demographics

Demographics



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	89,646	273,012	439,520
2010 Population	83,296	270,922	440,700
2021 Population	83,611	277,581	448,504
2026 Population	83,445	280,813	451,354
2021 African American	11,409	34,133	48,476
2021 American Indian	716	2,107	3,084
2021 Asian	15,273	42,670	66,791
2021 Hispanic	44,304	120,839	177,967
2021 Other Race	23,702	61,601	86,645
2021 White	27,453	118,360	212,677
2021 Multiracial	4,580	16,770	27,011
2021-2026: Population: Growth Rate	-0.20 %	1.15 %	0.65 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,759	11,585	15,860
\$15,000-\$24,999	2,834	8,604	12,055
\$25,000-\$34,999	3,241	8,687	12,479
\$35,000-\$49,999	3,960	11,702	16,725
\$50,000-\$74,999	5,169	18,730	27,274
\$75,000-\$99,999	3,546	14,266	22,741
\$100,000-\$149,999	2,712	15,552	27,720
\$150,000-\$199,999	942	6,720	13,993
\$200,000 or greater	582	7,215	15,985
Median HH Income	\$47,904	\$62,260	\$72,513
Average HH Income	\$61,486	\$86,360	\$98,636

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	28,961	105,892	170,432
2010 Total Households	26,709	100,956	162,954
2021 Total Households	26,744	103,071	164,845
2026 Total Households	26,603	104,415	165,810
2021 Average Household Size	3.08	2.62	2.67
2000 Owner Occupied Housing	4,737	28,073	69,787
2000 Renter Occupied Housing	22,649	71,876	92,001
2021 Owner Occupied Housing	4,715	28,894	69,370
2021 Renter Occupied Housing	22,029	74,176	95,475
2021 Vacant Housing	2,590	10,516	14,599
2021 Total Housing	29,334	113,587	179,444
2026 Owner Occupied Housing	4,779	29,071	69,458
2026 Renter Occupied Housing	21,824	75,344	96,352
2026 Vacant Housing	2,791	11,049	15,628
2026 Total Housing	29,394	115,464	181,438
2021-2026: Households: Growth Rate	-0.55 %	1.30 %	0.60 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	7,558	24,744	36,408
2021 Population Age 35-39	6,262	21,026	31,579
2021 Population Age 40-44	5,166	18,053	28,049
2021 Population Age 45-49	4,807	16,934	27,265
2021 Population Age 50-54	4,608	16,541	27,511
2021 Population Age 55-59	4,072	15,527	27,096
2021 Population Age 60-64	3,485	13,778	25,110
2021 Population Age 65-69	2,649	11,054	21,301
2021 Population Age 70-74	1,923	8,568	17,058
2021 Population Age 75-79	1,122	5,246	11,159
2021 Population Age 80-84	618	3,075	6,943
2021 Population Age 85+	567	3,251	8,368
2021 Population Age 18+	62,158	217,437	353,138
2021 Median Age	31	34	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,891	\$63,898	\$70,208
Average Household Income 25-34	\$63,898	\$81,340	\$87,729
Median Household Income 35-44	\$51,665	\$69,719	\$80,369
Average Household Income 35-44	\$67,180	\$93,052	\$105,354
Median Household Income 45-54	\$55,453	\$74,990	\$91,042
Average Household Income 45-54	\$70,679	\$102,653	\$119,850
Median Household Income 55-64	\$46,045	\$66,250	\$83,716
Average Household Income 55-64	\$58,183	\$95,630	\$115,041
Median Household Income 65-74	\$37,701	\$53,852	\$64,968
Average Household Income 65-74	\$50,083	\$76,627	\$92,209
Average Household Income 75+	\$40,077	\$61,341	\$67,157

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	8,098	25,395	37,271
2026 Population Age 35-39	6,755	22,303	34,532
2026 Population Age 40-44	5,769	19,260	29,888
2026 Population Age 45-49	4,770	17,011	27,004
2026 Population Age 50-54	4,313	15,685	25,847
2026 Population Age 55-59	4,155	15,112	25,896
2026 Population Age 60-64	3,512	13,977	24,872
2026 Population Age 65-69	2,813	11,918	22,193
2026 Population Age 70-74	2,156	9,211	18,378
2026 Population Age 75-79	1,483	6,916	14,234
2026 Population Age 80-84	766	3,874	8,616
2026 Population Age 85+	586	3,445	8,445
2026 Population Age 18+	62,528	222,148	359,058
2026 Median Age	32	35	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,565	\$75,295	\$78,776
Average Household Income 25-34	\$72,940	\$94,270	\$100,194
Median Household Income 35-44	\$57,855	\$79,407	\$90,457
Average Household Income 35-44	\$76,838	\$107,868	\$121,890
Median Household Income 45-54	\$60,932	\$84,313	\$101,977
Average Household Income 45-54	\$81,145	\$118,031	\$135,324
Median Household Income 55-64	\$52,646	\$76,573	\$94,839
Average Household Income 55-64	\$68,243	\$110,451	\$130,840
Median Household Income 65-74	\$41,450	\$60,327	\$75,401
Average Household Income 65-74	\$57,564	\$89,534	\$107,790
Average Household Income 75+	\$46,218	\$73,104	\$82,125



04

Company Profile

Advisor Profile



Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Real Estate Sales and Leasing at GQ North Real Estate and HendersonCRE.com. Lu Ann is a CCIM candidate and has received three CCIM certificates.

Lu Ann is an exclusive “boutique” California Commercial Real Estate listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets selling over \$26. Millions in sales and a 92% average in closing her exclusive listings. 90% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named Power Broker by Costar/LoopNet for the second quarter of 2020.

She’s nearing the 2021 year with 25 completed transactions with seven transactions of over \$7,000,000.00 in commercial sales and eighteen in leasing transactions, most dual agency. Lu Ann has been responsible for multiple millions in California, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her Nevada commercial real estate career in 2005 with original Las Vegas family developers. She continued her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from some of the savviest private investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate and overall transaction volumes are in the top 5% of brokers.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings and obtaining all necessary rules and regulations for this new real estate arena for her clients. Additionally, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential buyers and tenants to benefit from her commercial listings, utilizing Costar/LoopNet, Crexi, and her database.

In 2020, during the COVID pandemic shut down, she realized there was still considerable demand for commercial space. Once again, her entrepreneur mindset has led her to create a new YouTube Channel, HendersonCRE.com, which further expands her digital marketing and property display globally. In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Lu Ann has collaborated with a reputable team offering a complete evaluation of your business, including Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

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