



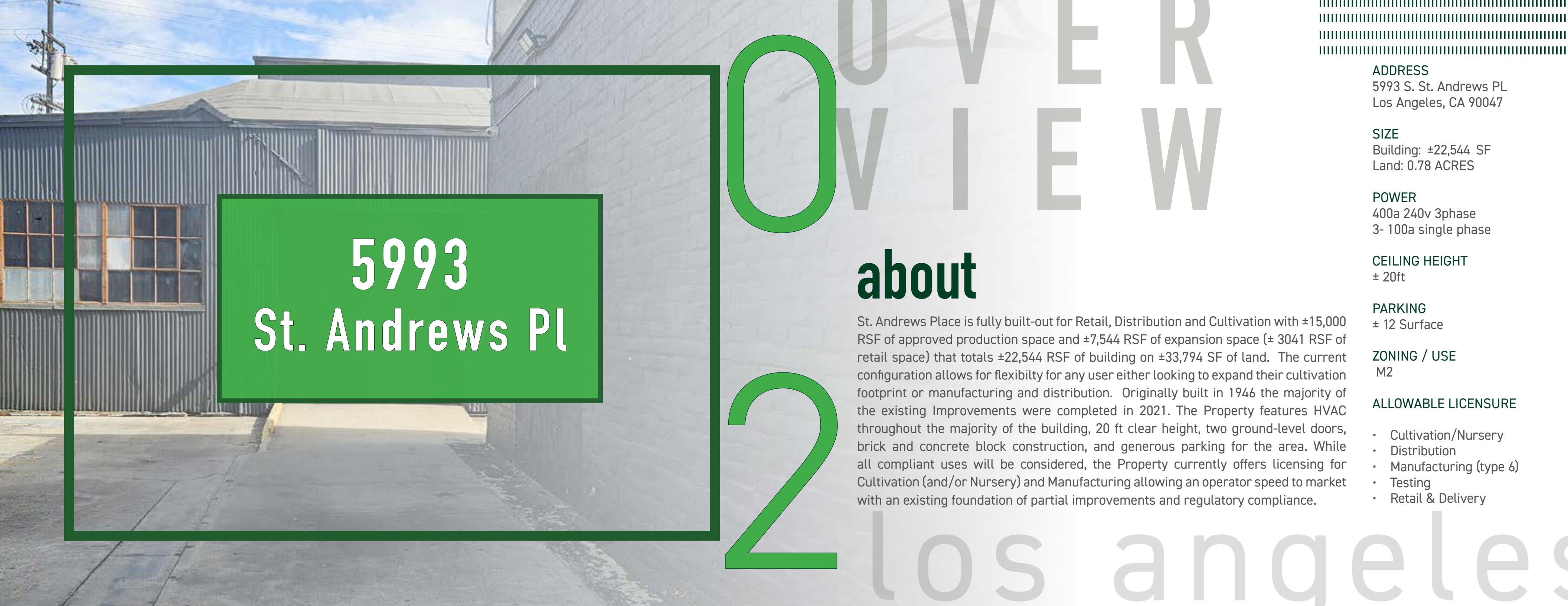
5993
St Andrews Place
Los Angeles, CA

A DIVISION OF

 **LEE &
ASSOCIATES**
Los Angeles - Long Beach



HAYMAKERS



OVERVIEW

about

St. Andrews Place is fully built-out for Retail, Distribution and Cultivation with ±15,000 RSF of approved production space and ±7,544 RSF of expansion space (± 3041 RSF of retail space) that totals ±22,544 RSF of building on ±33,794 SF of land. The current configuration allows for flexibility for any user either looking to expand their cultivation footprint or manufacturing and distribution. Originally built in 1946 the majority of the existing improvements were completed in 2021. The Property features HVAC throughout the majority of the building, 20 ft clear height, two ground-level doors, brick and concrete block construction, and generous parking for the area. While all compliant uses will be considered, the Property currently offers licensing for Cultivation (and/or Nursery) and Manufacturing allowing an operator speed to market with an existing foundation of partial improvements and regulatory compliance.

ADDRESS	5993 St. Andrews Pl Los Angeles, CA 90047
SIZE	Building: ±22,544 SF Land: 0.78 ACRES
POWER	400a240v 3phase 3- 100a single phase
CEILING HEIGHT	± 20ft
PARKING	± 12Surface
ZONING / USE	M2
ALLOWABLE LICENSURE	<ul style="list-style-type: none">• Cultivation/Nursery• Distribution• Manufacturing (type 6)• Testing• Retail & Delivery





6

the opportunity

St. Andrews Place is ideally positioned for most types of cannabis tenants and is currently built out for Cannabis Retail, Manufacturing, Cultivation and Distribution. The second generation space allows for operators to either purchase the current licensing (Cultivation & Manufacturing), move or apply for their own licensing (Distribution Manufacturing, Nursery and/or Delivery) and be up and running with greater ease. This facility provides a rare opportunity to lease a facility with ample power, substantial existing improvements and equipment, and strategically located amongst a robust cannabis market in South Los Angeles.

5993 S. Saint Andrews Place

- FULLY BUILT-OUT for Cannabis Retail, Cultivation, Distribution and Manufacturing w/ EXPANSION
- Potential to Purchase Licensure w/ both State & City Annuals for Cultivation & Manufacturing.
- ENTITY Changes Allowable in Los Angeles - CLEAN Transfer Achievable.
- SPECIALIZED EQUIPMENT (list available upon request)
- PLUG & PLAY for Nursery, Distribution, Packaging and Pre-rolls
- Retail Space easily CONVERTIBLE to more production SPACE (Delivery, Distribution and/or Manufacturing)
- IDEAL Space for Cultivation & Specifically NURSERY
- Convenient ground level door for loading Distribution sprinter vans
- EXCELLENT parking for the area



highlights

Endless possibilities for the right operators.....



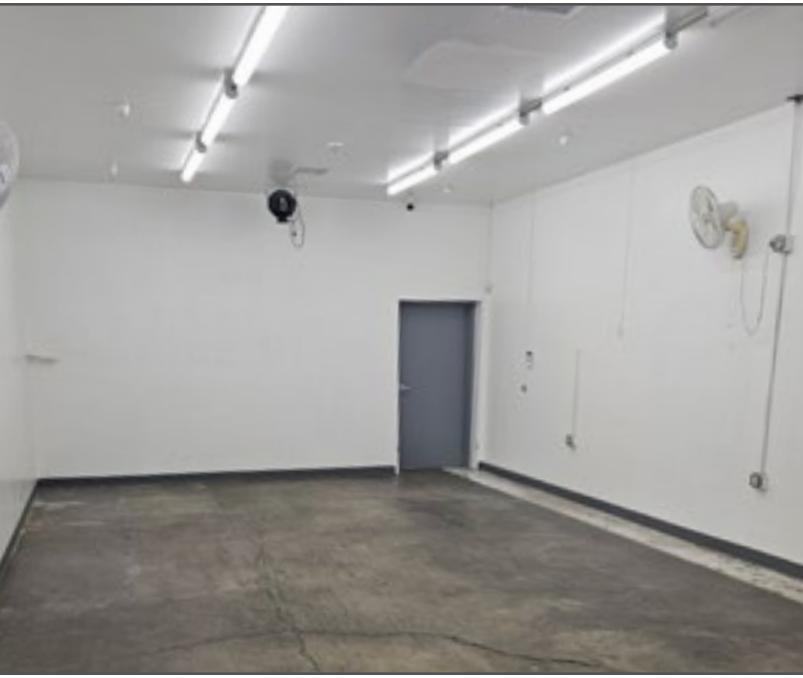
HEAVY POWER
DELIVERABLE



SPEED
TO MARKET



AMPLE
PARKING/STORAGE



SPECIALIZE
EQUIPMENT



LICENSING
AVAILABLE



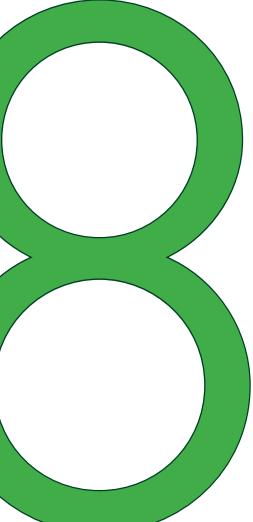
ANNUAL
APPROVAL



EXCELLENT
CLEAR HEIGHT

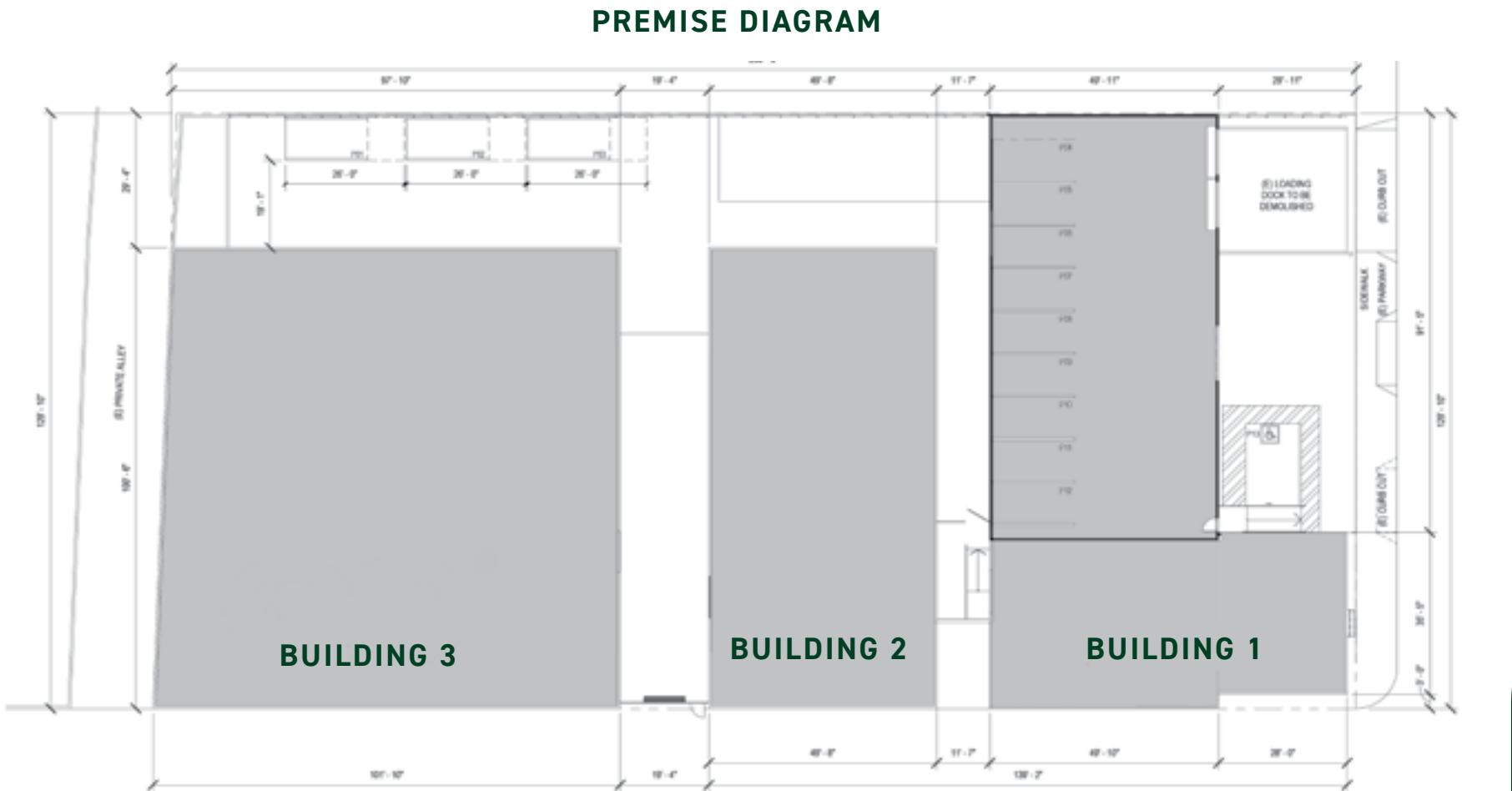


LEASE or
PURCHASE



plans

Endless possibilities for the right operator.....



1

area analysis

CULTIVATION (building 3 & 2)

FLOWERING

ROOM 1	516 SQ. FT.
ROOM 2	517 SQ. FT.
ROOM 3	519 SQ. FT.
ROOM 4	519 SQ. FT.
ROOM 5	415 SQ. FT.
ROOM 6	443 SQ. FT.
ROOM 7	473 SQ. FT.
ROOM 8	473 SQ. FT.
TOTAL	2,929 SQ. FT.

TRIM

311 SQ. FT.

PROPOGRATION

ROOM 1	521 SQ. FT.
ROOM 2	237 SQ. FT.
ROOM 2	237 SQ. FT.

MANUFACTURING (building 2)

EXTRACTION 503 SQ. FT.

DISTRIBUTION (building 2)

OFFICE & STORAGE	278 SQ.FT.
PRODUCT STORAGE	555 SQ.FT.
BATCH SAMPLING	47 SQ.FT.
PACKAGING/LABELING	47 SQ.FT.

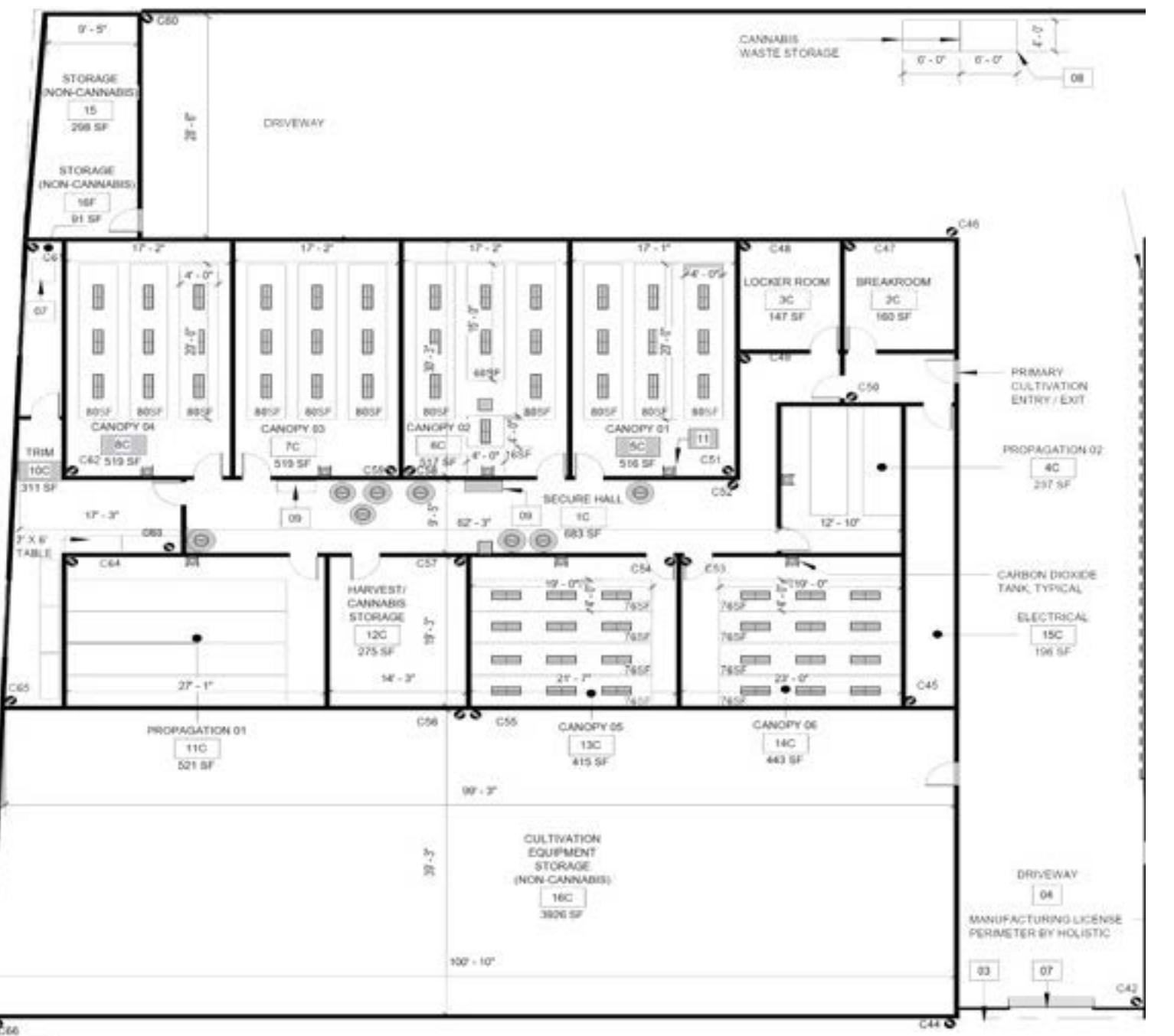
ADDITION STORAGE (building 3, 2 & 1)

CANNABIS	422 SQ.FT.
NON-CANNABIS	9,311 SQ. FT.



los angeles

BUILDING 3 - CULTIVATION SPACE



BUILDING 2 - MANUFACTURING & DISTRIBUTION

current - certificate of occupancy plan



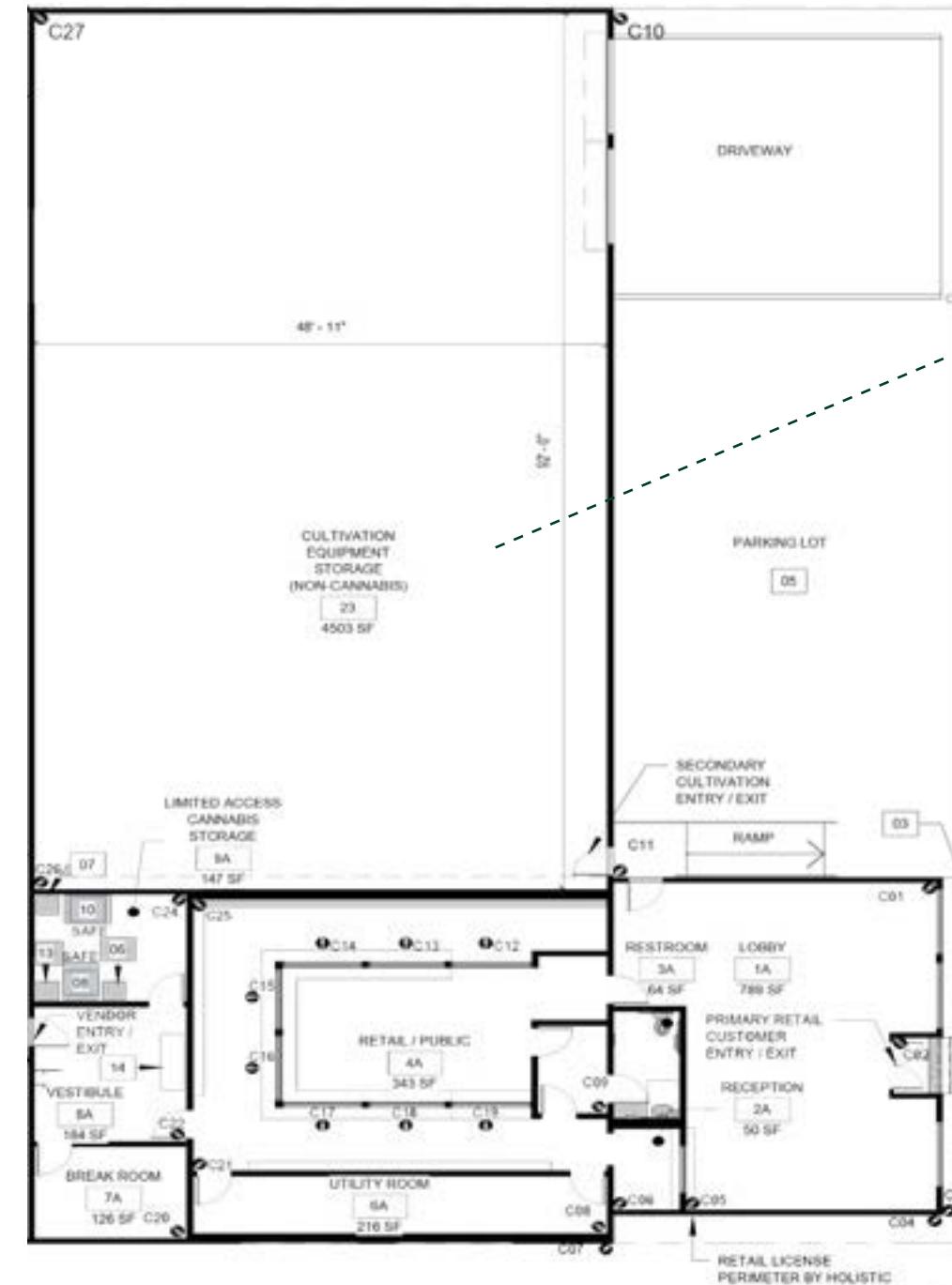
previous configuration





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BUILDING 1 - RETAIL & EXPANSION



EXPANSION ID

NON-CANNABIS STORAGE - GOODS OR EQUIPMENT

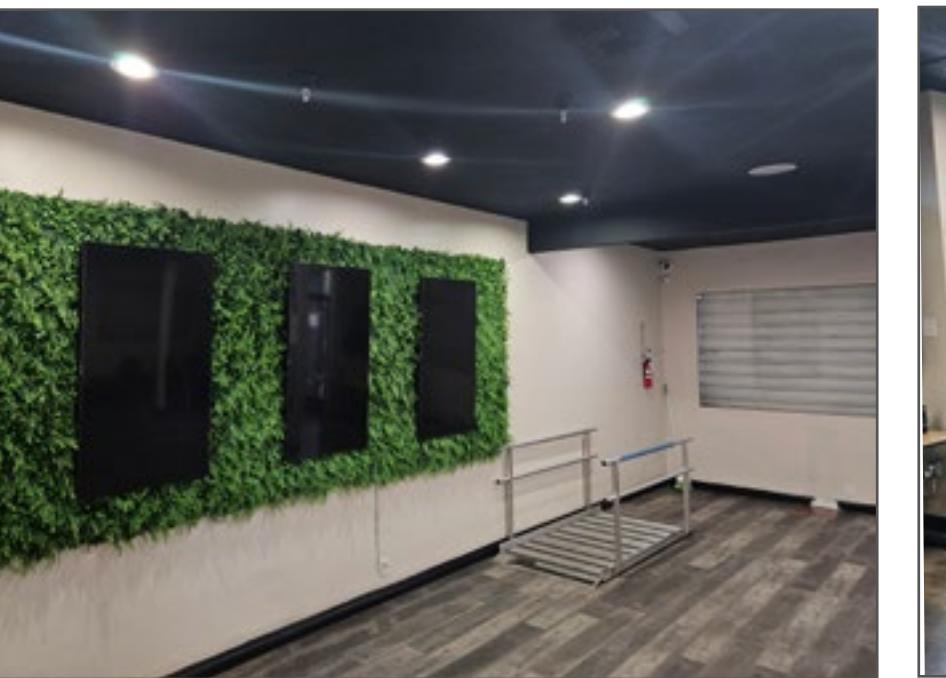
ADDITIONAL DISTRIBUTION SPA

ADDITIONAL MANUFACTURING SPACE

ADD DELIVERY COMPO

DRIVE-IN LOADING, DELIVERY OR DISTRIBUTION

CONSUMPTION LOUNGE / EVENT SPA



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

LA city licensing

Los Angeles - California voters approved Proposition 64, the Adult Use of Marijuana Act (AUMA), in November 2016. Under Proposition 64, adults 21 years of age or older can legally grow, possess, and use cannabis for non-medicinal purposes, with certain restrictions. Additionally, AUMA also made it legal to sell and distribute cannabis through a regulated business as of January 1, 2018. The city has licensing for cannabis Cultivation, Manufacturing, Distribution, Nursery, and Retail uses both Storefront and non-storefront (Delivery). All of these licenses have a variety of Social Equity initiatives and Licensing guidelines.



Cultivation & Nursery



Distribution & Transport



Manufacturing (Type 6)



Retail & Delivery



Lab (Testing)

Current Open Applications - The City of LA is currently accepting applications for Distribution, Manufacturing, Nursery and Delivery (Social Equity Applicants only).

Annual Licensing - Cannabis procedures in Los Angeles City have been updated to allow for additional regulations and requirements specific to zoning and use as well as a new emblem program granted by the Los Angeles Public Health Department. A full ordinance of procedures can be found [HERE](#).

1

Cultural Impact

Los Angeles County is home to 10.1 Million residents (26% of California's population) and receives approx. 47 Million tourists per year.

6

Regulatory Environment

Long History of procannabis legislation
25 year legacy as a medical market;
California was the first state to legalize medical marijuana in 1996.

US's Largest Market

Why California? Tourism, Culture, Population & GDP? \$2.7T

Legal Cannabis Sales
\$5.37B in 2023

Growth Forecast

Sales estimated to be
\$5.87B by 2025.

The U.S. cannabis industry as a whole could reach \$100B by 2030 up from an estimated \$60B in 2020

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