



1090 S. Arrowhead Ave. | San Bernardino, CA

HAYMAKERS

LEE &  
ASSOCIATES

LWLA

# OVERVIEW

## A TRUE CANNABIS LANDMARK

This is an exceptional opportunity to acquire a high-visibility, high-traffic flagship store in the heart of San Bernardino. Backpack Boyz San Bernardino is a true cannabis landmark — the real-deal expression of California street culture blended with elite genetics, premium flower drops, and the loyal following that Backpack Boyz has built statewide. From the moment you step inside, you're met with a curated lineup of Backpack Boyz' most sought-after strains, alongside a top-tier selection of California's most in-demand brands. Every product on the shelf reflects the meticulous standards that have made the Backpack Boyz name synonymous with quality, consistency, and exclusivity.

The interior is crafted with the same elevated urban aesthetic and customer-first energy that defines the Backpack Boyz brand. Clean lines, bold visuals, premium finishes, and thoughtful design elements come together to create a retail experience that feels both premium and authentic — an environment where every visitor instantly knows they've arrived somewhere iconic.

**ADDRESS**  
1090 S. Arrowhead Avenue,  
San Bernardino, CA 92408

**SITE**  
± 16,679 sf of BLDG  
± 33,977 sf of LAND

**APN**  
0136-491-11

**ZONING**  
CG-1

**BUSINESS PURCHASE**  
TBD: Open to either a Bulk Asset Sale  
Structure or Stock Purchase

**REAL ESTATE PURCHASE**  
Negotiable

**FEATURES**  
+ Owner/User Investment  
+ Newly Renovated Stand-Alone Bldg  
+ Gated Abundant Parking  
+ Significant Expansion Possibilities

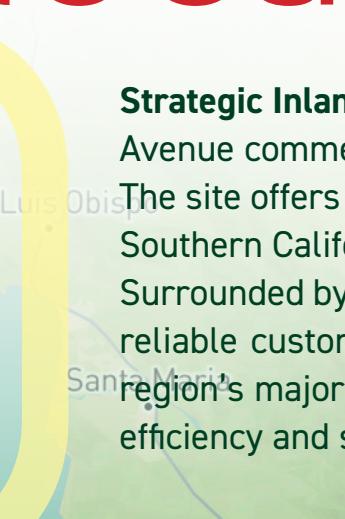
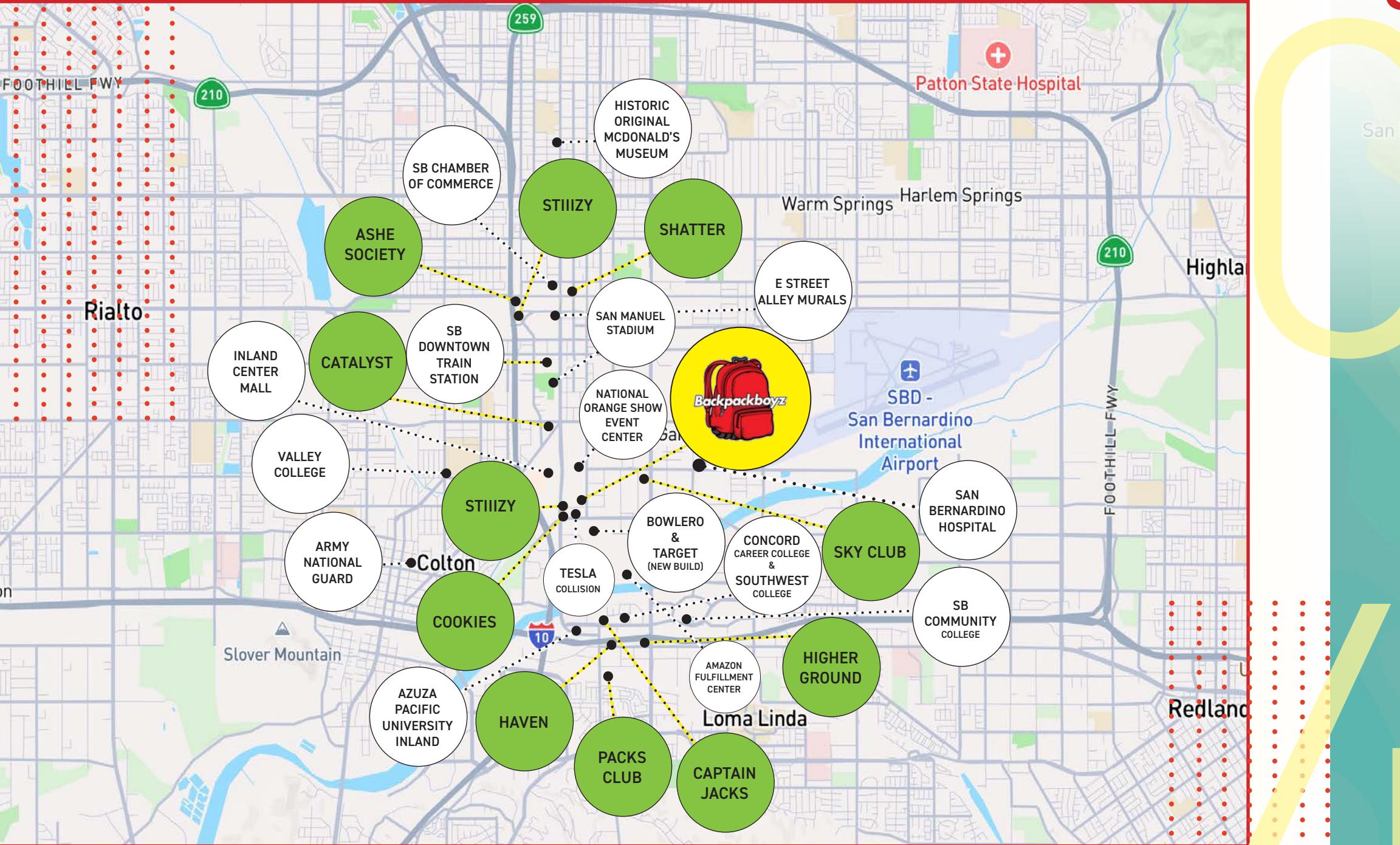


Anthony Hoke  
323.377.1024  
anthony@haymakers.com  
AGT DRE# 01766831

Trauger Ralston  
310.965.1742  
tralston@leelalb.com  
AGT DRE# 01731383

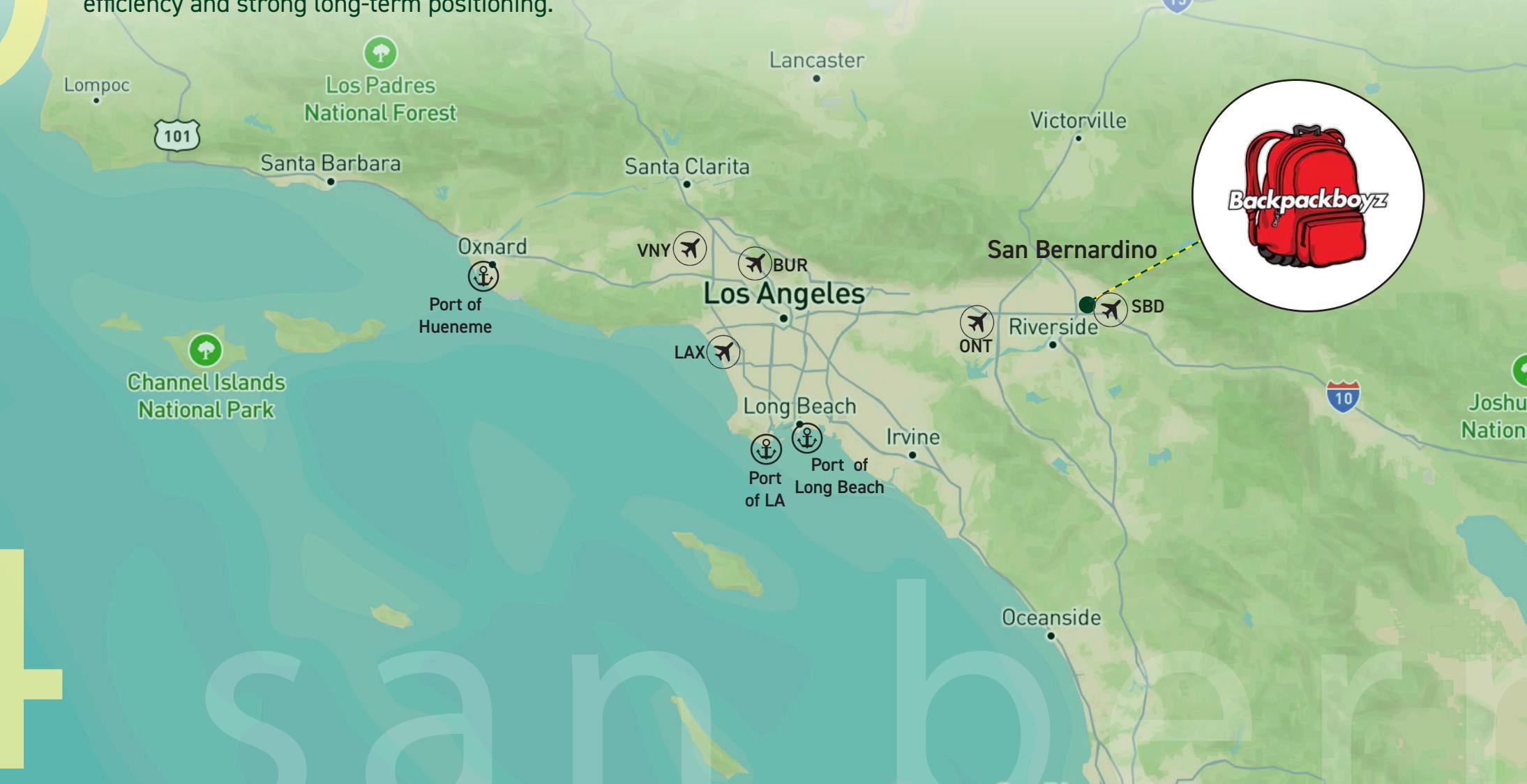
Christie Abbott  
310.899.2723  
cabbott@leewestla.com  
AGT DRE# 01985617

# location



**Strategic Inland Empire Location With Direct Connectivity to Los Angeles & Major Airports** Located along the Arrowhead Avenue commercial corridor, this property sits within one of San Bernardino's most established cannabis-zoned districts. The site offers excellent access to I-215, I-10, and the 210 Freeway, enabling seamless reach across the Inland Empire and Southern California.

Surrounded by a strong mix of retail storefronts, industrial users, and cannabis operators, the area provides high visibility, reliable customer traffic, and a supportive regulatory environment. Its proximity to Downtown San Bernardino and the region's major logistics hubs makes it ideal for retail, cultivation, manufacturing, or distribution, offering both operational efficiency and strong long-term positioning.



# business



## Business & Licensing - Included

City of San Bernardino Storefront retail and delivery license  
Perfect plug & play business with value-add.

RZNHead, Inc,  
License Number: C10-0001460-LIC (Annual)  
Effective June 28, 2024  
Expires June 28, 2026  
No Social Equity Component - License Cap @ 17  
13 Stores Currently Open

## Consumption Lounge Potential

Under AB 1776, California now allows cannabis consumption lounges and cafes. Once local regulations allow, this would be a great way to utilize some of the excess square footage to attract locals & tourists especially with the strong demographics and concert hall within walking distance.



## Cultivation | Distribution | Manufacturing

- All licenses were initially active
- Potential to reactivate with city approval
- License Application Window is pending but likely will be open in 2026 based on city guidance.

Based on initial calculations, the remainder +/- 1441 sf could yield up to 650 lights (doublestacked / two tier).

## Demographics

(Costar analytics)



Walk Score  
82

Walkers Paradise  
Daily errands do not require a car.



Traffic  
12,000

2024 Daily Traffic Volume  
(Orange Grove Rd)



Population  
324,635

2024 Total Population  
(5 mile radius)



Housing  
\$348,337

2024 Median Home Value  
(5 mile radius)



Consumer Spending  
\$2.9B annually

2024 Total (5 mile radius)



Household Income  
\$74,094

2024 Average (5 mile radius)

# real estate



1090 S. Arrowhead Avenue  
San Bernardino, CA 92408

Positioned on a highly visible commercial corridor, the property combines a modernized retail storefront with a nice clear-span warehouse, offering operators a rare blend of turnkey compliance and future scalability.

**Building Size:** ±16,697 SF

**Land Size:** ±33,977 SF

**APN:** 0136-491-11

**Zoning:** CG-1 (Commercial)

**Parking:** ±27+ car Gated

**Clear Height:** ±18 ft (warehouse)

**Utilities:** All utilities available & active

**Certificate of Occupancy:** Cannabis Retail

**Occupancy:** Currently Operating as an Owner/User. Can be delivered vacant.

## HIGHLIGHTS

### Real Estate + Business Synergy

Buyers gain control of both the asset and the operation securing long-term stability, maximum profitability, and complete autonomy. Profitability horizon remains strong and stable given a CA Porthole number of licenses issued to ensure stable market saturation.

### Entitlement Advantage

Much of the heavy lifting has been done. The building delivers a Plug & Play Retail store with State & City required Certificate of Occupancy for Cannabis Retail use.

### Expansion-Ready Infrastructure

The building's parking, zoning, ceiling height & clear spans support expansion to include cultivation, enabling an operator to vertically integrate for wholesale, retail, and brand distribution.

### Strong Market Position

San Bernardino remains one of Southern California's more operator-friendly jurisdictions with predictable cannabis permitting, healthy population and workforce, and strong inflow from the areas with a ban still on retail.

### 1031-Friendly & Potential Seller Financing Structure

For investors pursuing tax-efficient strategies, both the real estate and business components can be structured to accommodate 1031 exchange requirements. Additionally, the Seller is open to creative financing solutions, providing flexibility and a smoother path to ownership.

# plans

1

Warehouse  
 $\pm 14,419$  sf

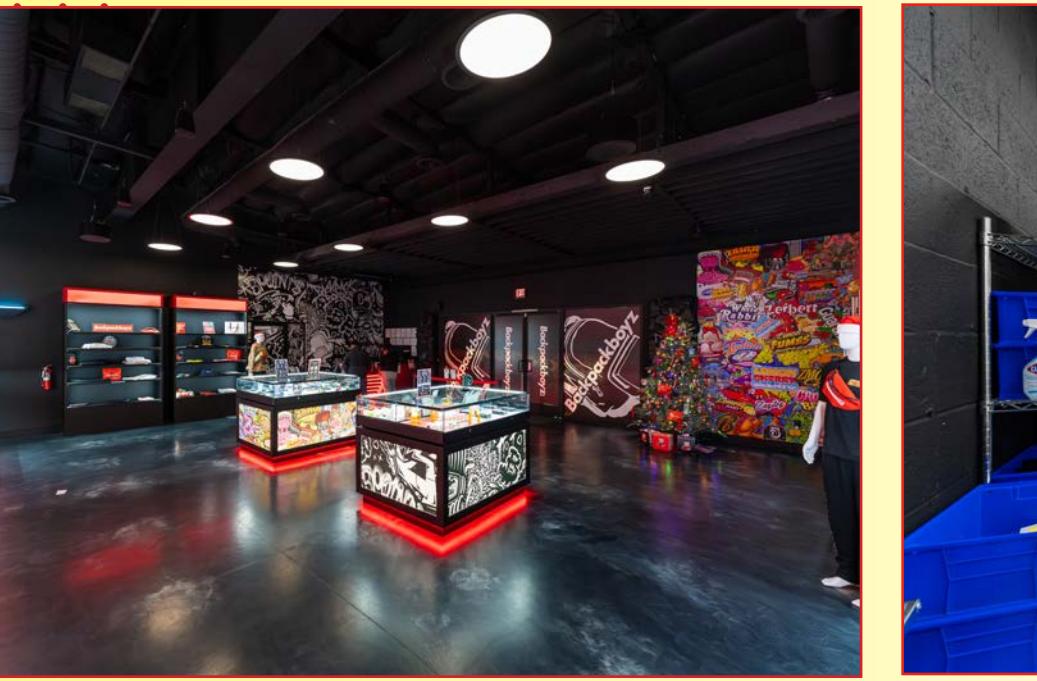
Storefront  
 $\pm 2,545$  sf



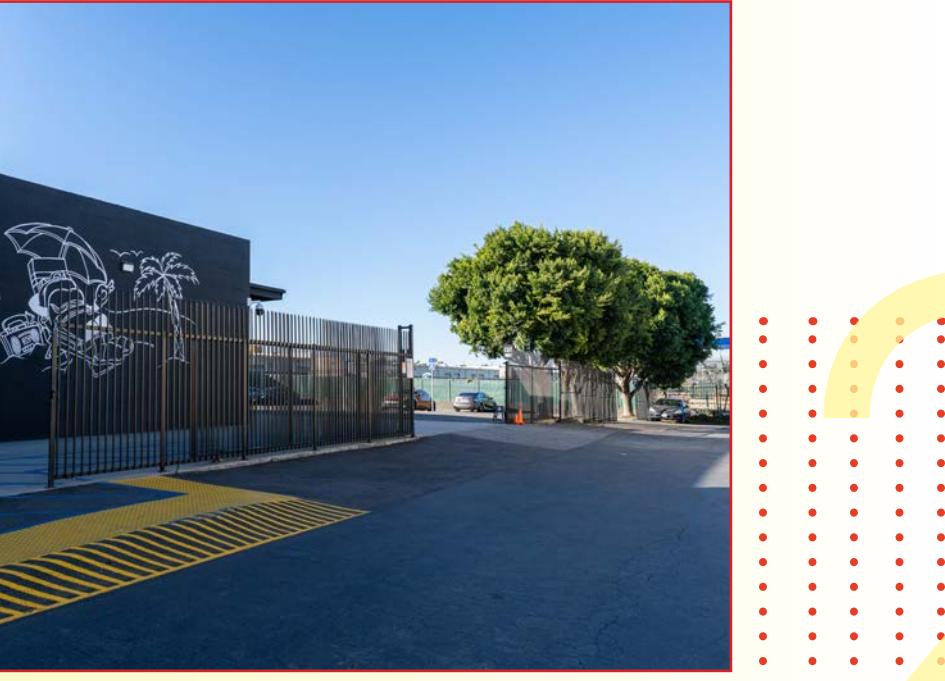
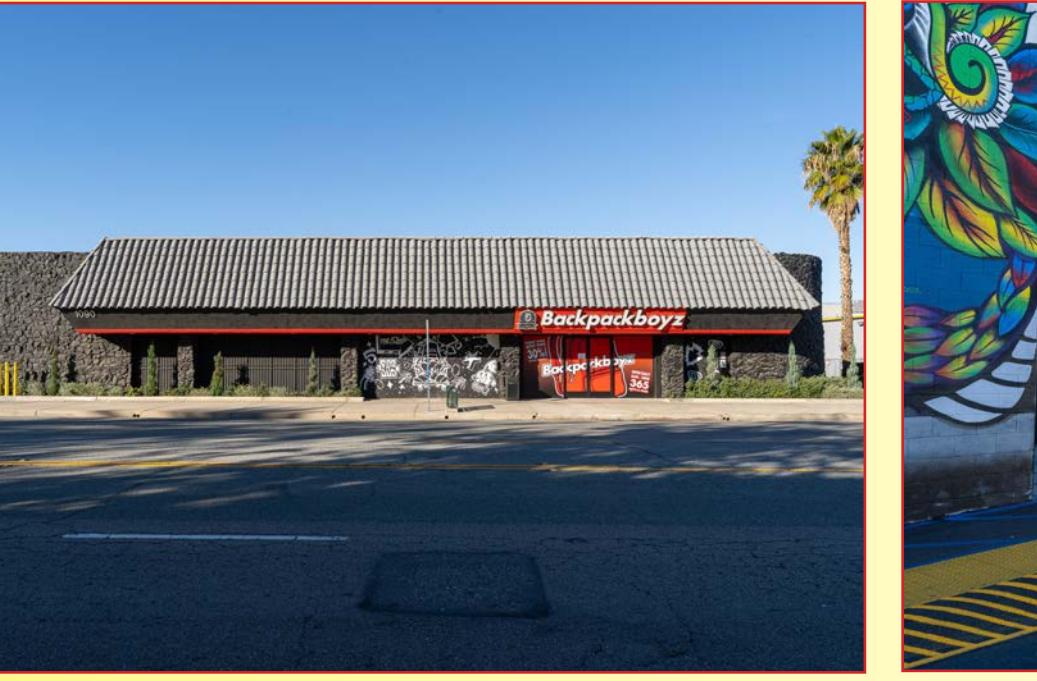
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

# photos

1



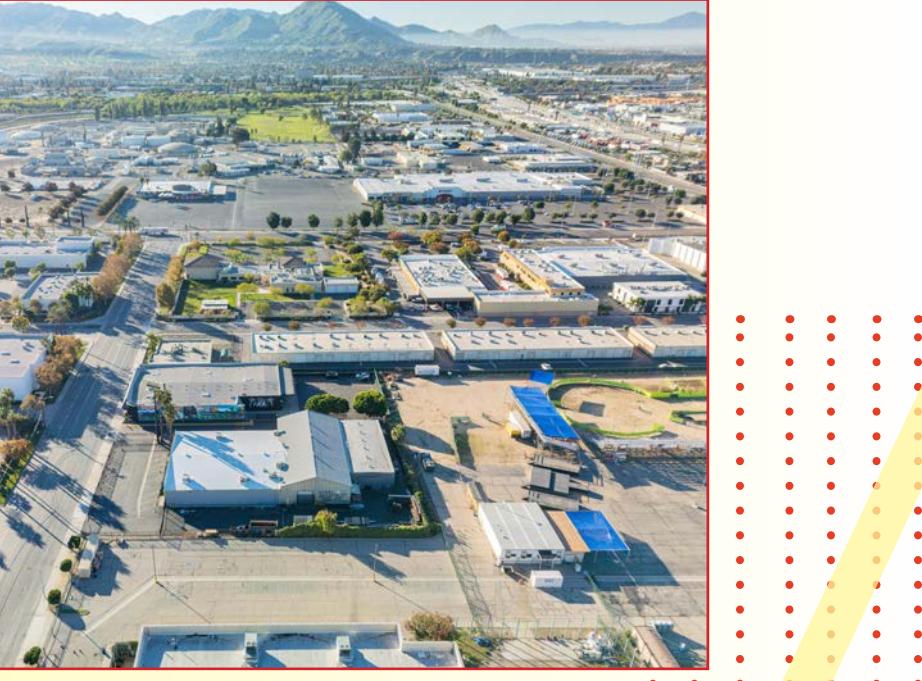
2



# photos

# photos

# 1



# 4



# photos

# city licensing

1



Cultivation & Nursery



Distribution & Transport



Manufacturing (Type 6)



Retail & Delivery



Lab (Testing)

All operators must also obtain the corresponding state license through the California Department of Cannabis Control (DCC). San Bernardino's city regulatory framework includes zoning compliance, security requirements, operational standards, and ongoing performance and compliance monitoring. While the city does not administer a formal social equity licensing program like Los Angeles, applicants are required to meet community benefit, safety, and operational guidelines established under the municipal code.

The City's clear ordinance structure and established permitting process have made San Bernardino one of the more accessible and stable markets in Southern California for licensed cannabis operators.

**Current Open Applications** - The City of SB is not currently accepting applications however it should be reopened in 2026 (pending confirmation from the city). You can find more information [HERE](#).

6

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.

Anthony Hoke  
323.377.1024  
anthony@haymakers.com  
AGT DRE# 01766831

Christie Abbott  
424.272.0826  
cabbott@leewestla.com  
AGT DRE# 01985617

Trauger Ralston  
310.965.1742  
tralston@leelalb.com  
AGT DRE# 01731383

10 E. Yanonali Street #134, Santa Barbara, CA | 323.377.1024 | [www.haymakers.com](#) | DRE 02187637  
1508 17th Street, Santa Monica, CA | 310.899.2700 | [www.leewestla.com](#) | DRE 01222000  
1411 W. 190th St., Ste. 450, Gardena, CA | 310.965.1750 | [www.lee-associates.com](#) | DRE 01069854

**HAYMAKERS**

**LWLA**  
Los Angeles - Long Beach

**LEE & ASSOCIATES**