



1208 + 1290 GAVIOTTA  
LONG BEACH



# THE GAVIOTA PROJECT

# OVERVIEW

## About The Gaviota Project

The subject property is located in an area commonly known as “Cambodia Town”. 1208 & 1290 Gaviota sit on two separate parcels (in the process of consolidating) and each unit shares a common wall. The project was originally designed as a movie set, with a two-story creative office component. The buildings both have exposed wood beam ceilings, exposed / restored brick walls, custom casement windows that tilt and open. 1290 has the most improved space including hardwood floors, a custom kitchen with stainless steel appliances, and a high end bathroom and shower as well as recessed lighting. This space defines Creative and could easily lease to a creative office users, such as Architects, Designers, Events companies, Retail/Showroom and Artists,

ADDRESS  
1208 & 1290 Gaviota  
Long Beach, CA 90813

SIZE  
± 18,700 SF

PRICE  
\$6.75m

PRODUCTION CAPACITY  
Potential to be California's  
largest Commercial Kitchen  
facility.

POWER  
800 Amps 3 Phase Power

CA CANNABIS LICENSES  
Manufacturing  
Distribution  
Cultivation (Medical)

REGULATORY CLEARANCE  
Permit Ready

# 2

# Long Beach



# the opportunity

## Option 1 - Purchase As-Is - \$6,750,000

- Two abutting fee simple owned properties totaling ~18,500 SF at 1290 & 1208 Gaviota Ave in Long Beach
- Freezer truck and refrigerated delivery vehicle for distribution.

Purchase includes all local cannabis Manufacturing and Distribution license approvals required for both medical and adult-use operations. State licensing has been completed for the California Bureau of Cannabis Control. The distribution license (1208 Gaviota) could be operational and licensed by the city of Long Beach within approx. two (2) months (time may vary based on operator's build-out requirements).

The current owners have applied best practices to design, working with the Americans for Safe Access's (ASA) lead scientist to ensure the facility and procedures meet their cannabis industry specific best practice definitions, the Patient Focused Certification, which take a combination of standards from GMP within the food industry as well as applicable nutraceutical industry best practices.

Construction permits for the manufacturing license have received sign-off from every municipal department. Tanco General Contractors, one of Southern California's most cannabis-experienced general contractors, is engaged to handle the build-out, and the construction manager to help over see the details and interface with the city is JR Van Dijs. Jan Van Dijs is a former planning commissioner in the city and has a 30 year track record of development in Long Beach.

This property is set to become one of the only facilities in Southern California that will be a one-stop-shop for customers seeking a full line of manufactured cannabis products and the access to a state of the art commercial kitchen.

## Option 2 - Build-to-Suite - \$TBD

- Landlord to provide build-out to accredited Buyer/Tenant
- Construction team & Permit ready with the opportunity to modify the design to meet buyers' needs.
- Impeccable Construction team to achieve an expedient timeline to completion.
- Worry free delivery of a plug & play facility



# highlights

Endless possibilities for the right operators.....

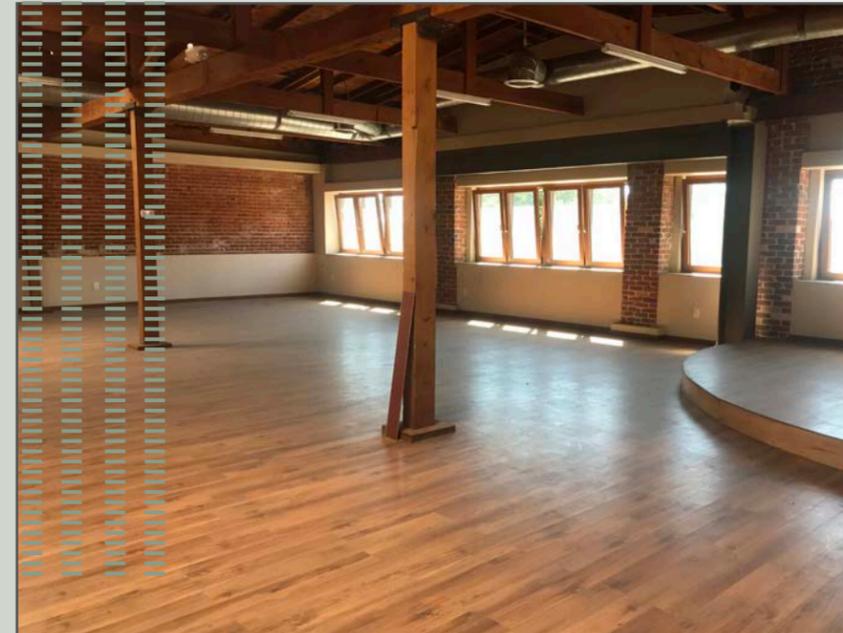
## The Facility:

- Construction & Permit ready with the opportunity to modify the design to meet buyers' needs
- Singular opportunity to acquire permit ready regional scale contract manufacturing facility with a commercial kitchen, general manufacturing, formulation lab, cold storage and fulfillment capabilities.
- Distribution business Including 14' freezer box truck and pick-up truck with freezer conversion
- Can be fully operation within approximately 9 months
- Transit oriented location in an Opportunity Zone
- 800 Amp 3-phase power (upgradeable to 1,200)
- 2 roll-up doors
- 1,000 SF mechanical & solvent storage yard
- Per Plans:
  - 12'x14' C1D1 enclosure (approved)
  - 12'x14' C1D2 enclosure (approved)
  - Dedicated climate optimized chocolate manufacturing room
  - Kitchen with space for 5 combi ovens and a traditional commercial range/oven
  - GMP+ caliber best practice design accommodates equipment to enable pharmaceutical grade clean room controls
- Amazing cannabis distribution and manufacturing facility with high yield potential

## Potential to be:

- California's premier manufacturing service providers, with one of the largest commercial kitchens
- White label & 3rd party brand facility (edibles, topicals, and combustibles) by which you can easily adjust output to maximize profits

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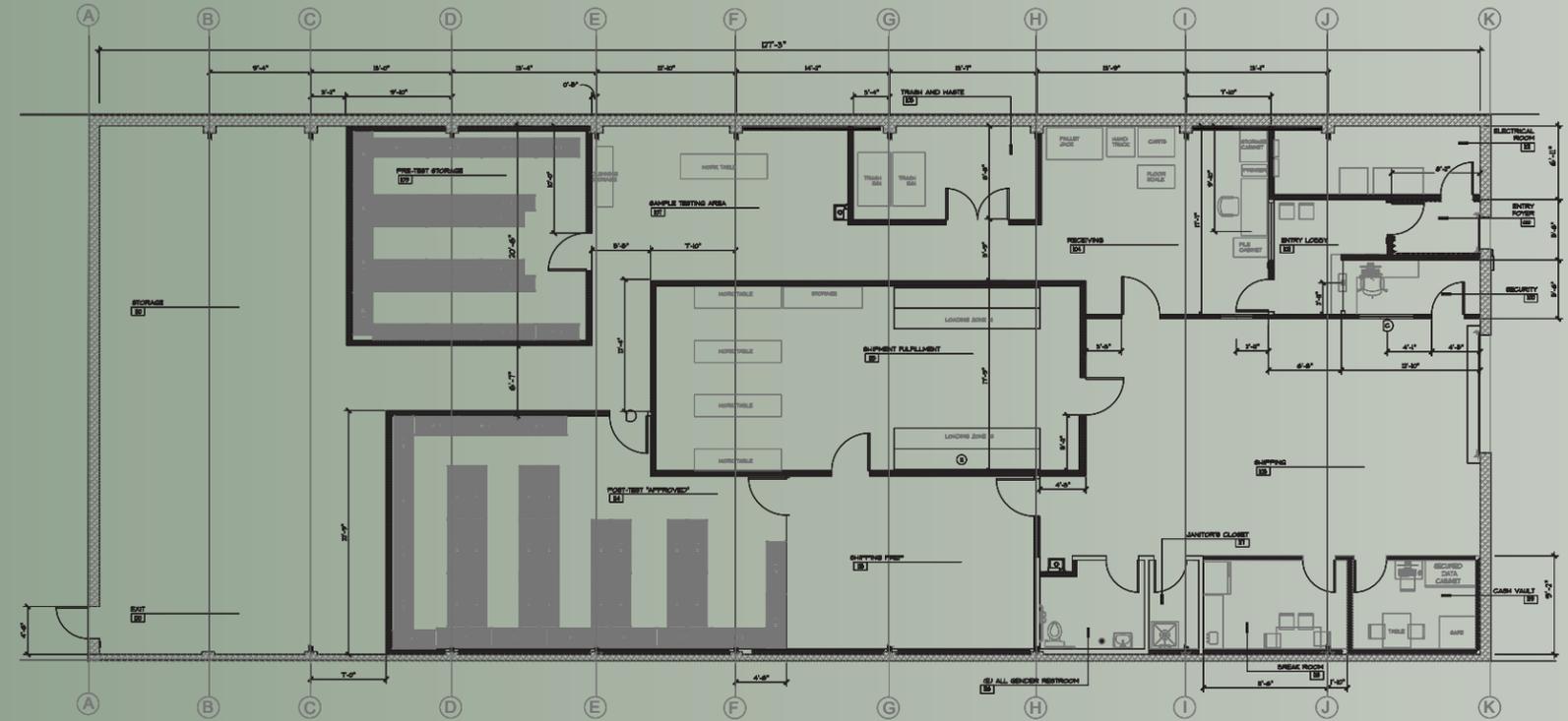
long beach

# plans

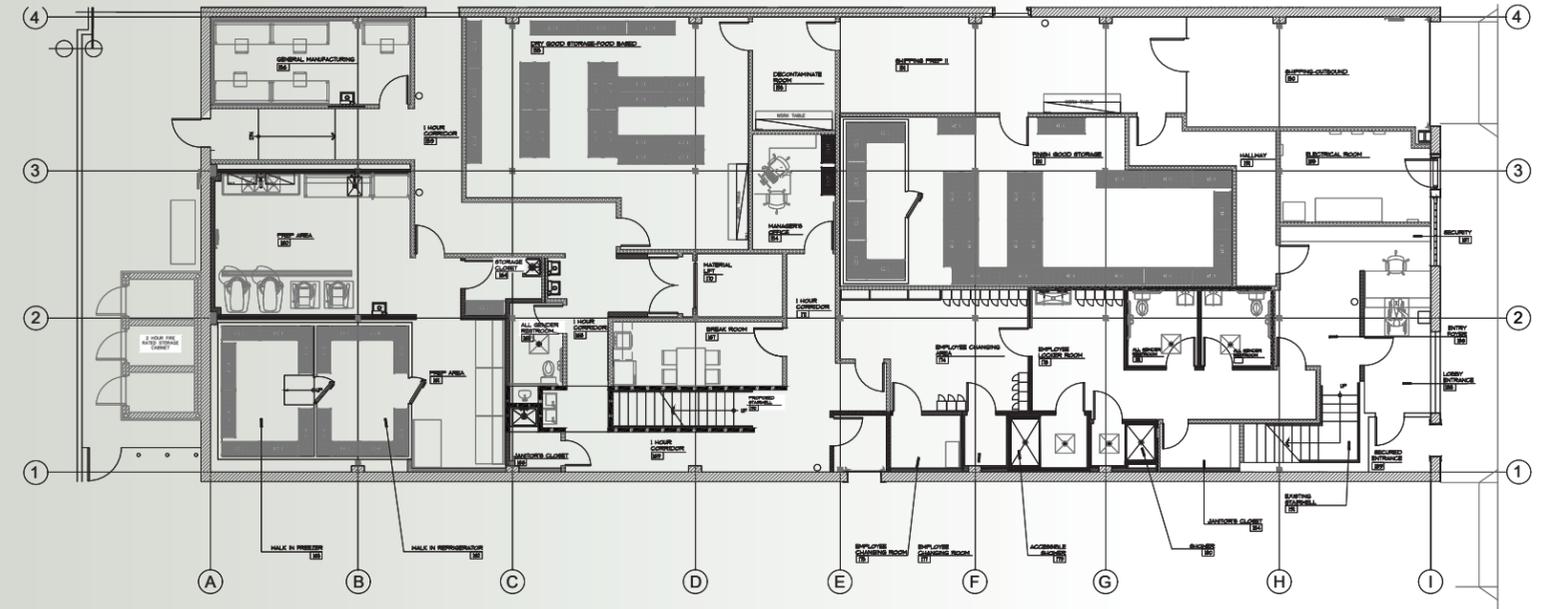
Endless possibilities for the right operators.....

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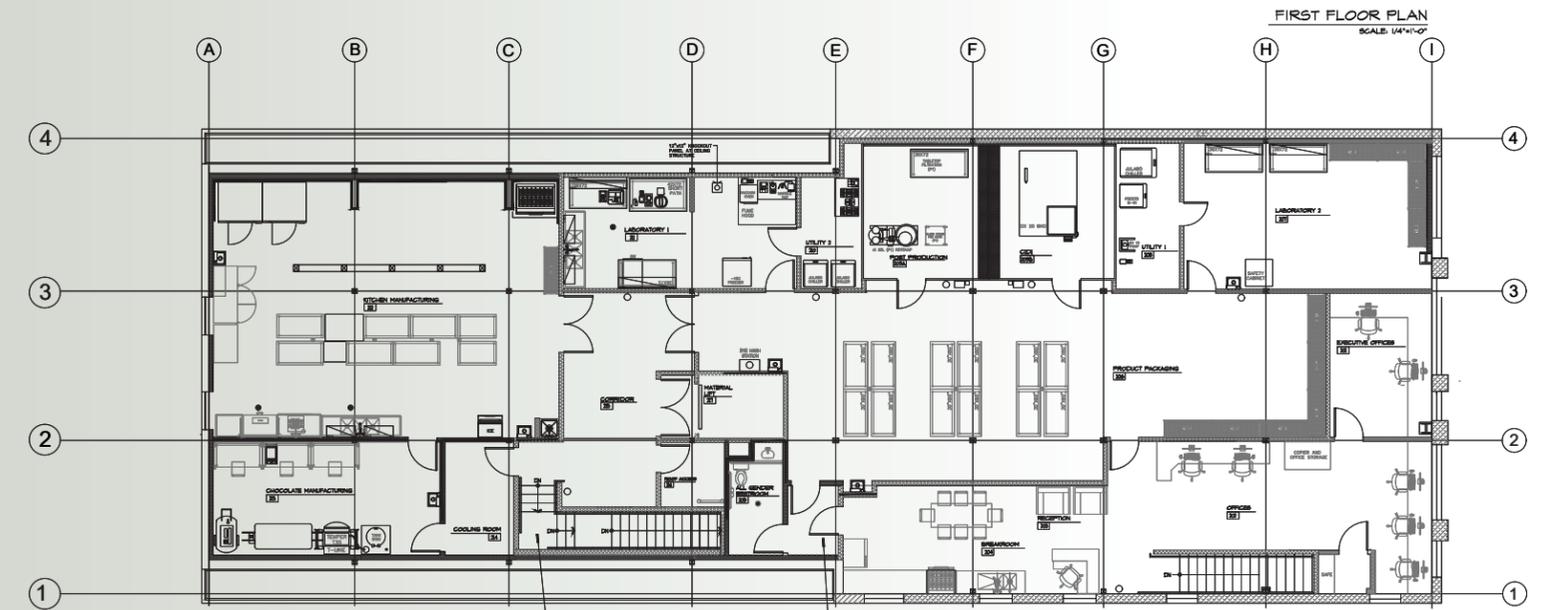
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1208 GAVIOTA - FLOOR PLAN  
SCALE: 1/4"=1'-0"



1208 GAVIOTA - FLOOR PLAN  
SCALE: 1/4"=1'-0"



1208 GAVIOTA - FLOOR PLAN  
SCALE: 1/4"=1'-0"

# potential outputs

A sampling of potential Maximum Outputs with initial infrastructure



Baked Goods production of 9.1 million units per month with the 5 combi oven locations provided.



Chocolate production of 39,000 lbs per month utilizing the dedicated climate controlled chocolate manufacturing rooms.



Gummy production of 7,800,000 pieces per month within FDA quality food production environment.



Vape Cartridge production of 3,050,000 per month within bioscience lab quality production environment.

Infrastructure will support many additional product categories and significant automation which will increase projected maximum volumes.

# 1

## Cultural Impact

LA County is home to approximately 10.1M residents (26% of California's population) and receives on average 47M tourists per year.

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## 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 - \$2.9T

Legal Cannabis Sales  
\$4.4B in 2020  
(up approx. 57% from 2019)

## Growth Forecast

Sales estimated to grow to \$8.1B by 2024.

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

# cannabis market

- Long Beach was one of the earliest cities to embrace cannabis in California, and even prior to regulation has long been a hub for the industry. Starting in November of 2016 the citizens of Long Beach voted a majority in a ballot measure to approve medical and recreational use of Marijuana. Currently it is one of a handful of cities that are “By-Right” licensing. This means that when an applicant submits the requisite information in a satisfactory manner, and the property is found to be fully compliant with the applicable land-use regulations, a cannabis business license will be approved.
- In December 2019, Long Beach City Council voted to lower the city’s tax rate from 6% to 1% for cannabis manufacturers, distributors, cultivators, and laboratories. On January 7, 2020, the council voted to formally amend the city’s cannabis tax ordinance reflecting the revised 1% tax rate which took effect on February 13, 2020. After this decrease, LBC saw a surge of operators looking to move their operations to navigate the difficult tax climate in CA for the industry. In 2020, LBC brought in \$10.3 million in cannabis tax revenue — more than twice the initial projection of \$4 million.
- High demand for cannabis properties has increased the value of commercial & industrial properties in cities passing licensing regulations. Licensing for manufacturing, cultivation, testing, and distribution licenses are currently unlimited within the City of Long Beach. Since the vote, property values in what has been now called, the “Cannabis zone” (Buffered Area away from schools, parks, beaches, and libraries) in Long Beach have increased upwards of 200-300%.



# 1 long beach



# 2



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