

7030
Hayvenhurst Ave
Los Angeles, CA

A DIVISION OF

 LEE &
ASSOCIATES
Los Angeles · Long Beach

 LWLA

HAYMAKERS

7030 Hayvenhurst

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OVERVIEW

about

7030 Hayvenhurst Ave. is partially built-out for Cultivation, Manufacturing and Distribution and totals ±22,701 SF of building on ±28,749 of land. The current configuration measures ±8,084 sf of 1st floor Flex Space of which ±6,579 SF is warehouse with 22 ft clear height, and ±8,084 SF High Image 2nd Floor Office. Originally built in 1977, the majority of the existing Tenant Improvements were completed in 2023/24. The Property features 100% HVAC throughout the building, includes 22' clear height, two ground-level doors, concrete tilt-up construction, and generous parking. While all compliant uses will be considered, the Property currently offers licensing for Cultivation, Nursery, Distribution & Manufacturing and allows an operator speed to market with an existing foundation of partial improvements and regulatory compliance.

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ADDRESS
7030 Hayvenhurst Ave
Los Angeles, CA 91406

SIZE
Building: ±22,701 SF
Land: 0.66 ACRES

POWER
800a (Current)
208v 3phase 4wire

2500a (Approved - In Process)
480v 3phase 4wire

CEILING HEIGHT
± 22ft

PARKING
± 42 Surface

ZONING / USE
M1

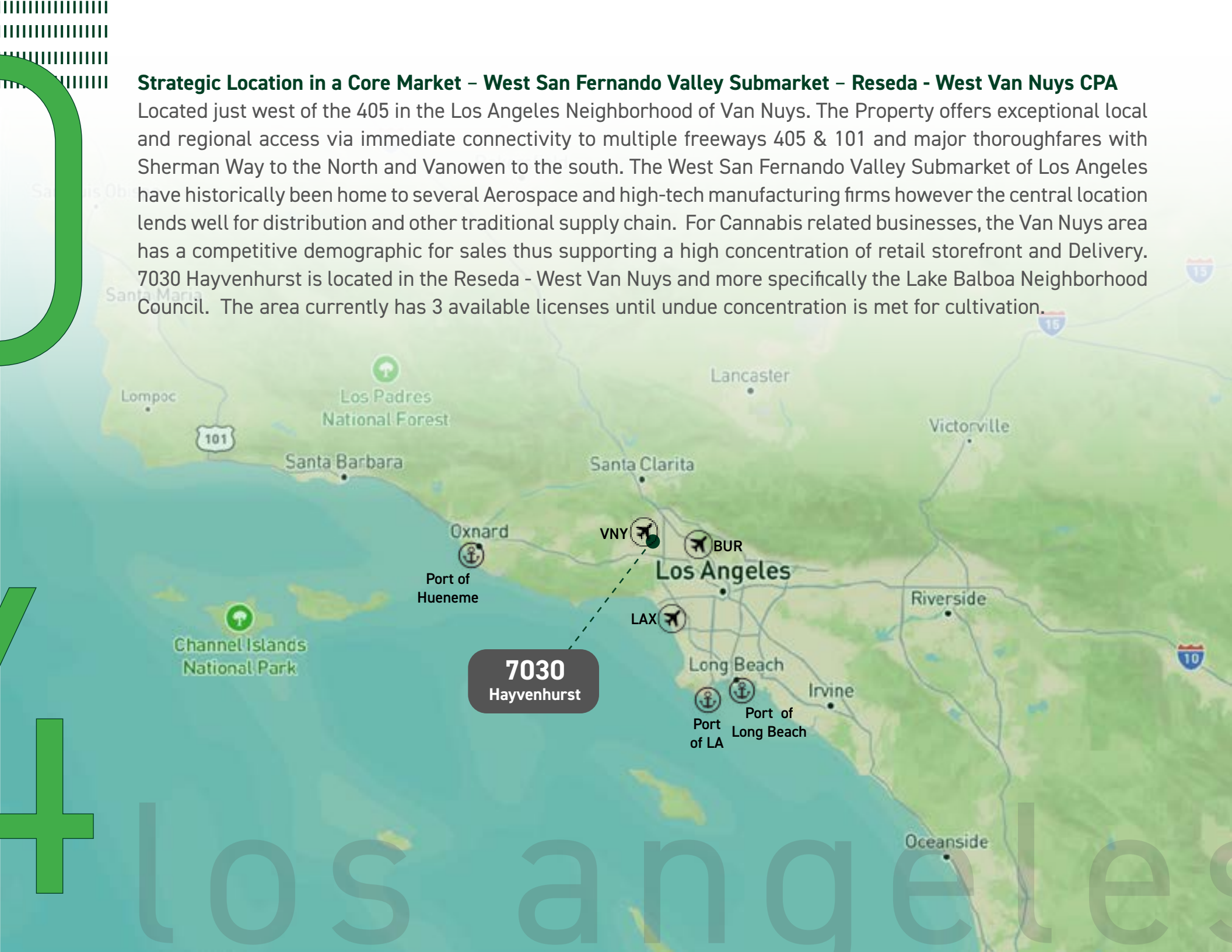
ALLOWABLE LICENSURE
• Cultivation/Nursery
• Distribution
• Manufacturing (type 6)
• Testing
• Delivery

Location

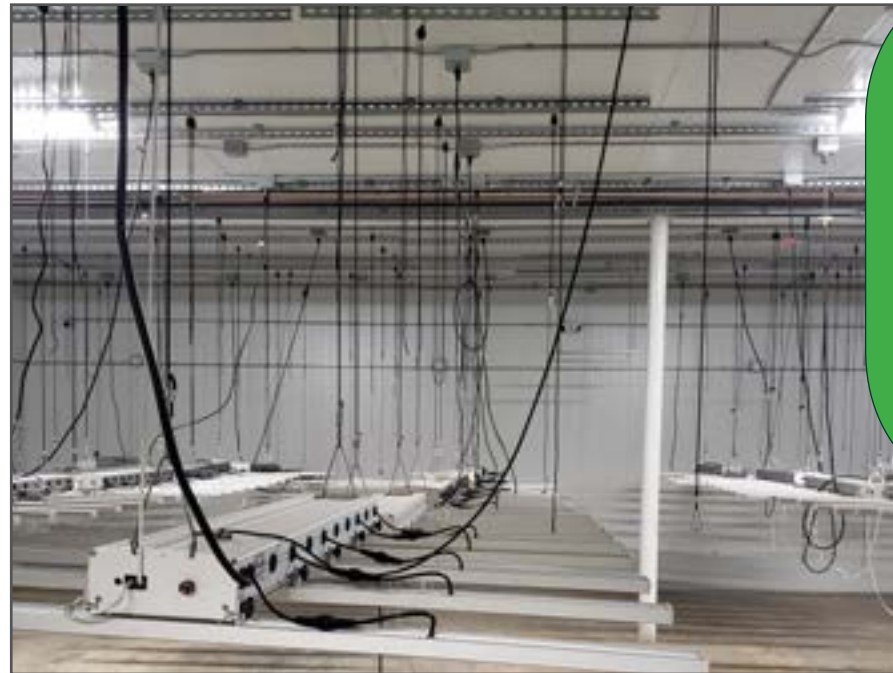


Strategic Location in a Core Market – West San Fernando Valley Submarket – Reseda - West Van Nuys CPA

Located just west of the 405 in the Los Angeles Neighborhood of Van Nuys. The Property offers exceptional local and regional access via immediate connectivity to multiple freeways 405 & 101 and major thoroughfares with Sherman Way to the North and Vanowen to the south. The West San Fernando Valley Submarket of Los Angeles have historically been home to several Aerospace and high-tech manufacturing firms however the central location lends well for distribution and other traditional supply chain. For Cannabis related businesses, the Van Nuys area has a competitive demographic for sales thus supporting a high concentration of retail storefront and Delivery. 7030 Hayvenhurst is located in the Reseda - West Van Nuys and more specifically the Lake Balboa Neighborhood Council. The area currently has 3 available licenses until undue concentration is met for cultivation.



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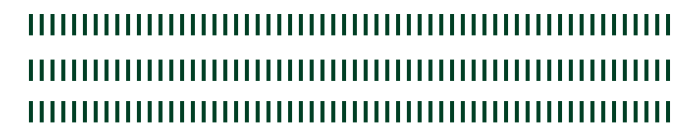
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the opportunity

Hayvenhurst is ideally positioned for most types of cannabis tenants and is currently built out for Cannabis Cultivation, Manufacturing and Distribution. The second generation space allows for operators to either assume the current licensing or move their own licensing in and be up and running with greater ease. This facility provides a rare opportunity to purchase a facility with ample power, 100% HVAC, improvements, and strategically located amongst a robust cannabis market.

7030 Hayvenhurst

- Previously designed and partially built out for Cannabis Cultivation w/nursery (refrigeration panels), Distribution and Manufacturing.
- Estimated Flowering LIGHT COUNT: 992 per current plans
- Potential to purchase existing Licensure w/ both State and City Annuals for Cultivation w/ nursery, Distribution & Manufacturing.
- Entity changes now allowable in Los Angeles making a clean transfer achievable.
- SPECIALIZED EQUIPMENT - Racking Systems (Cult & Veg), Lighting & Walk-In. Full list available upon request.
- Plug and Play for Nursery, Distribution, Packaging and Pre-rolls.
- Ideal space for Cultivation & Specifically Nursery
- Convenient extra secure drive in ground level door for loading Distribution sprinter vans
- EXCELLENT parking and potential outdoor storage space
- Clean 2nd Floor Office -- easily convertible w/100% HVAC



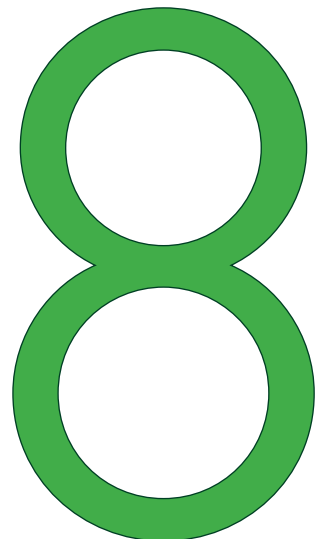
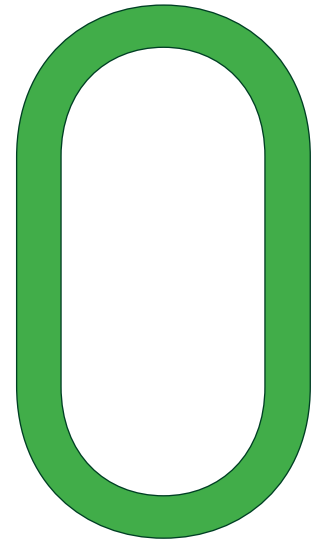
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

highlights

Endless possibilities for the right operators.....



HEAVY POWER
DELIVERABLE



SPEED
TO MARKET



AMPLE
PARKING/STORAGE



LICENSING
AVAILABLE



EXCELLENT
CLEAR HEIGHT



SPECIALIZE
EQUIPMENT



ANNUAL
APPROVAL



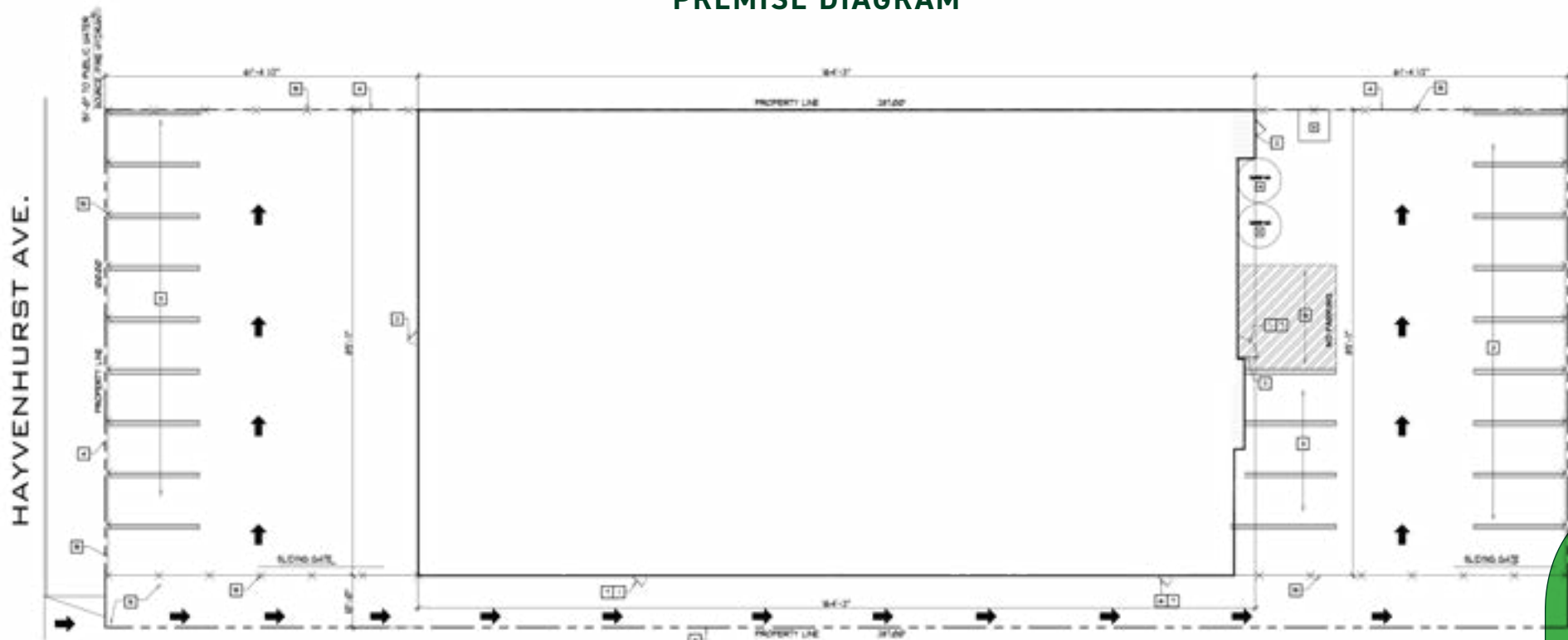
PURCHASE
or LEASE



plans

Endless possibilities for the right operator.....

PREMISE DIAGRAM



Land SF: ±28,749.60 SF / 0.66 Acres

Building Rentable SF: ±22,701 SF

Parking: ±42 spaces

area analysis

CULTIVATION

BLOOM 1	4,266 SQ. FT.
BLOOM 2	2,039 SQ. FT.
VEGETATION 1	2,519 SQ. FT.
VEGETATION 2	1,115 SQ. FT.
CLONE ROOM	595 SQ. FT.
CLONE TRANSPLANT	142 SQ. FT.
CLONING ROOM	314 SQ. FT.
WATER ROOM	511 SQ. FT.
MENS/WOMENS/WASH ROOM	489 SQ. FT.
CORRIDOR	673 SQ. FT.
SECURITY OFFICE	80 SQ. FT.
BREAK ROOM	233 SQ. FT.
REAR LOBBY	111 SQ. FT.
JANITORIAL/STORAGE	175 SQ. FT.
STAIR(S)	331 SQ. FT.
COVERED PARKING	211 SQ. FT.
TRASH WASTE	96 SQ. FT.
TOTAL CULTIVATION	14,500 SQ. FT.

FLOWERING LIGHT COUNT

992 Lights

PROCESSING

DRY ROOM	810 SQ. FT.
HALL	197 SQ. FT.
TRIM/PROCESSING	377 SQ. FT.
OFFICE	135 SQ. FT.
SCALE/PACKAGING	185 SQ. FT.
TOTAL PROCESSOR	1,704 SQ. FT.

DISTRIBUTION

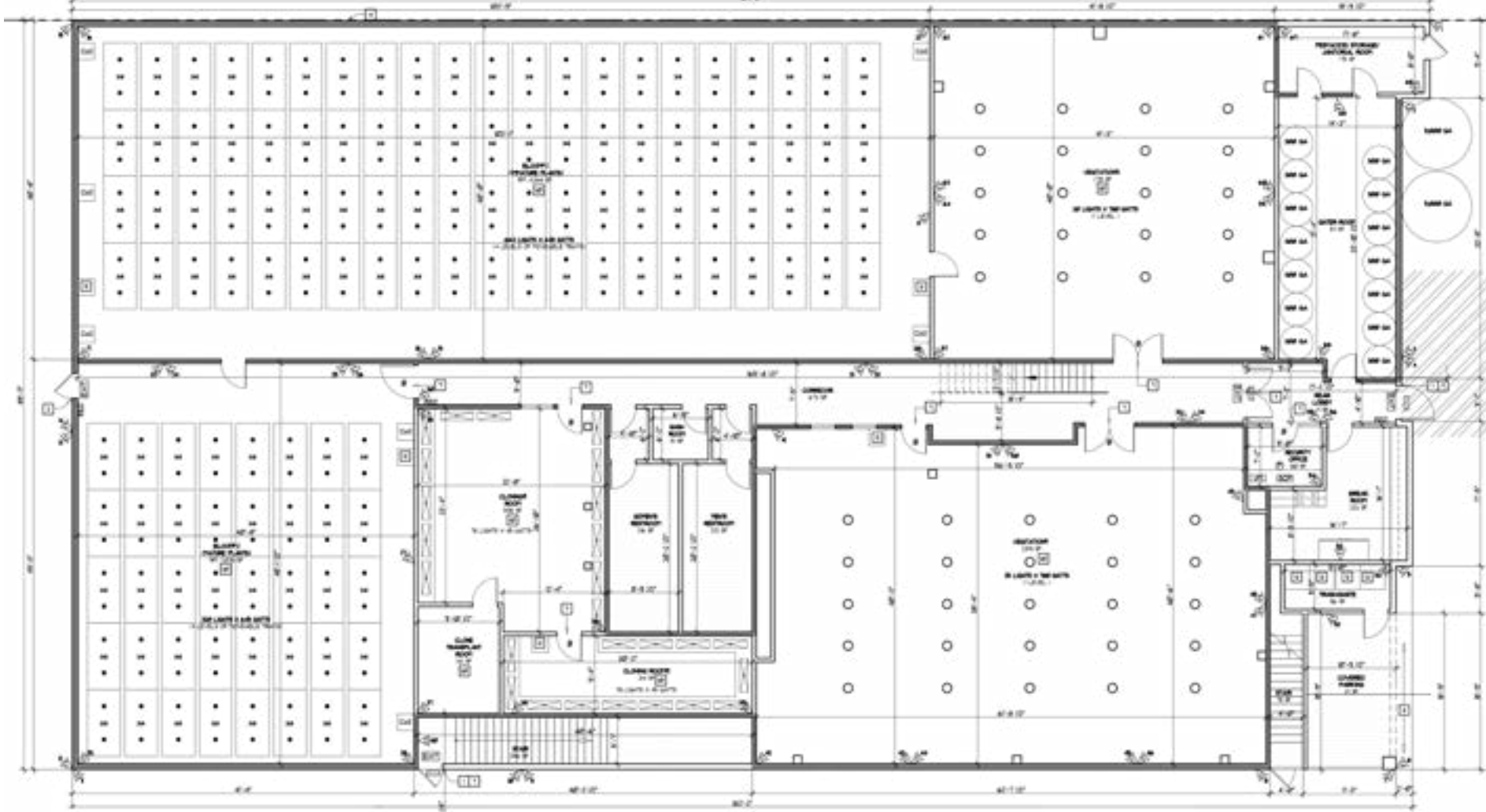
DISTRIBUTION	339 SQ. FT.
PRODUCT STORAGE	131 SQ. FT.
QUARENTINE STORAGE	125 SQ. FT.
MANAGER OFFICE	151 SQ. FT.
DISTRIBUTION OFFICE	238 SQ. FT.
LABELING	17 SQ. FT.
STORAGE	107 SQ. FT.
LOAD/UNLOAD/PICKUP	102 SQ. FT.
TOTAL DISTRIBUTION	1,276 SQ. FT.

MANUFACTURING

EXTRACTION	1,242 SQ. FT.
FREEZER	152 SQ. FT.
OFFICE	214 SQ. FT.
MANAGER OFFICE	418 SQ. FT.
TOTAL MANUFACTURING	2,026 SQ. FT.

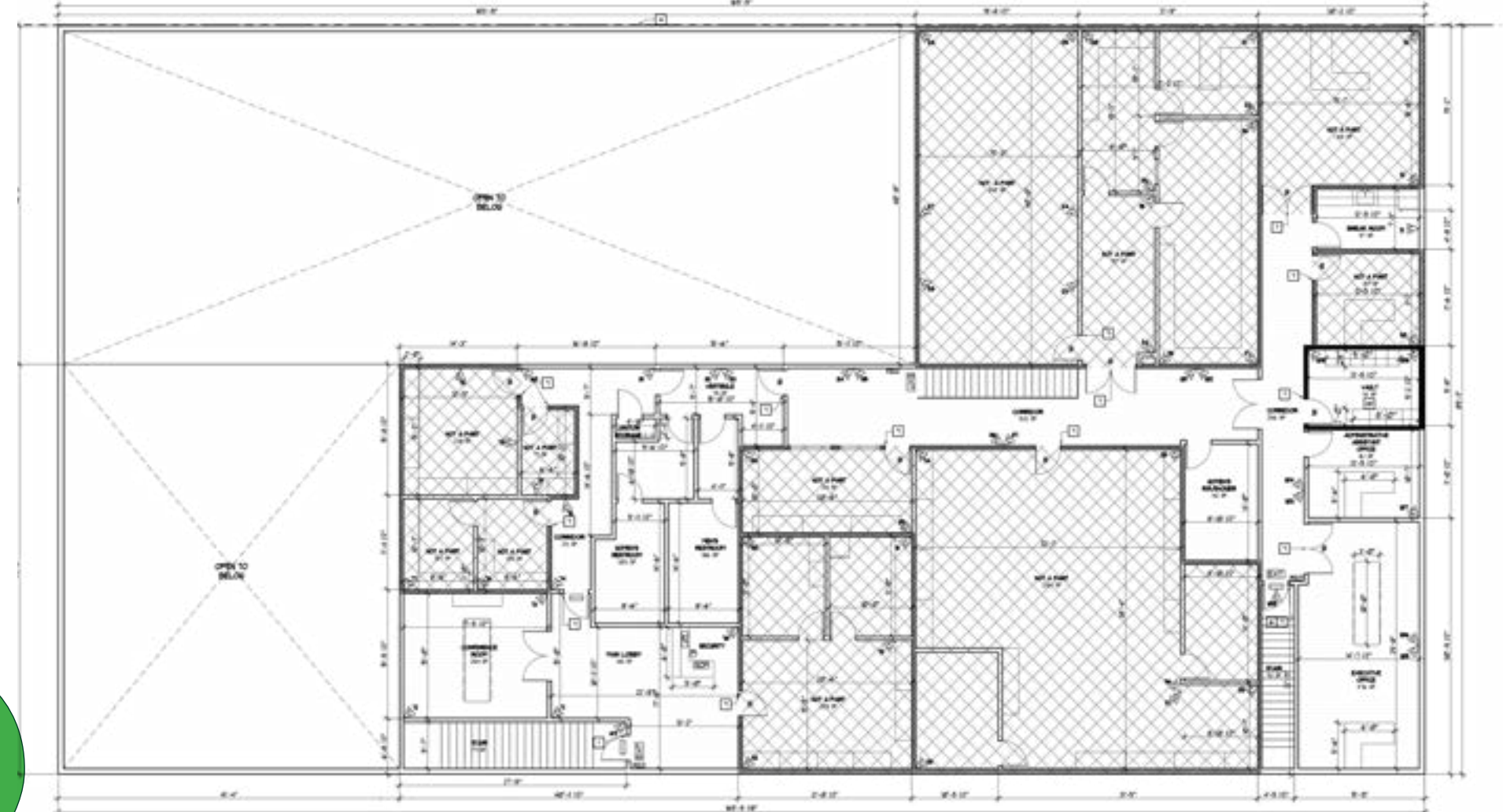
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CULTIVATION SPACE - 1ST FLOOR



ROOM NAME	RACK (SF)	TOTAL LIGHTS	LEVEL/TIER	WATTS	TOTAL WATTS
BLOOM 1 - FLOWERING	11,424 SF	672	4	645	433,440
BLOOM 2 - FLOWERING	5,120 SF	320	4	645	206,400
VEGITATION 1	1,408 SF	25	1	780	19,500
VEGITATION 2	1024 SF	20	1	780	15,600

CULTIVATION SPACE - 2ND FLOOR



ROOM NAME	RACK (SF)	TOTAL LIGHTS	LEVEL/TIER	WATTS	TOTAL WATTS
CLONING ROOM 1	496 SF	78	6	45	3,510
CLONING ROOM 2	496 SF	78	6	45	3,510
TOTAL CULTIVATION	19,968 SF	1,193	--	--	681,960
TOTAL FLOWERING	16,544 SF	992	8	1,290	639,840



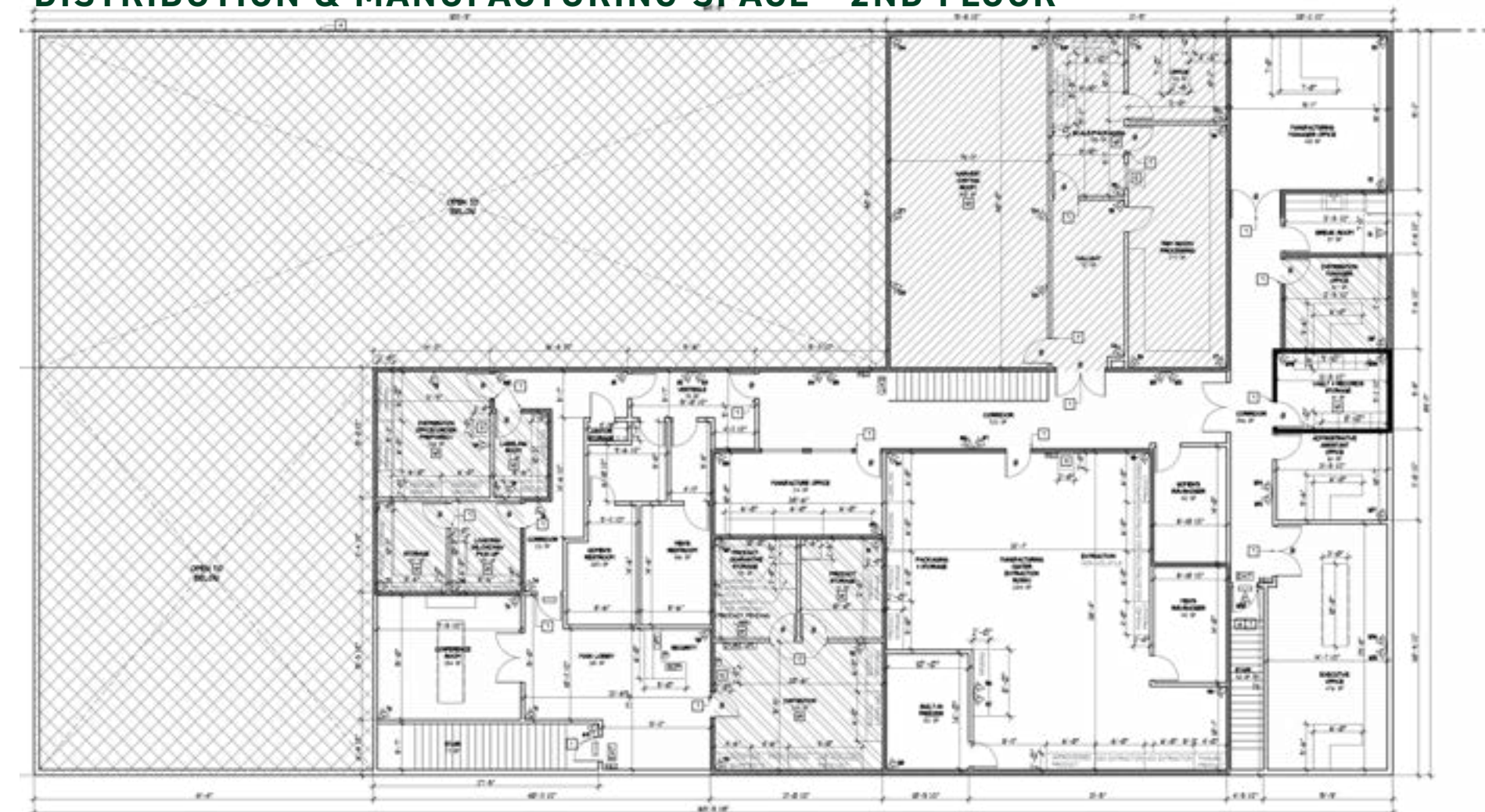
plans

Endless possibilities for the right operator.....

DISTRIBUTION & MANUFACTURING SPACE - 1ST FLOOR



DISTRIBUTION & MANUFACTURING SPACE - 2ND FLOOR



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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](#).

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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.

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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

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