

5993

St Andrews Place

Los Angeles, CA

A DIVISION OF

 LEE &
ASSOCIATES
Los Angeles - Long Beach

 LWLA

HAYMAKERS



**5993
St. Andrews Pl**

OVERVIEW

about

St. Andrews Place is fully built-out for Retail, Distribution and Cultivation with ±15,201 sf of approved production space and ±7,500+ sf of expansion space that totals ±22,701 SF of building on ±33,794 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.

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ADDRESS
5993 S. St. Andrews PL
Los Angeles, CA 91406

SIZE
Building: ±22,504 SF
Land: 0.78 ACRES

POWER
400a 240v 3phase
300a single phase

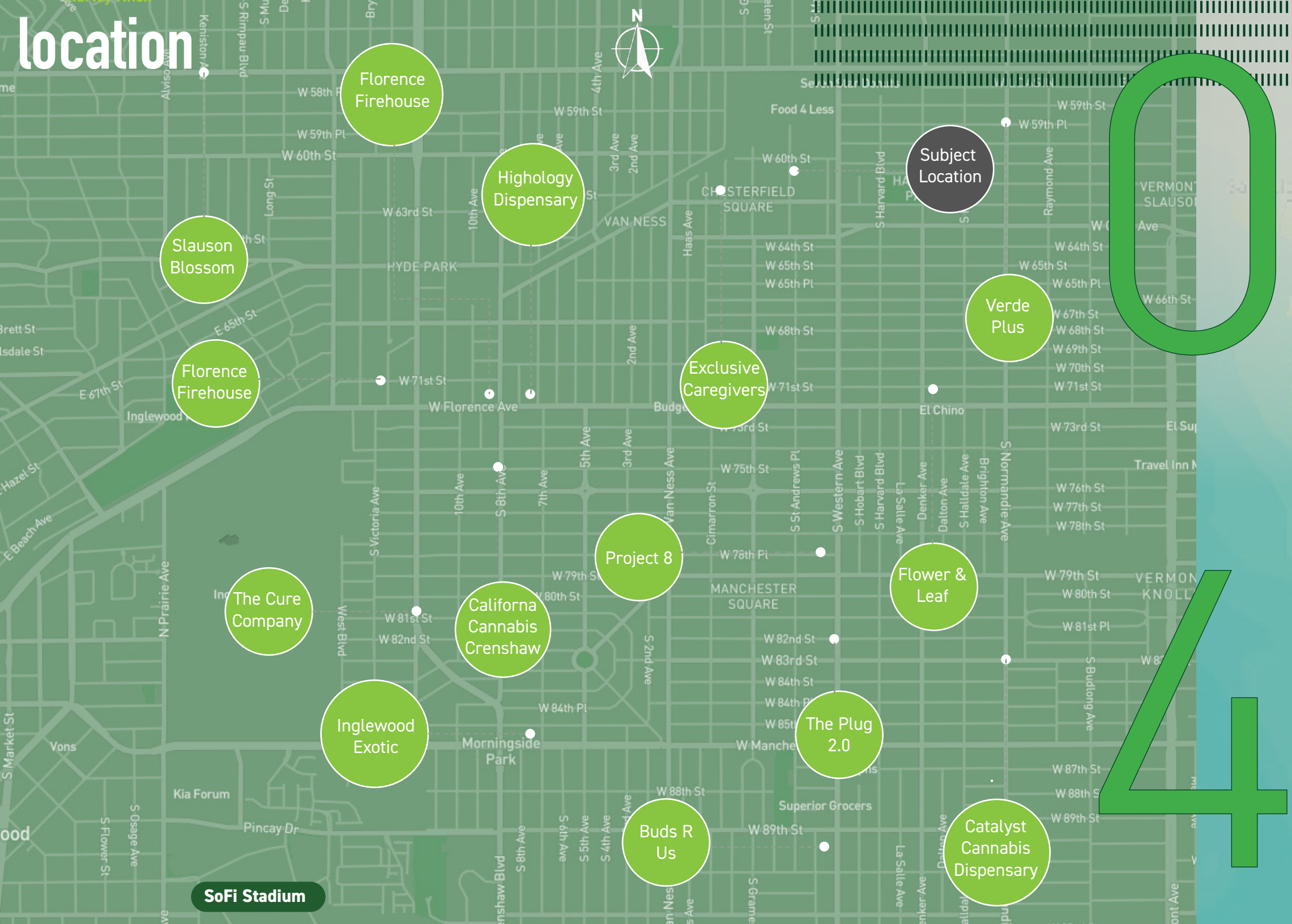
CEILING HEIGHT
± 20ft

PARKING
± 12 Surface

ZONING / USE
M2

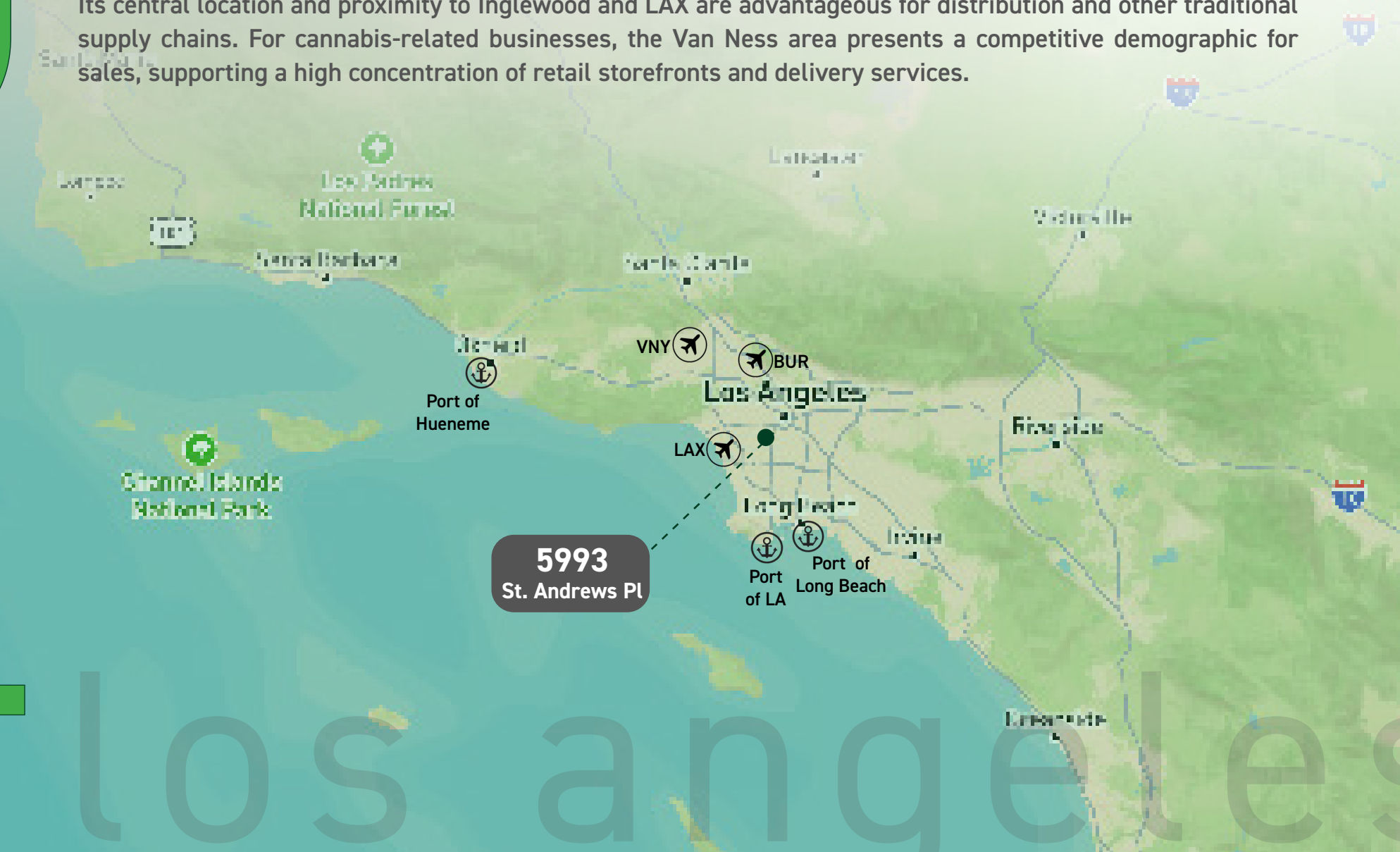
ALLOWABLE LICENSURE

- Cultivation/Nursery
- Distribution
- Manufacturing (type 6)
- Testing
- Retail & Delivery



Strategic Location in a Core South Los Angeles Market - South LA CPA

This property is situated just south of Hyde Park Blvd in the Van Ness neighborhood of Los Angeles. It offers excellent local and regional accessibility, with immediate connectivity to major thoroughfares, including Western Ave to the east and Slauson Ave to the north, leading to Southern California's main arteries the 405 & 110 Freeway. Historically, this small area of South Los Angeles has been home to food manufacturing and processing, as well as various furniture and cabinet manufacturers. From 1924-2012 it was home to Hostess Bakery. Its central location and proximity to Inglewood and LAX are advantageous for distribution and other traditional supply chains. For cannabis-related businesses, the Van Ness area presents a competitive demographic for sales, supporting a high concentration of retail storefronts and delivery services.



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the opportunity

St. Andrews Place is ideally positioned for most types of cannabis tenants and is currently built out for Cannabis Retail, Manufacturing 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

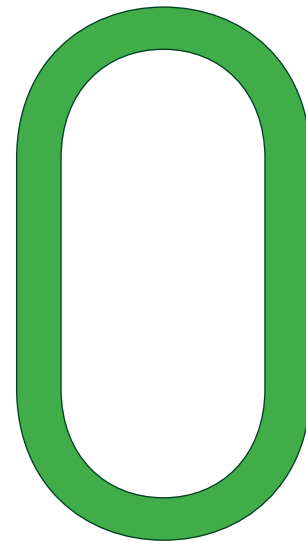


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highlights

Endless possibilities for the right operators.....



HEAVY POWER
DELIVERABLE



SPEED
TO MARKET



AMPLE
PARKING/STORAGE



LICENSING
AVAILABLE



EXCELLENT
CLEAR HEIGHT



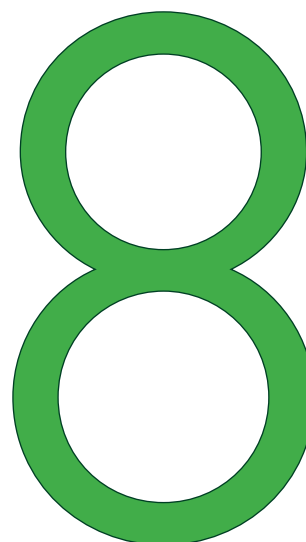
SPECIALIZE
EQUIPMENT



ANNUAL
APPROVAL

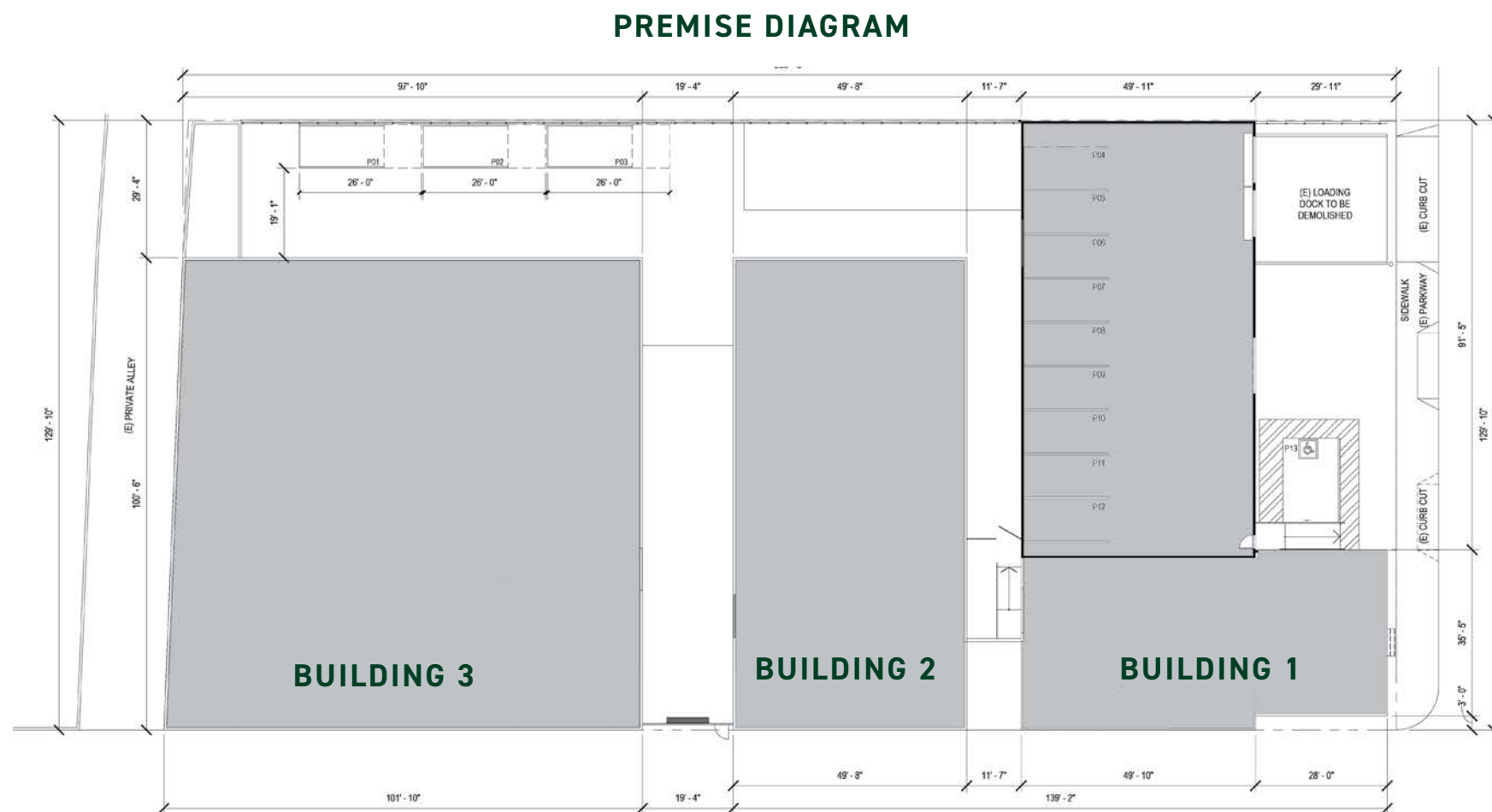


LEASE or
PURCHASE



plans

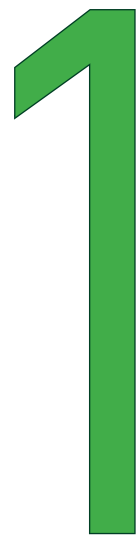
Endless possibilities for the right operator.....



Land SF: ±33,794 SF / .78 Acres

Building Rentable SF: #3 ±10,000 SF #2 ±5,000 SF #1 ±7,544 SF

Parking: ±12 spaces



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)

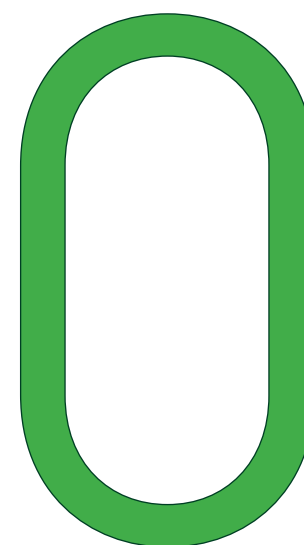
EXTRACTION	503 SQ. FT.
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DISTRIBUTION (building 2)

OFFICE & STORAGE	278 SQ. FT.
PRODUCT STORAGE	575 SQ. FT.
BATCH SAMPLING	
PACKAGING/LABELING	487 SQ. FT.

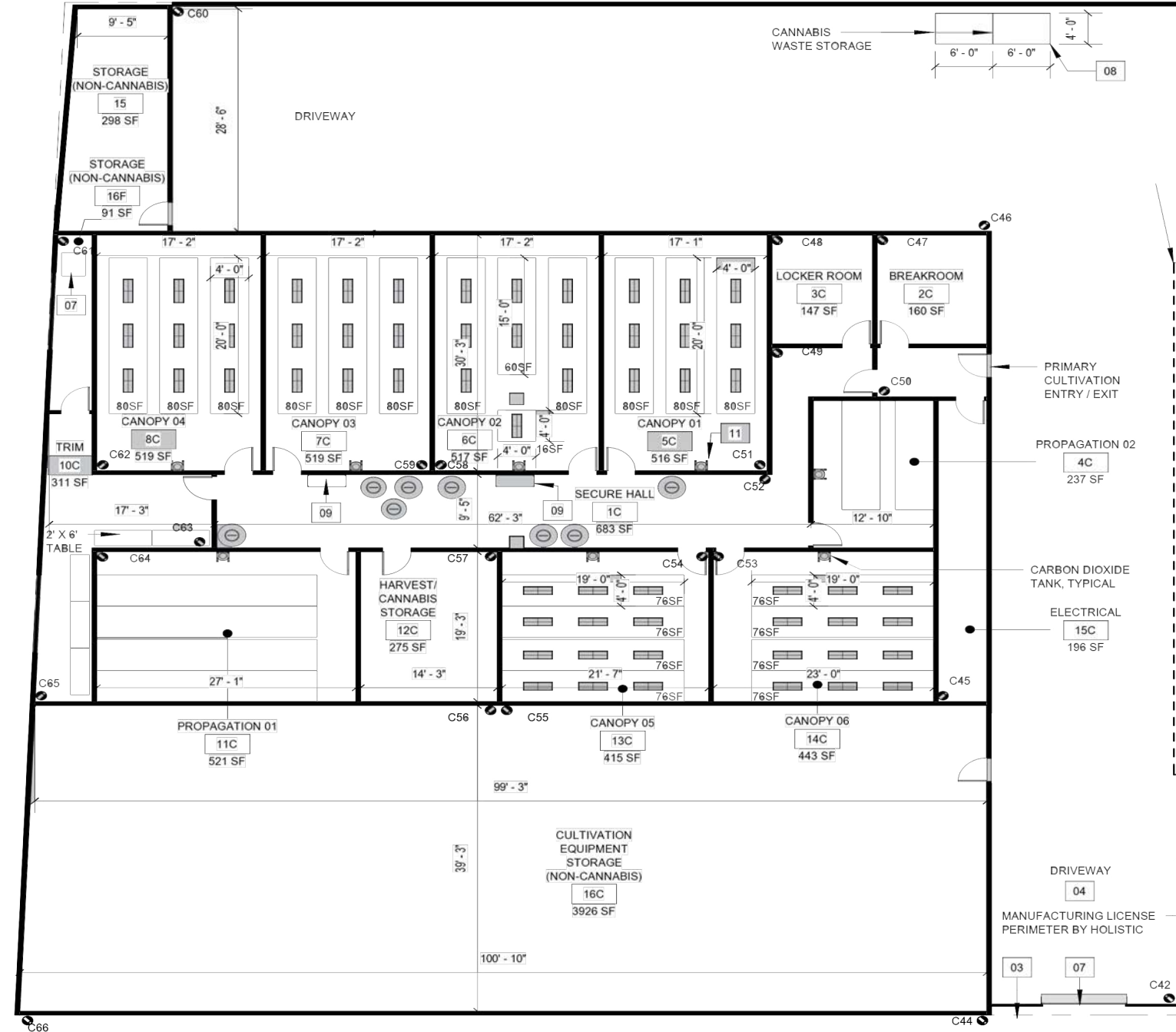
ADDITION STORAGE (building 3, 2 & 1)

CANNABIS	422 SQ. FT.
NON-CANNABIS	9,331 SQ. FT.



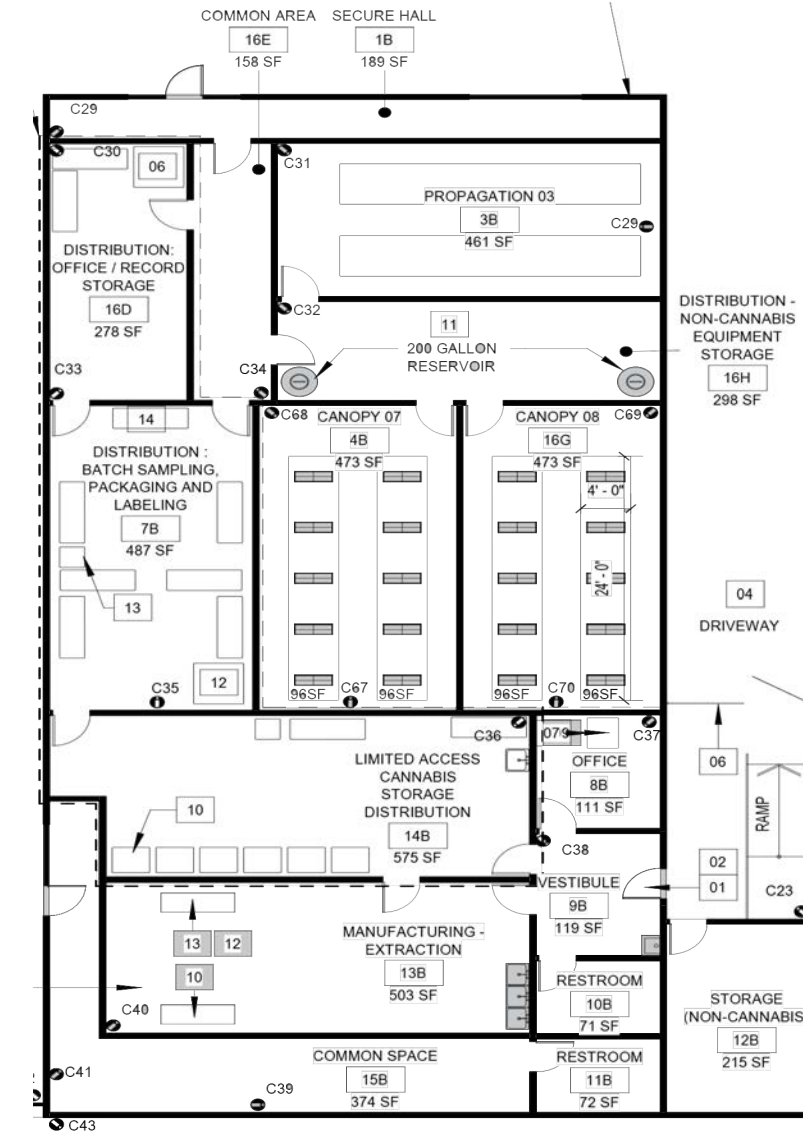
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BUILDING 3 - CULTIVATION SPACE

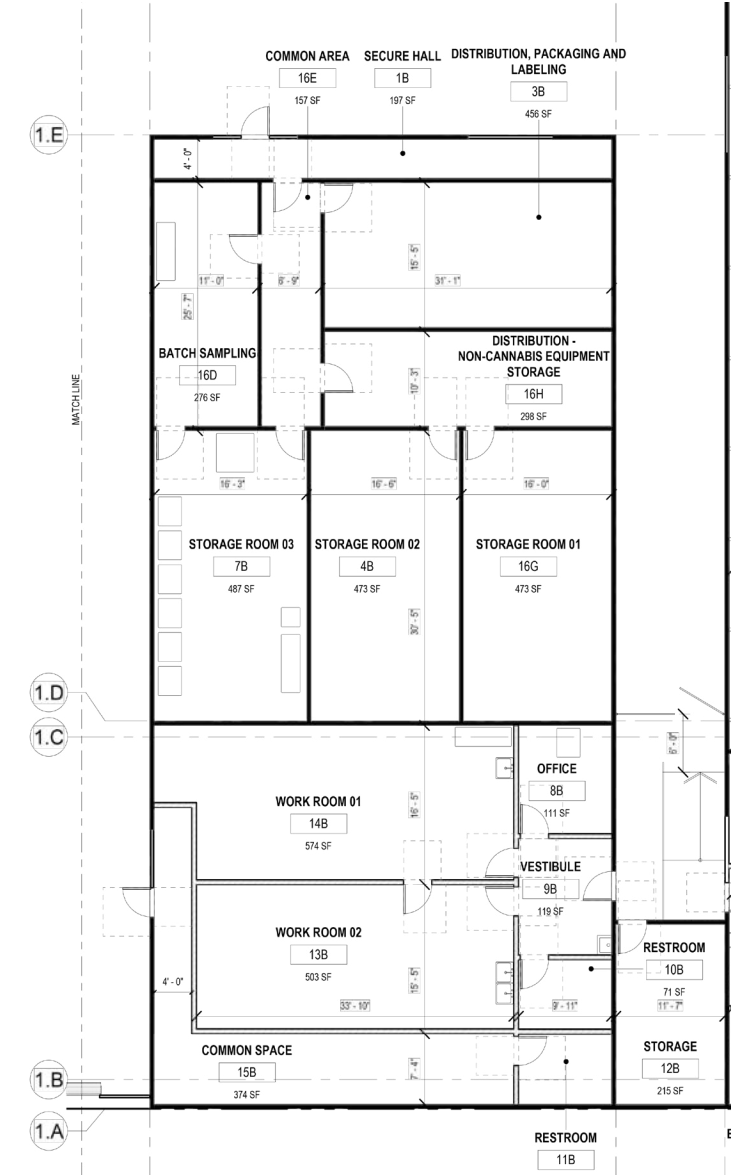


BUILDING 2 - MANUFACTURING & DISTRIBUTION

current - certificate of occupancy plans

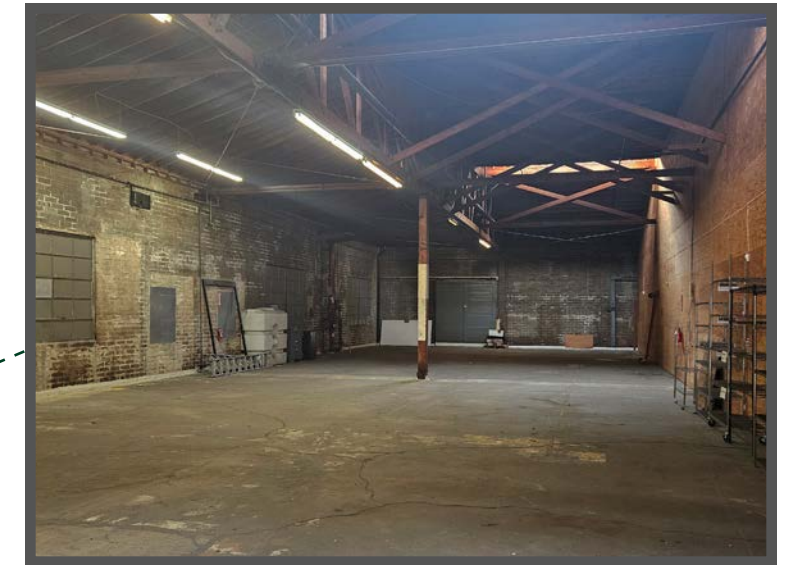
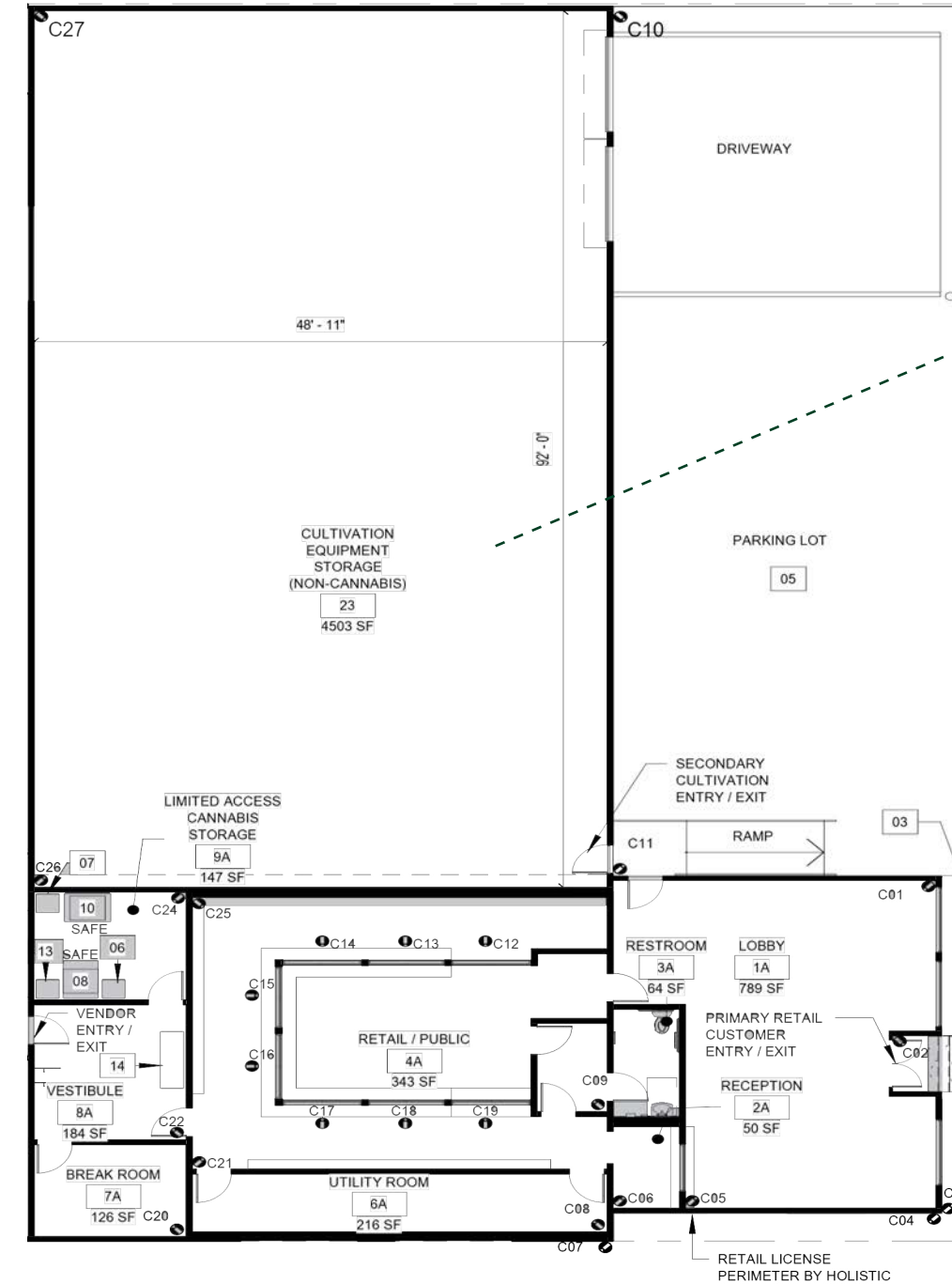


previous configuration





BUILDING 1 - RETAIL & EXPANSION



EXPANSION IDEAS

- NON-CANNABIS STORAGE - GOODS OR EQUIPMENT
- ADDITIONAL DISTRIBUTION SPACE
- ADDITIONAL MANUFACTURING SPACE
- ADD DELIVERY COMPONENT
- DRIVE-IN LOADING - DELIVERY OR DISTRIBUTION
- CONSUMPTION LOUNGE / EVENT SPACE



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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
\$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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