


806-816 E 61st St,
Los Angeles, CA 90001

A DIVISION OF

 LEE &
ASSOCIATES
Los Angeles - Long Beach

 LWLA

HAYMAKERS



**806-816 E 61st St,
Los Angeles, CA 90001**

OVERVIEW



ADDRESS

806-816 E 61st St,
Los Angeles, CA 90001

SIZE

Building: ±19,813 SF
Land: ±35,525 SF

POWER

800a 240v 3phase
1600a 480v 3phase

CEILING HEIGHT

± 20ft

PARKING

± 15+ Surface

ZONING / USE

M2

LICENSURE

- Cultivation/Nursery
- Distribution
- Manufacturing (type 6)
- Allows for Delivery

about

E. 61st Street is newly energized and fully built-out for Distribution and pending improvements for Cultivation with plans that allow for a mix of two and three tier rooms for flowering and veg. The current configuration allows flexibility for any user whether they are looking to expand their cultivation footprint, manufacturing and distribution or even to add a new delivery hub. Originally built in the 1930s most of the existing Improvements were completed over the last 5 years. The Property features HVAC throughout the one of the buildings, 20 ft clear height in the main building, ground-level doors, brick and masonry construction, and generous parking for the area. While all compliant uses will be considered, the Property currently offers licensing for Cultivation (and/or Nursery) Manufacturing and Distribution allowing an operator speed to market with an existing foundation of partial improvements and regulatory compliance.

los angeles

location



Flower & Leaf

Catalyst Cannabis Dispensary

Off The Charts powered by Cadre

Subject Location

Nugs on Nadeau

Originals Factory

South Broadway Dispensary

South Broadway Dispensary

Manchester Wellness Center

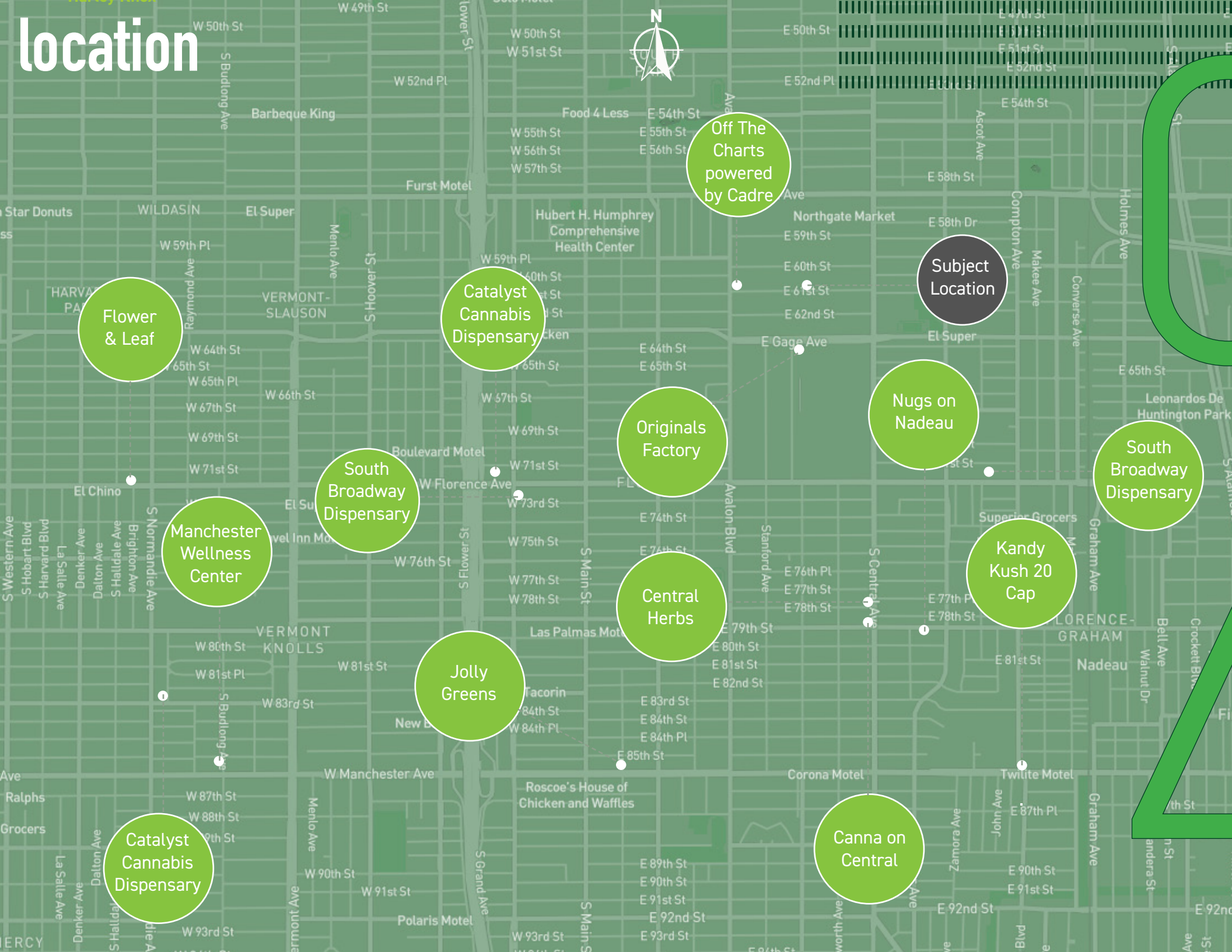
Kandy Kush 20 Cap

Central Herbs

Jolly Greens

Canna on Central

Catalyst Cannabis Dispensary



Strategic Location in a Core South Los Angeles Industrial Market - Goodyear Tract - South East LA CPA

This property is situated in the Florence neighborhood of South Los Angeles. It offers excellent local and regional accessibility, with immediate connectivity to major thoroughfares, including Florence Ave to the south and Slauson Ave to the north, both leading to one of Southern California's main arteries the 110 Freeway. Historically, this large industrial pocket of South Los Angeles was home to Goodyear Tires and is how it coined its name The Goodyear Tract. It comprises 281 parcels over 205 acres, and is home to over 200 companies and a total of approximately 4,000 employees. Its central location and proximity to Downtown Los Angeles and the Southbay are advantageous for distribution and other traditional supply chains. For cannabis-related businesses, the Goodyear Tract presents a competitive demographic for sales, supporting a high concentration of retail storefronts nearby.



806-816
E. 61st Street

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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.

the opportunity

806-816 E. 61st Street is ideally positioned for most types of cannabis tenants and is currently built out for Cannabis Distribution and Manufacturing. The completed space allows for operators to either purchase the current licensing (Cultivation, Distribution & 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 completed plans, and strategically located amongst a robust cannabis market in South East Los Angeles.

806-816 E. 61st Street

- FULLY BUILT-OUT for Cannabis Distribution and/or Manufacturing w/ EXPANSION
- Licensure Available: Cultivation, Distribution & Manufacturing.
- ENTITY Changes Allowable in Los Angeles - CLEAN Transfer Achievable.
- PLUG & PLAY for Distribution, Packaging and Pre-rolls
- HEAVY POWER: 1600a 480v & 800a 240v 3 Phase
- NEW Fire Monitoring System, Inspected And APPROVED by LAFD and LADBS
- Convenient raised level dock for loading Distribution sprinter vans
- EXCELLENT parking for the area & Parking Entitlement Waiver
- Architectural, Structural Engineering, Seismic and Retrofitting Design Complete and Ready to Submit.



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highlights

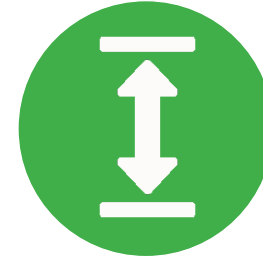
Endless possibilities for the right operators.....



HEAVY POWER



SPEED
TO MARKET



EXCELLENT
CLEAR HEIGHT



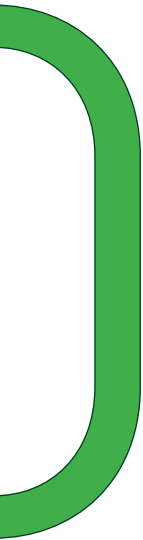
LICENSING
AVAILABLE



STATE
APPROVALS



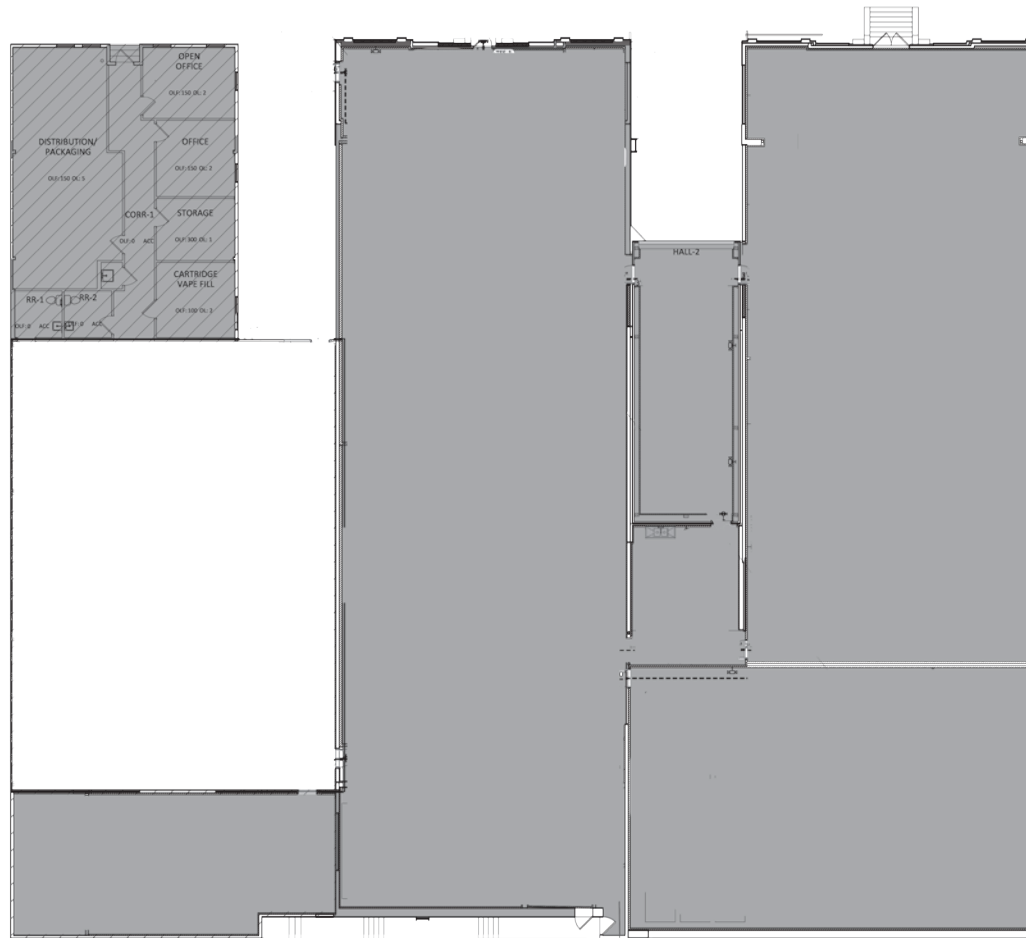
LEASE or
PURCHASE



plans

Endless possibilities for the right operator.....

PREMISE DIAGRAM - CURRENT CONFIGURATION



PARCEL 1

PARCEL 2

Land SF:

#1 ±10,150 SF

#2 ±25,375 SF

Building Rentable SF:

#1 ±3,291 SF

#2 ±16,522 SF

area analysis

CULTIVATION (parcel 2 & Expansion)

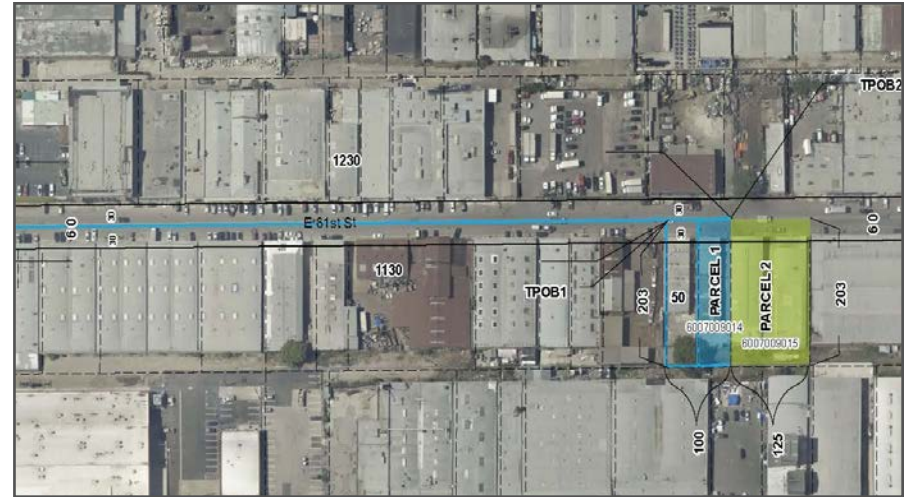
ROOM 1 (2-tier)	±2,025 SQ. FT.
ROOM 2	±2,025 SQ. FT.
ROOM 3	±2,426 SQ. FT.
ROOM 4	±2,424 SQ. FT.
ROOM 5	±2,936 SQ. FT.
VEG 1 (2-tier)	±610 SQ. FT.
VEG 2 (2-tier)	±300 SQ. FT.
VEG 3 (3-tier)	±1,615 SQ. FT.
Mother Room	±984 SQ. FT.
Clones	±288 SQ. FT.

DISTRIBUTION (parcel 1)

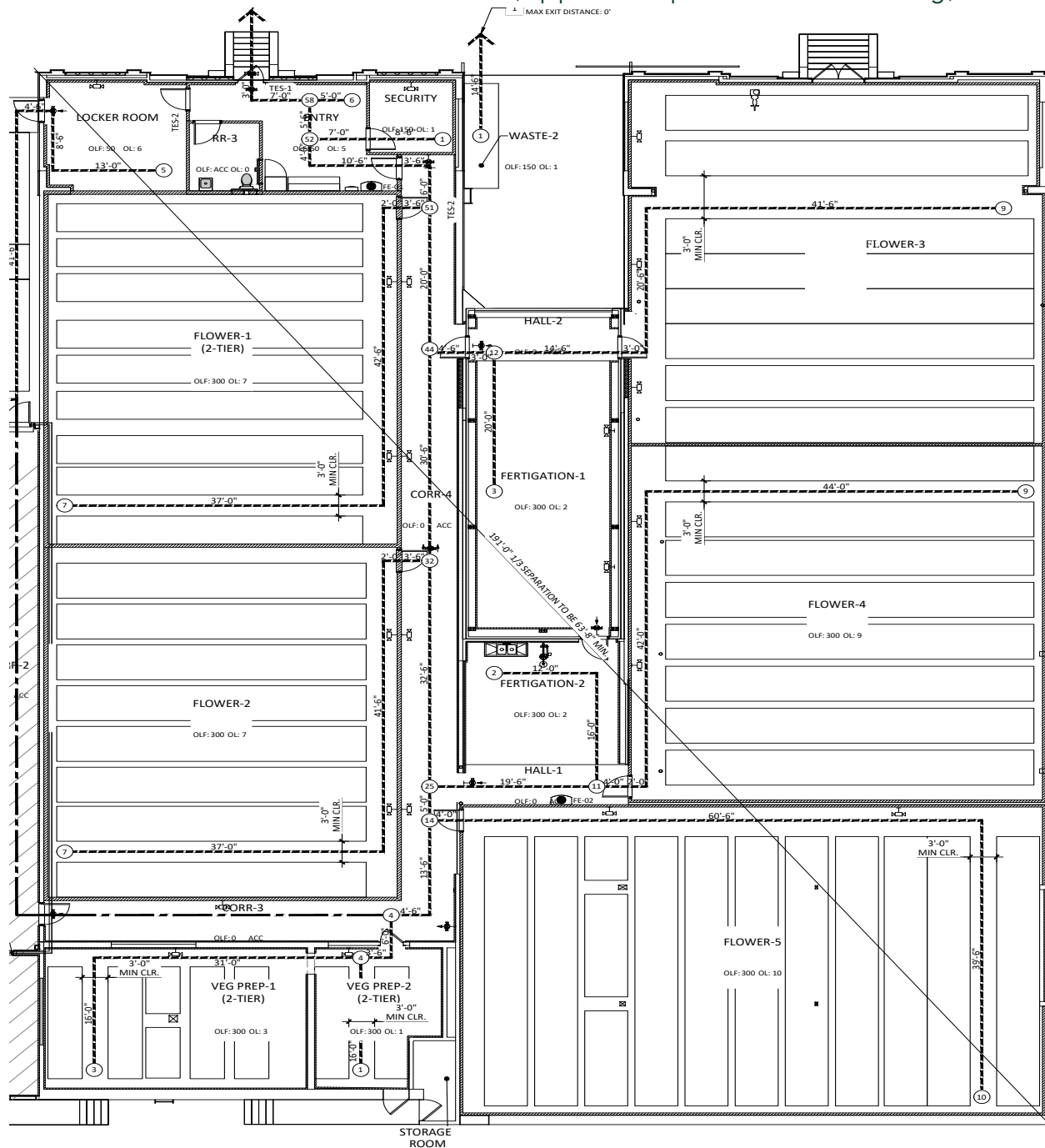
DISTRIBUTION	±749 SQ. FT.
PRODUCT STORAGE	±136 SQ. FT.
OFFICE 1	±186 SQ. FT.
OFFICE 2	±169 SQ. FT.

MANUFACTURING (parcel 1 & Expansion)

Cart Filling	±165 SQ. FT.
Dry 1	±293 SQ. FT.
Dry 2	±293 SQ. FT.
TRIM	±826 SQ. FT.

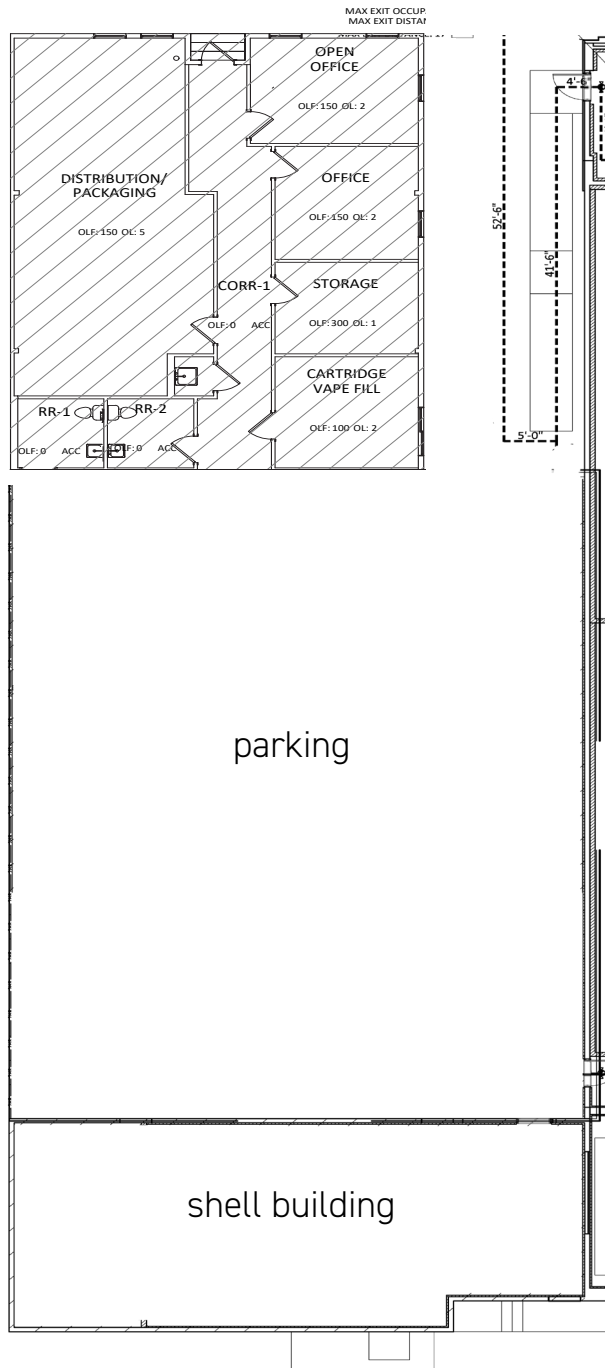


PARCEL 2 - CULTIVATION SPACE (approved plans NOT existing)

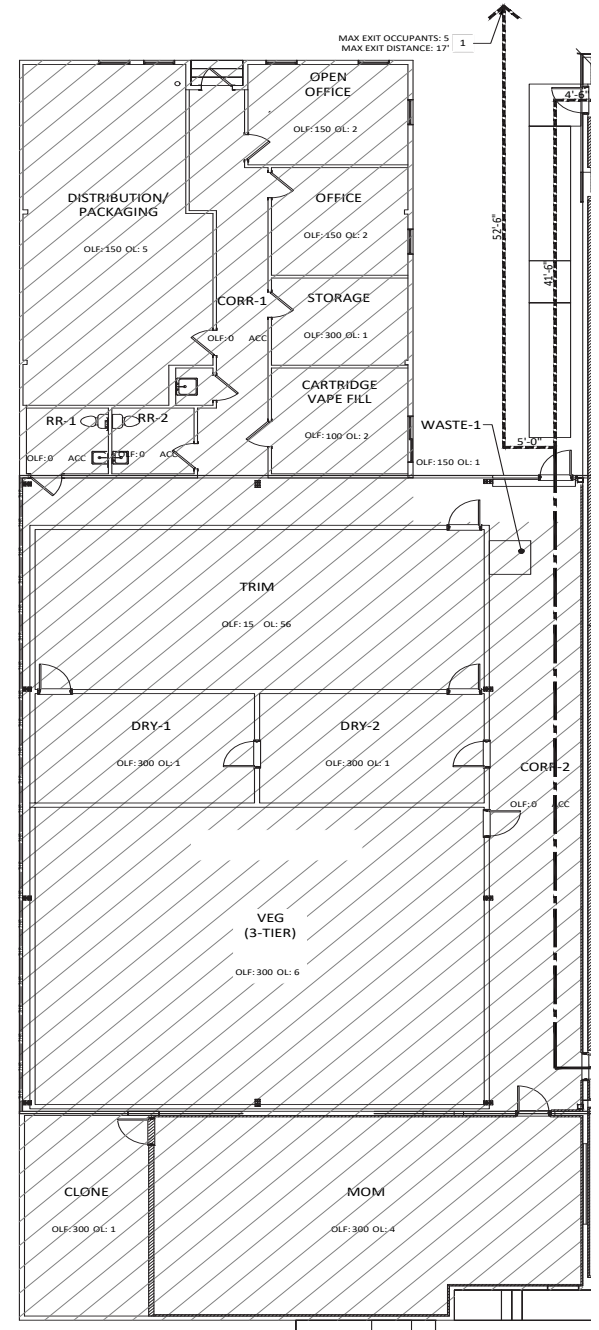


PARCEL 1 - DISTRIBUTION & MANUFACTURING

current configuration



plans READY to submit for expansion



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](#).

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.

US's Largest Market

Why California? Tourism, Culture, Population & GDP - \$2.9T

Legal Cannabis Sales
\$5.37B in 2023

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.

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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