



PAC
GARDEN
ASSETS



TURNKEY LONG BEACH CULTIVATION

Own the Grow. Control Your Supply.

**\$350,000 LICENSED CANNABIS
BUSINESS | \$985,000 REAL ESTATE**

Opportunity Overview

1661 Cota Ave | Long Beach, CA
±2,414 SF Building | ±6,534 SF Lot
30–60 Light Indoor

Tours Available by Appointment

Serious buyers only. Request
more info at pacgarden.com

Ideal Operators:

- 1–2 Store Retail Operator
- Boutique Indoor Cultivator
- Pheno Hunt / Genetics R&D
- Breeding & Seed Production



Buy it. Build it. Exit.

Pac Garden Assets | DRE #02174506 | deals@pacgarden.com | 213.722.9577 | PG-LGBC004