



**PAC
GARDEN**
ASSETS

Santa Cruz Manufacturing Facility

211 Fern St, Santa Cruz, CA 95060

Pac Garden Assets | Corporate DRE #02174506 | Broker DRE #02072441 | deals@pacgarden.com

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EXECUTIVE SUMMARY

211 Fern St, Santa Cruz, 95060

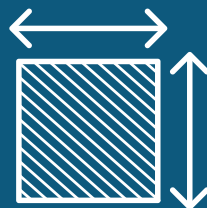
Asking Price

\$2,500,000



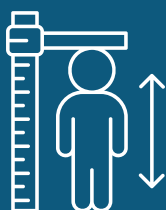
Building Area

± 4,500 SF



Land Area

± 8,700 SF



Clear Height

14 FT



Parking Spots

11



Electrical

1200 amps, 3 phase



Pac Garden Assets presents a turnkey opportunity to acquire a fully improved industrial manufacturing and distribution property with an established operating business platform on California’s Central Coast. The offering includes fee simple real estate, business assets, licenses, and installed equipment, providing a turnkey solution for qualified operators seeking an existing, operational facility rather than new development.

Purchase Price Allocation

- Real Property: \$2,000,000
- Business, licenses, and equipment: \$500,000
- Total Asset Price: \$2,500,000

PROPERTY DETAILS

APN	001-044-35-000
ZONING	IG zoning. Single story building w/ additional mezzanine
LICENSING	TYPE 7 VOLATILE EXTRACTION & DISTRIBUTION

PROPERTY HIGHLIGHTS

- Fully built and operational with compliant infrastructure already in place
- Fee simple industrial property delivered vacant and free of lease
- Prime Santa Cruz location near the coast and centrally located
- Three (3) roll-up doors, secured on-site parking, and fenced perimeter

PROPERTY OVERVIEW



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Offered for sale is a fee-simple industrial manufacturing and distribution facility located at 211 Fern Street, Santa Cruz, California, together with an established operating business platform. The property consists of an approximately $\pm 4,500$ square foot purpose-built industrial facility situated on an approximately $\pm 8,700$ square foot parcel, per county records.

The building has been fully improved with compliant infrastructure designed to support regulated manufacturing and distribution operations. Improvements include specialized production rooms, enhanced ventilation and HVAC systems, upgraded electrical service, fire protection and sprinklers, and a comprehensive security system with controlled access.

The facility layout includes two (2) C1D1 rooms, a dedicated R&D laboratory, a mezzanine-level production area, roll-up doors, two walk-in freezers, and efficient loading and logistics flow. The property is highly secure, fully fenced, and configured for operational continuity.

The offering includes fee-simple real estate, installed production and facility equipment, and operational approvals, providing a turnkey solution for qualified owner-users or strategic operators seeking an existing, operational facility rather than new development.

KEY TAKEAWAYS

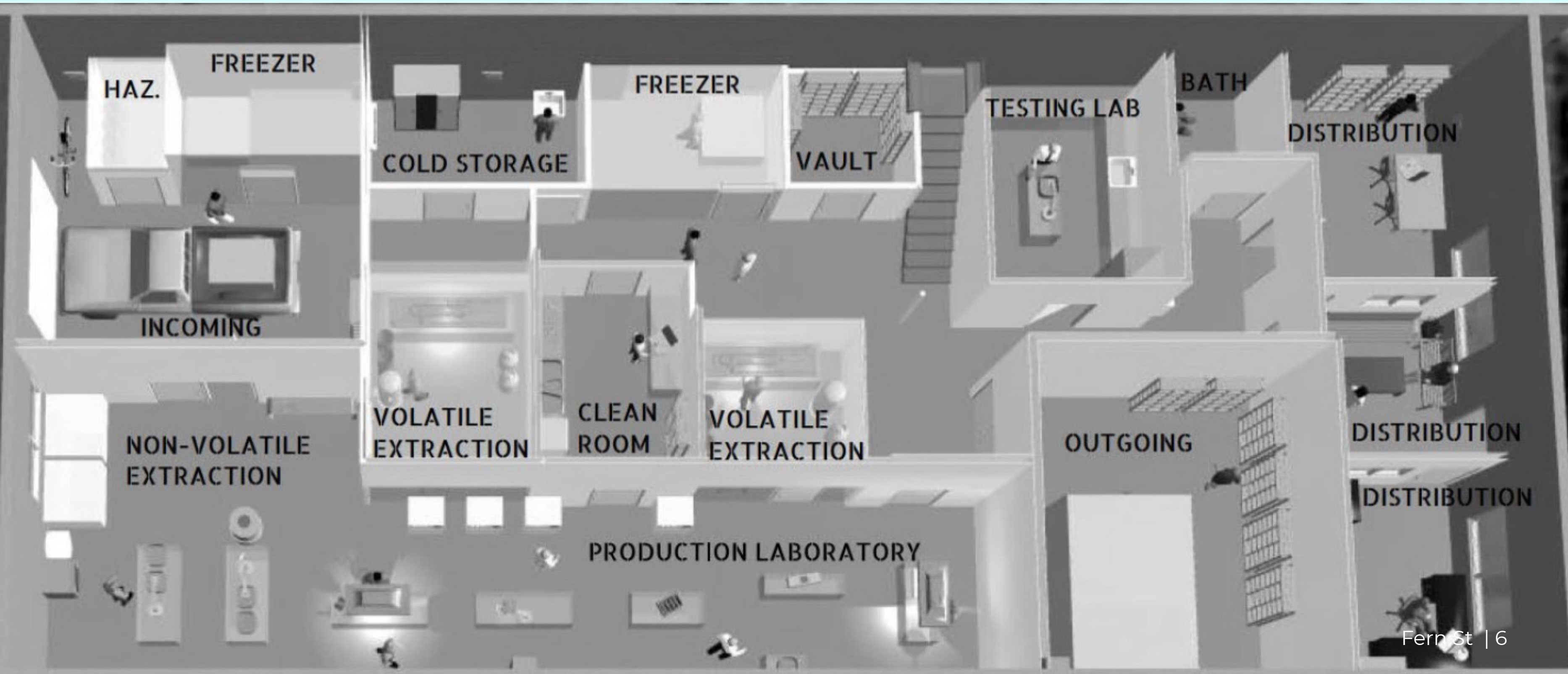
- Turnkey industrial manufacturing & distribution platform combining real estate, operating business, and extensive installed equipment
- Robust power and mechanical systems, including three (3) 400-amp electrical panels, HVAC, ventilation, sanitation, and fire protection
- Two (2) walk-in freezers, two (2) C1D1 rooms, R&D lab, mezzanine production area, and specialized processing spaces
- Prime Santa Cruz location, near the coast and centrally positioned to major transportation routes and regional amenities



FLOOR PLAN - GROUND LEVEL



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MEZZANINE



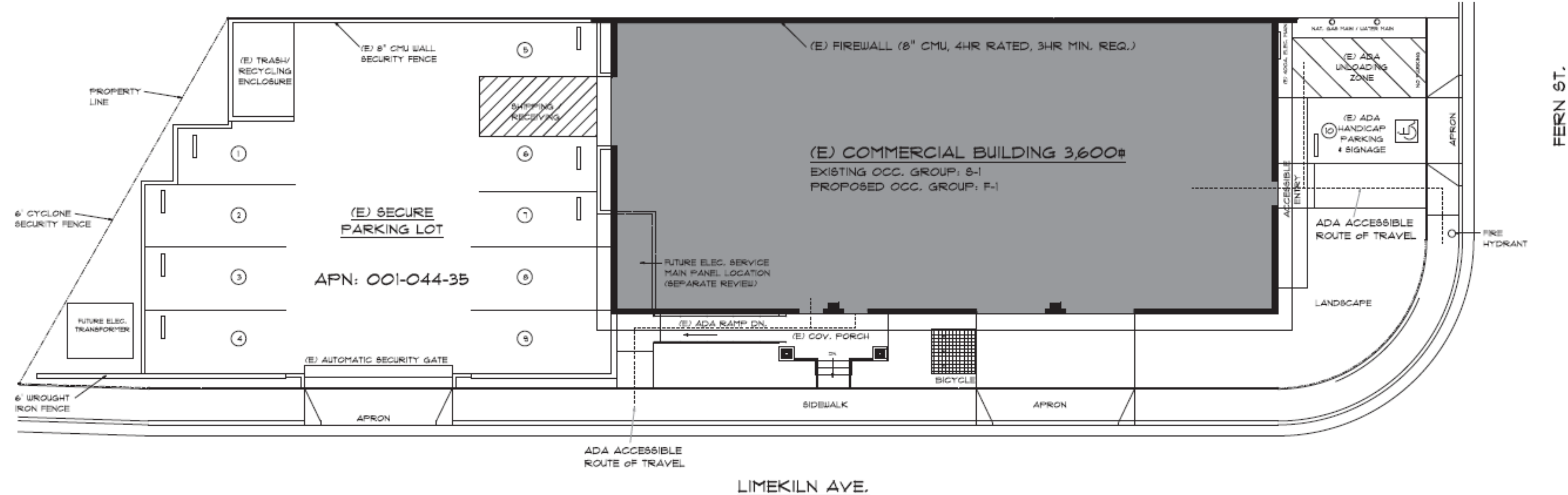
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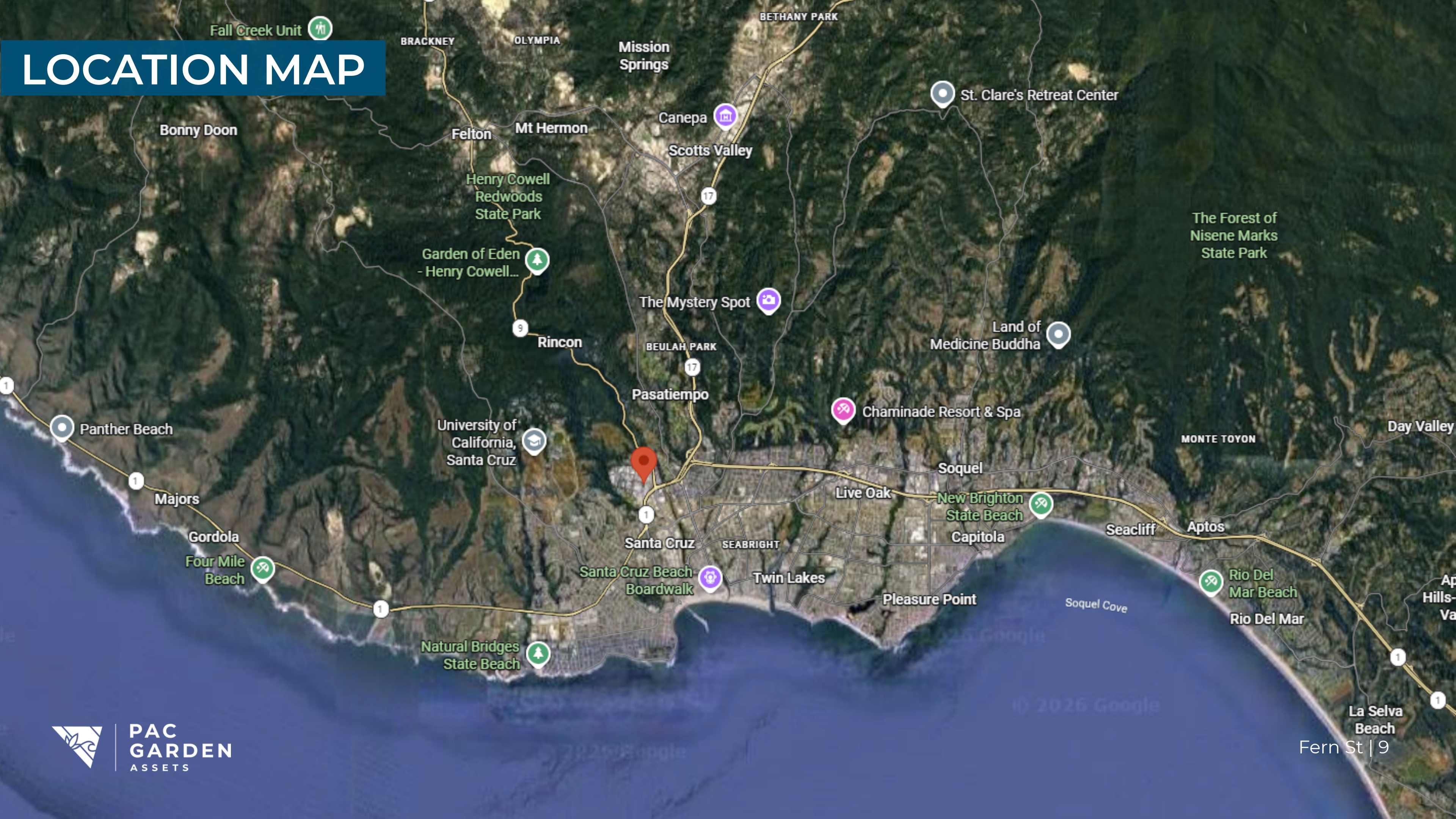
SITE PLAN



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LOCATION MAP



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La Selva
Beach
Fern St | 9

SANTA CRUZ OVERVIEW

Santa Cruz at a Glance

A highly desirable market known for its coastal lifestyle, educated workforce, and proximity to NorCal economic centers. Between Silicon Valley and Monterey Bay, Santa Cruz benefits from regional connectivity, limited industrial inventory, and consistent demand for specialized commercial and industrial space.



2025 DEMOGRAPHICS (5 mile radius from 211 Fern St)



Median Income
\$114,000



Median Age
40



Population
147,000



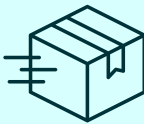
ACTIVE STATE CANNABIS LICENSES



Retail Storefront
22



Manufacturing
11



Distribution
21



Cultivation
33



ECONOMY

- Diverse and resilient local economy in a strategic Central Coast location
- Supported by education, technology, agriculture, tourism, and advanced manufacturing, anchored by UC Santa Cruz and regional innovation hubs
- Constrained industrial supply due to geographic and zoning limitations

ABOUT US

WHO WE ARE

Pac Garden Assets is a licensed cannabis real estate and business brokerage specializing in facilitating property and business transactions across California. With deep industry experience, we help buyers and sellers navigate a dynamic market by maximizing deal value and ensuring smooth transactions from listing through close of escrow.

WHAT WE DO

At Pac Garden Assets, we take a holistic approach to the industry. California leads cannabis innovation globally, setting the standard for genetics, brands, and operational models. The businesses and properties we help transact today will shape the next chapter of the industry.

- Licensed cannabis brokerage — property & business deals
- Deep industry expertise in a shifting market
- End-to-end support from consultation to close



Since 2020



TRANSACTION VOLUME

\$50,000,000



ASSETS TRANSACTED

20+

DISCLAIMER

Pac Garden Assets – Offering Memorandum

Hoube Inc dba Pac Garden Assets (“Broker”) has been retained as the exclusive agent for the sale or lease of the subject property and business assets. All information contained herein has been obtained from sources deemed reliable; however, Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of such information.

Prospective purchasers and/or tenants are advised to conduct their own independent investigation and due diligence regarding the property, including but not limited to physical condition, zoning, permits, environmental matters, financial performance, suitability for intended use, and compliance with applicable laws and regulations. Any projections, opinions, assumptions, or estimates provided are for illustrative purposes only and may differ from actual results.

This Offering Memorandum is for informational purposes only and does not constitute an offer to sell, lease, or solicit an offer to purchase or lease the property. The property is subject to prior sale, lease, withdrawal from the market, or modification of terms without notice. Broker does not provide legal, tax, or financial advice. Interested parties should consult their own legal counsel, tax advisors, accountants, and other professional advisors.

Each party shall conduct its own independent investigation and due diligence.

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Appendix

Useful Links

- Electrical Upgrade [Click for link](#)
- MEP Plans [Click for link](#)
- Equipment List [Click for link](#)
- Type 7 License [Click for link](#)
- Distro License [Click for link](#)