

I | P | G

INNOVATION
PROPERTIES
GROUP

1600 Cortland Avenue

Green Zone Warehouse

Fully Detached
Standalone Building
on 1/4 Acre Lot

4,670 SQFT
AVAILABLE

San Francisco CALIFORNIA

Innovation Properties Group

181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

Charlie Cutler | Vice President

(415) 850-4935 | charlie@ipgsf.com

BRE 02026787



Property Highlights:

- Fully detached single-tenant building
- Legal cannabis location
- Permitted for Type 12 Microbusiness License
- Allowable uses include:
 - Retail Dispensary
 - Cultivation
 - Distribution
 - Lab
- Sought after Bernal Heights location
- Three parking spots
- Two restrooms
- One rollup door
- Heavy power - 3 phase/220
- Massive freeway signage
- Easy access to 280/101

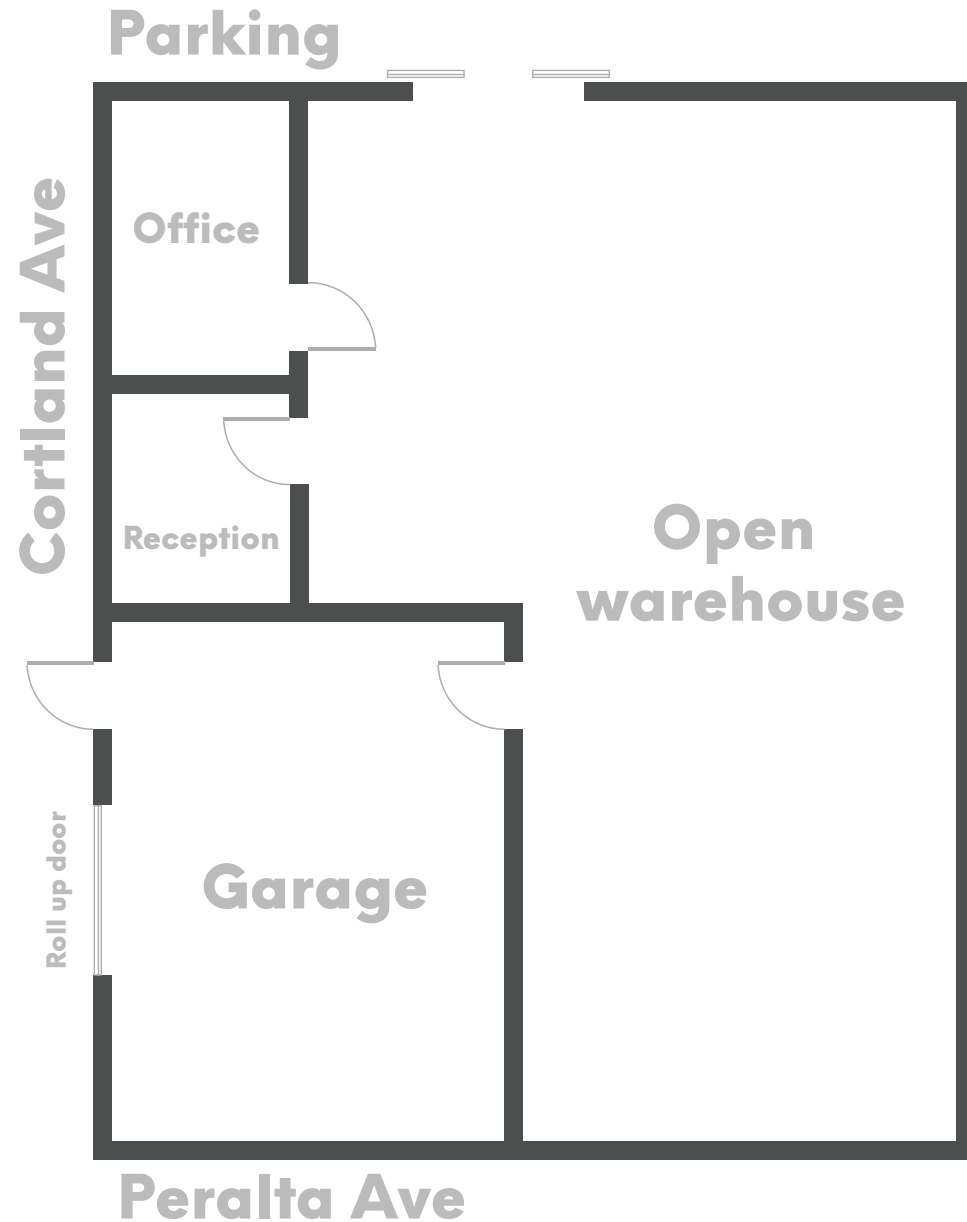
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1600 Cortland Ave

Cannabis Retail

- Permitted
- Conditional use permit required
- Not permitted

Storefront retail zoning permissions

- Allowed
- Allowed with Conditional Use Authorization from SF Planning
- Microbusiness permit allowed

Retail Cannabis Permits

- Application processing
- Location under construction
- Permit approved
- Application on hold
- Schools K-12

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