

N 36°36' 43"

W 121°32' 43"

FOR SALE

CANNABIS CULTIVATION PROCESSING & DISTRIBUTION PLATFORM



RIVERVIEW FARMS

23820 & 23940 Potter Road · Salinas · CA 93908

22.85 ACRES · 504,316 SF

39 DCC LICENSES · 1,000+ AMP

EXCLUSIVELY OFFERED BY
ZAKI PROPERTIES

CANNABIS DIVISION

Parcel 137-051-024

Salinas · CA

02 SECTION PROPERTY OVERVIEW

AC	SF	DCC	A
22.85	504,316	39	2,400+
DEEDED ACRES	TOTAL SQUARE FEET	LICENSES	AMPS - 3 PHASE

PURPOSE-BUILT CANNABIS CULTIVATION PLATFORM – OPERATIONAL & AVAILABLE FOR IMMEDIATE TRANSITION.

Riverview Farms is a 22.3-acre, two-parcel cannabis cultivation operation in Monterey County's agricultural corridor. The facility comprises over 483,000 square feet of greenhouse, approximately 15,700 square feet of processing and distribution infrastructure, and two single-family residences, totaling 504,000 square feet of building coverage. Each parcel is independently served by its own agricultural well, water storage, processing center, and residence.

The operation is a fully integrated closed-loop system. Genetics are developed, propagated, cultivated, harvested, dried, trimmed, and packaged entirely on site. Soil-based cultivation using steamed and recycled substrate substrate, automated fertigation and climate control, and five harvest rotations per year produce a continuous supply of finished flower currently sold out at market. Both parcels are equipped with 1,000+ amp electrical service, natural gas distribution to all greenhouses, fire suppression infrastructure, underground conduit for supplemental lighting, and 24-hour security with perimeter fencing and camera coverage. The facility carries 39 active cannabis licenses across both parcels.

An experienced operations team is in place and prepared to stay on through a transition, with in-house sales maintaining a consistent wholesale pipeline. Riverview Farms is one of the last surviving greenhouse cannabis operations of its scale in Monterey County. Turn-key facility, active licenses, proven infrastructure, and a team that knows how to operate successfully.



GREENHOUSE CULTIVATION



PROCESSING CENTER



DRYING & TRIM



03 SECTION FACILITY BREAKDOWN

BUILDING	SQUARE FEET
Greenhouse	358,425
Nursery	124,610
Processing	15,690
Storage	6,996
Office	3,834
Residences	5,591
Restroom	367
TOTAL CAMPUS	504,316



KEY INFRASTRUCTURE

Residences
2
 Two Single Family Homes

Water
On-Site Wells
 1 well on each parcel

Security
Cameras & Guard
 Full Perimeter Surveillance

Zoning
Farmland 40
 40 acre Parcels dedicated to Ag



04 SECTION LICENSE & ENTITLEMENT

LICENSE HOLDER	Riverview Farms
LOCAL PERMIT	CUP, Monterey County
ZONING	F/40 Farmland
JURISDICTION	Unincorporated Monterey County
LOCAL CANNABIS TAX	.71/sq ft Flower and Nursery
PARCELS	137-051-024 & 137-051-039



Thirty-nine active DCC licenses across both parcels authorize the full spectrum of cannabis cultivation, processing, and distribution operations. Property 1 (23820 Potter Rd) is 10.6 acres and is purely for flower cultivation with a single family residence and onsite drying facility. Property 2 (23940 Potter Rd) contains the nursery, processing facility, soil steamer, a single family residence, and additional flower greenhouses.

ACTIVE DCC LICENSES

STATE LICENSES	ACTIVE
39 TOTAL DCC	
Annual Licenses LINK	

TYPE	ACTIVE
ALL OUTDOOR	
Flower Cultivation, Nursery are .71/sq ft	

CONFIGURATION	ACTIVE
Adjustable 3x/year	
Premise Diagram can be adjusted 3x per year for nursery & flower cultivation	



05 SECTION LOCATION & MARKET

MONTEREY COUNTY · CALIFORNIA

Monterey County is one of California's premiere agricultural regions and among the state's most established cannabis permitting jurisdictions. The Salinas Valley's existing greenhouse infrastructure, reliable water access, skilled agricultural labor force, and temperate year-round climate provide a natural competitive advantage for cannabis cultivation at scale.

River View Farms is positioned at the center of this agricultural corridor. The property's location on Potter Road provides direct access to Highway 101, connecting north to the Bay Area and south to Los Angeles distribution corridors. The county's cannabis tax is assessed on a square footage basis and is adjustable three times per year, providing operators with a predictable and transparent cost structure.

The facilities' 39 active DCC licenses, combined with Monterey County's established permitting framework, represent significant entitlement value. New cannabis permits in the county require substantial time and investment to obtain, making existing permitted operations increasingly scarce.



N

09"

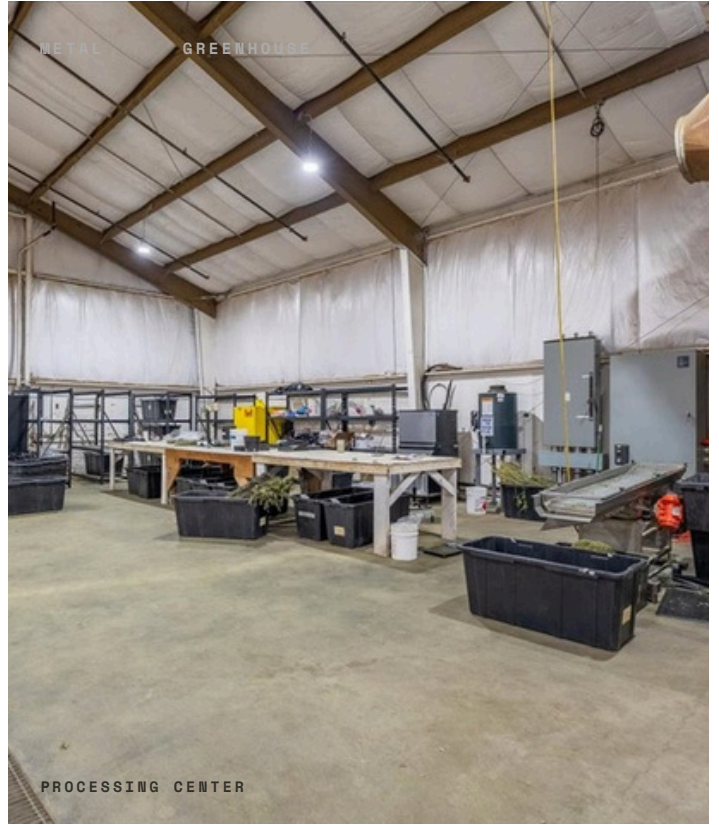


MUNICIPAL RESOURCES

MONTEREY CANNABIS PROGRAM	LINK
MONTEREY CANNABIS TAX	LINK
MONTEREY ZONING ORDINANCE	LINK
DCC LICENSE VERIFICATION	LINK



06 SECTION PHOTO GALLERY · I



07 SECTION PHOTO GALLERY · II



CLONE ROOM & NURSERY



OFFICE



WATERTANK STORAGE

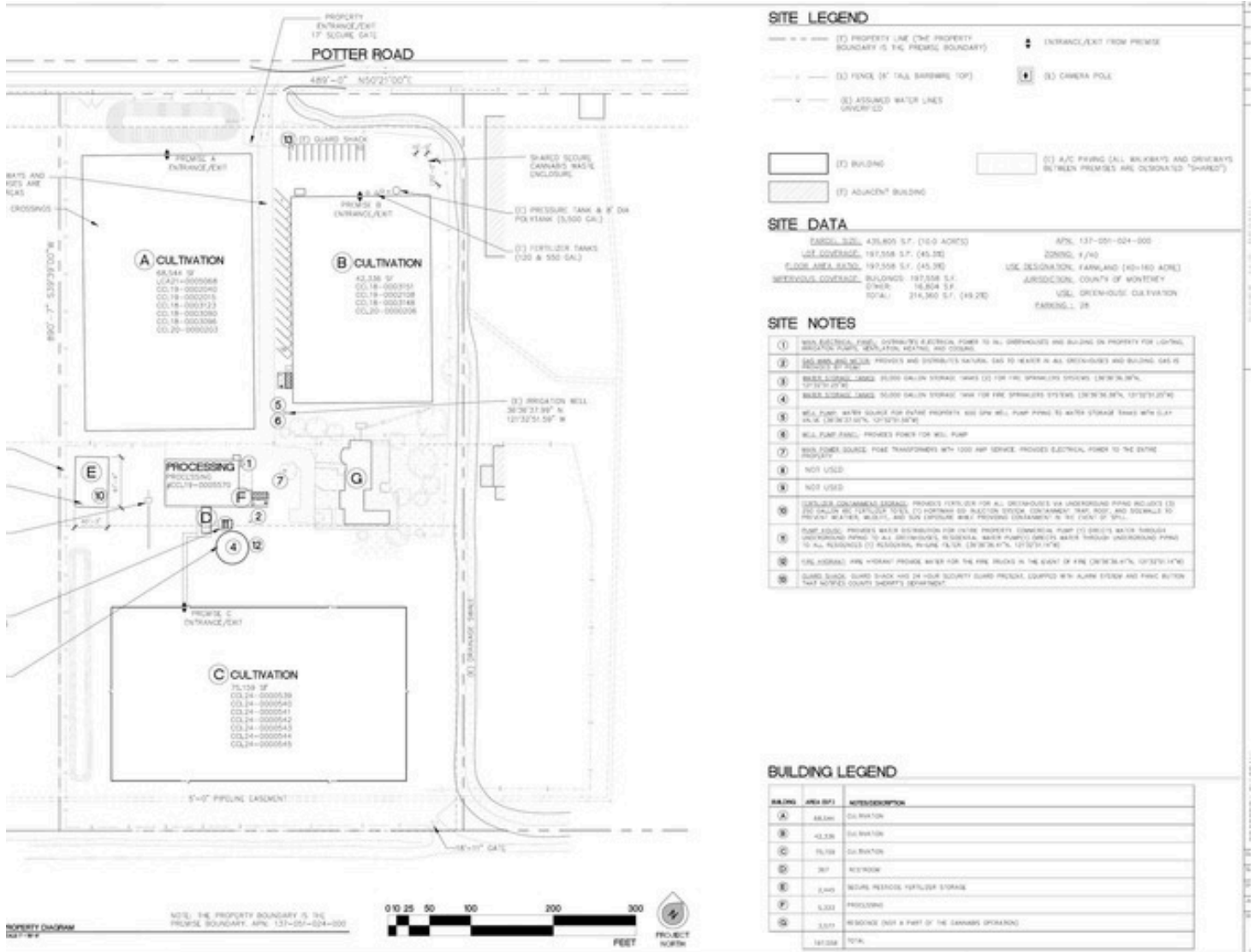


FERTIGATION NUTRIENT

08 SECTION SITE PLAN & VIRTUAL TOURS

23820 POTTER RD PREMISE DIAGRAM

RIVERVIEW FARMS SITE PLAN



VIRTUAL TOURS



WEBPAGE



AERIAL TOUR



VIDEO

zaki
PROPERTIES
CANNABIS DIVISION

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