



Welcome to PowerPlant Park A Master Planned Cannabis Community & Campus

- 44 Tier 2 mixed light indoor Greenhouses
- Onsite state-of-the-art Nursery
- Tissue culture genetics
- Exclusive cultivars from CA's top breeders
- Medical grade post-harvest processing
- Retail delivery/storefront
- Onsite manufacturing, extraction, kitchen
- Statewide bulk distribution, presold contracts
- Compliant packaging/fulfillment
- Waterfront restaurant

[PowerPlantPark](#) would like to take a few minutes of your time to introduce our master planned cannabis community & campus in Northern California. PowerPlant Park is the first project of its kind in the State of California. In 2020 the City of Richmond approved the Park's CUP and Land Use Entitlements to include cultivation, nursery, processing, manufacturing, volatile/non-volatile extraction, packaging, distribution, transportation, retail, and waterfront restaurant. Only two other facilities in the state have a similar license profile. Certificate of Occupancy for Phase I, (Part A) expected in late Dec 2023.

Located in Contra Costa County, the Park is situated 14.4-acres and 2,200 ft. of Richmond's North Shoreline, with stunning unobstructed views of Mount Tamalpias, San Francisco Bay and Marin County Mountains. The San Francisco Bay Area is home to approximately 7.5 million residents and is ranked the #1 market in California for retail sales and cannabis connoisseurs. Legal sales in California are expected to reach \$7B in 2024.

PowerPlant Park provides the only **true** turnkey ownership model in the State, an affordable path towards income, a perfect fit for all types of cannabis investors, retail brands, MSOs, and cultivators alike. There are 2 Units left in Phase I, 18 Units have been sold. WeCann Premier Listings-PowerPlant Park-Richmond's Waterfront has recently listed 27 Units now available in Phase I-A & II. Divine Development Group, (parent company) thus far has spent over \$13M in development costs. In 2020 the Park secured its CUP/Land Use Entitlements for all 3 Phases, all building permits are approved, state licenses in Final Declaration. Greenhouse building purchase includes a building title that includes all of the interior contents and improvements.

Project Status:

Onsite utilities are 95% completed, our GC, [Overaa Construction | Building Community Since 1907](#), is about to start foundations for Phase I, Part A. Once foundations are poured, the greenhouse builder will complete the 13 buildings in Phase I, Part A. This greenhouse builder was hand-picked by [Nexus/Prospiant](#) Tier 2 Mixed Light Indoor Greenhouses and has built dozens of similar buildings and have a crew of over 50. The first 10 buildings and all exterior/exterior equipment are already in the Parks Colorado warehouse. Greenhouse purlin's, trusses and columns already have been shipped to Overaa Construction yard, (across street).



Operations/Genetics: The Park's nursery operations will provide some of the finest tissue culture genetics in the State, including many exclusive strains from top breeders. The Park's manufacturing facilities offer the latest hydrocarbon and medical grade cold ethanol extraction. Statewide wholesale distribution will include presold contracts to prominent California brands.

The Park's "our farm to your front door" retail model will eventually account for 90% of the Park's distribution. Plans are underway to scale [PowerPlant Park Delivery](#) (50+ drivers) after running a very successful 1-year pilot in Marin and Sonoma counties. Once the delivery is up and running the Park will open 4 retail "Garages" alongside major Bay Area freeways w/billboard support in cooperation with WeedMaps. Unique retail "Kiosks" will be placed in geographically strategic high-profile existing Storefronts.

Each Tier-2 building has been meticulously enhanced to meet the Park's stringent SOP's. Over \$250,000 was spent outfitting each Unit with the latest Tier 2 indoor mixed light technology. Custom LED lighting designed to be spectrum targeted throughout the bloom cycle maximizing desired effects. Including terpene/trichrome production and increased levels of THC/CBD and other cannabinoids.

For more information, please contact the development team @ 415-233-3131. You can also complete the contact form at [Greenhouse Sales - Power Plant Park](#) If you would like to view additional information about PowerPlant Park, including our Park Brochure, Ownership Presentation, latest Project Updates, site photos/videos and other relevant files.

Recent Media: [The Apple Campus of Weed: PowerPlant Park Creates Jobs in Richmond | East Bay Express | Oakland, Berkeley & Alameda](#)

Project GC: [Overaa Construction | Building Community Since 1907](#)

Web: [PowerPlant Park](#)

LoopNet Listing: [PowerPlant Park, Richmond, CA 94801 - Phases I & II | LoopNet](#)

Project Update: [Project Update #23-Narrated Overview of Construction Completed-Trench Draining-Site Clean Up](#)