WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Riverview Farms

Greenhouse · Salinas, California

PROPERTY FACTS

PROPERTY ADDRESS	23820 & 23940 Potter Rd, Salinas, CA 93908
PROPERTY TYPE	Greenhouse
ZONING	AG
WATER	Agricultural well and water storage on each parcel
STATUS	Active · For Sale

RIVERVIEW FARMS

Opportunity Overview

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.

Greenhouse Cultivation Platform

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 redwood bark 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.

Turn-Key Operation

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 run it.

Investment Highlights

Greenhouse Cultivation Platform

The operation is a fully integrated closed-loop system.

Turn-Key Operation

An experienced operations team is in place and prepared to stay on through a transition, with in-house sales maintaining a consistent wholesale pipeline.

Zaki Properties

The regulated cannabis practice. Zaki Properties represents cultivation facilities, greenhouse and outdoor operations, manufacturing assets, and licensed cannabis businesses across California.

The practice extends into counsel beyond the transaction. Broker opinions of value, concurrent dual escrows separating real estate from licensed operations, court-appointed receivership work, and advisory for family offices and private equity.

Prepared and verified by Jamie Warm · Founder & Principal Advisor · DRE #02192518

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