



JOSH'S ONE STOP SHOP

**Safe, Small,
Community-Rooted
Retail Corner Shop**

- Black-owned, Social Equity-owned; 100% diverse team.
- Tiny neighborhood storefront (~400 sf)
- Purpose: formalize safe, compliant access for our loyal, local walk-in customers.

Same face, same front door for 6 years — now CCC/BCB certified.

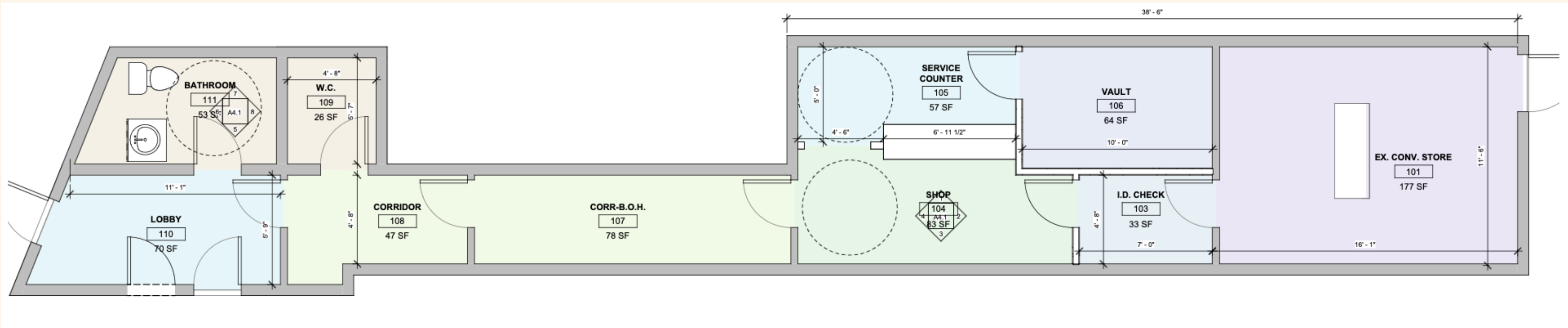


Location



- 323A Washington St., Dorchester — dense, walkable, mixed-use corridor; ADA access.
- Transit within ~0.25 mi (Red Line + multiple bus routes); 15+ short-duration parking spaces adjacent + street parking available.
- Within another retailer's buffer zone; this is different; a micro-retail serving a distinct, nearby, walk-in base with a diverse product base.

Floor Plan/Security



- 400 sf, single POS; secure floor plan with lobby, ID check, shop, vault.
- Triple-door entry + three ID checks (entry, pre-sale, POS); no exterior product visibility.
- Full surveillance; 90-day video retention; monthly checks; annual 3rd-party security audit.
- Secure delivery/storage; State tracking + POS reconciliation; armored cash transport & body-cam delivery partners.

Diversity Plan

- **Maintain 100% diverse ownership, 100% diverse staff; 100% local residents.**
- **Neighborhood-first recruiting; paid quarterly training; management-track mentorship**
- **Measurement: tracking of hiring, promotions, trainings, and diverse vendors; Dorchester-resident priority; CORI-friendly hiring.**

Positive Impact Plan

- **Josh's will serve as SE-owned training model for SE in the state.**
- **Josh (and Blue Skies) will provide mentorship and incubator help to under 500sf shops in Boston and beyond.**
- **Commitment to a sustainable neighborhood business — not an exit strategy.**



Community Support & Quality of Life

- 30+ letters from abutters, neighboring businesses, and customers.
- Dozens of testimonials from actual patrons and nearby business owners.
- Owner on-site daily; open-door policy; hotline/email; neighbor check-ins.
- Wellness focused; CBD, CBN, CBG sales and education

“Josh’s One Stop Shop has been my CBD provider for over a year – the service is unbelievable and I fully support his next move.”

“This store deserves the opportunity to be a full dispensary – the staff is nice and they have the customer experience for this.”





JOSH'S ONE STOP SHOP

- **A tiny, Social Equity-owned shop that adds safety and oversight to an existing, trusted business.**
- **Deep community support from actual neighbors and abutters.**
- **A long-term neighborhood commitment — not a corporate exit strategy.**

Same face, same front door for 6 years — now with CCC/BCB approval

