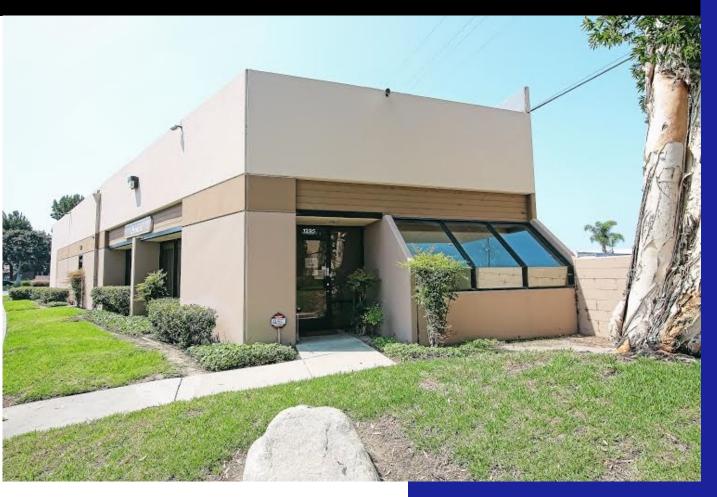
# 2019

## 1295 N. Tustin Ave., Anaheim, CA, 92807



**AMIT MANCHANDA** 

C (714) 866-0691 O (714) 551-6600 amit@theREXperts.com www.theREXperts.com CalBRE # 01922863



## **Table of Contents**

IMPORTANT INFORMATION	3
1. At a Glance	4
Major Tenant Information	5
2. Property Photos	6
Map View	6
Exterior View	7
Interior View	8

#### **IMPORTANT INFORMATION**

## The Information herein may only be used for informational purposes and does not constitute an offer, a recommendation, or an invitation to purchase or sell investment instruments or to execute transactions of any kind.

The information herein contains forward-looking statements based on eXp realty of California Inc. experiences and expectations about the partnerships and properties presented herein to acquire, develop, construct, own and operate and obtained from sources eXp realty of California Inc. believes to be reliable. Notwithstanding to the foregoing, eXp realty of California Inc. Inc makes no representations to its accuracy, validity, timeliness or completeness for any purpose. The information set forth herein does not purport to be complete and eXp realty of California Inc. is not responsible for errors and/or omissions with respect to the information contained herein.

## 1. At a Glance



#### 1295 N. Tustin Ave., Anaheim, CA, 92807

For Sale:	\$2,500,000
	6% CAP
Lease Details:	As of Oct 31, 2018 its a 5 yr Initial Term with two 3 year options
Annual Rent Increase:	CPI Index or 3%

Year Built:	1985
Property Type:	Flex
Sale Type:	Investment/Flex
Lot Size:	0.13 AC
Rentable Building Area: 5,637 SF	*Owner but a mezzanine, which is not included in the square footage
Sale Conditions:	Investment Triple Net
Stories	1
Tenancy:	Single
Clear Ceiling Height:	14 Ft

#### Major Tenant Information

Tenant:	Labs-Mart Inc.
SF Occupied	-
Lease Expires:	October 2023

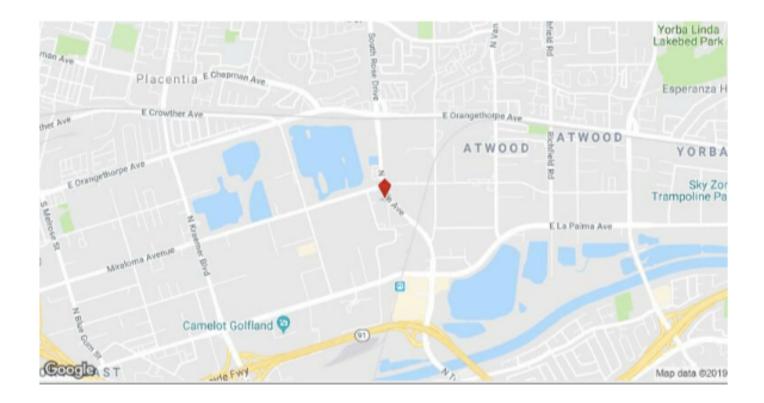
Labs-Mart Inc (tenant) is owned by: Warburg Pincus

Warburg Pincus is the 5th largest private equity firm in the world. Established over 50 years ago, Warburg Pincus has invested more than \$74 billion in more than 860 companies in more than 40 countries around the world.

Source: Warburg Pincus Website

#### 2. Property Photos

#### ► Map View



#### **Exterior View**





#### ► Interior Photos



