

2019

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



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IMPORTANT INFORMATION

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PROJECT INFORMATION

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%

PROJECT INFORMATION

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

PROJECT INFORMATION

2. Property Photos

► [Map View](#)



PROJECT INFORMATION

► Exterior View



PROJECT INFORMATION



► Interior Photos



PROJECT INFORMATION



PROJECT INFORMATION



