



**LEASED INVESTMENT
FOR SALE**

**±44,550 SF
OF BUILDINGS ON ±69,786 SF OF LAND**

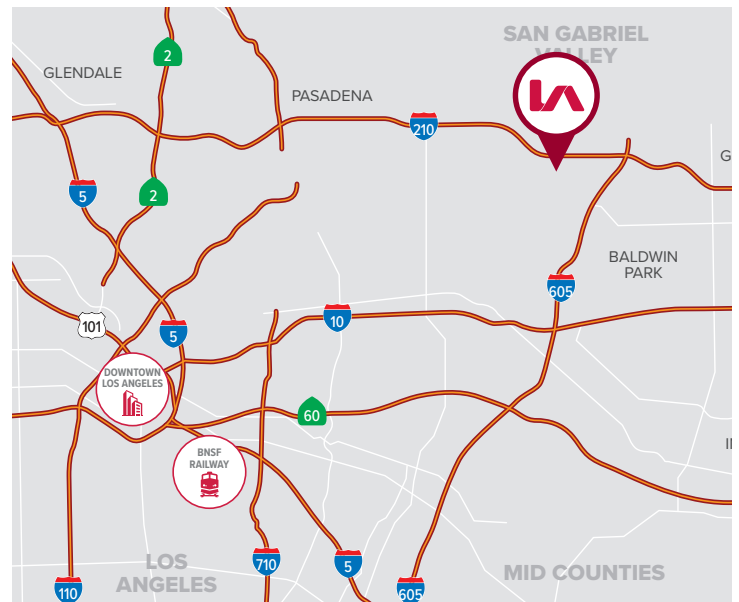
1911 WALKER AVE & 1900 MYRTLE AVE, MONROVIA, CA 91016

PROPERTY HIGHLIGHTS

- Lessee: STAAR Surgical Company (NASDAQ: STAA)
- Substantial Build-out of ISO7 Certified Lab/Mnf. Space
- Loading: 1 Ground Level / 0 Dock High
- Parking: 83 Spaces Onsite Plus Parking Agreement with Church Across the Street (Verify)
- Concrete Tilt-Up & Concrete Block Construction
- 2,000 Amps- New Electrical Panels, Redundant Systems, 2 Emergency Generators (Verify)
- Solar Panels on Roof & Parking Canopy

SALE PRICE

\$13,275,000



FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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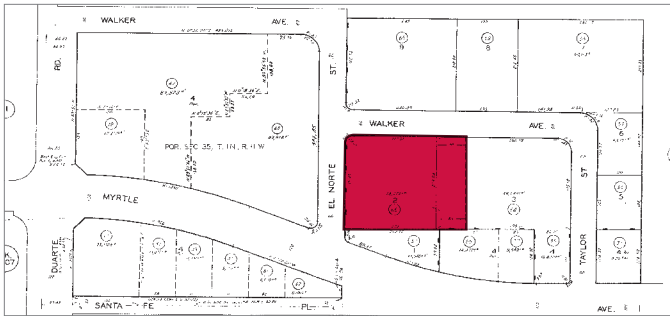
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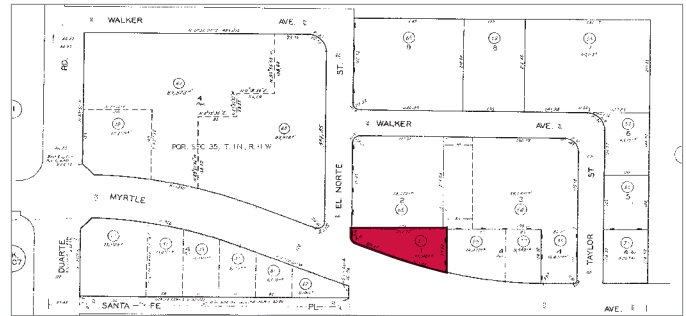
1911 WALKER AVE PROPERTY DETAILS

BUILDING SF	±36,883 SF
TOTAL LAND SF	±55,856 SF (±1.28 AC)
APN	8513-001-066
LAND USE	Industrial - Warehouse, Storage
ZONING	MOM
YEAR BUILT	1961



1900 MYRTLE AVE PROPERTY DETAILS

BUILDING SF	±7,667 SF
TOTAL LAND SF	±13,930 SF (±0.32 AC)
APN	8513-001-052
LAND USE	Industrial - Warehouse, Storage
ZONING	MOM
YEAR BUILT	1962



INVESTMENT SUMMARY

LESSEE

- STAA Surgical Company (NASDAQ: STAA)
- Lessee Has Occupied this Property Since ±1985
- Lessee is Responsible for Increase in Property Taxes & Insurance

RENTAL INFORMATION

- \$63,948.92/Mo Net
- NOI: \$767,387.04, Adjusted NOI: \$752,387.04 (\$15,000 Annual TI Allowance)
- Annual Increases on January 1

LEASE EXPIRATION

- October 31, 2030
- One (1) Option to Extend Lease for 5 Years

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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