

FOR SALE

4133 Guardian Street

Simi Valley, CA 93063

**12,770 SF RARE LABORATORY
BUILD OUT**

SHORT TERM LEASE

PRIME TAPO CANYON LOCATION



Dunn Property Group
BUSINESS REAL ESTATE SOLUTIONS

**CONWAY REAL ESTATE
SERVICES, INC.**

4133 Guardian Street

SIMI VALLEY, CA

**12,770 SF RARE LABORATORY
IMPROVED INDUSTRIAL BUILDING**

FOR SALE



\$3,525,000.00

Fully built out with office and laboratory improvements

- 100% air-conditioned building
- Short term rental income
- Lease renewal potential
- Below Market Rent
- Prime Tapo Canyon Business Park
- Excellent 1031 Exchange Opportunity

For Information, contact:

Michael J. Dunn
 Dunn Property Group
 213.580.1400
 mikedunn@dunnpropertygroup.com
 License No. 00949670

Jack Dunn
 Conway Real Estate Services
 626.808.2192
 jackdunn@theconwaycompany.com
 License No. 01214822

PROPERTY FEATURES:

Space: Fully built out office/laboratory space in warehouse building.

Location: Tapo Canyon Business Park is situated at Tapo Canyon and Guardian Street on the south end of Simi Valley.

Improvements: A 12,770 sq. ft. industrial building situated on 5.05 acres of common area. 62% general office build out and 38% laboratory build out. The office area includes a 2nd level office mezzanine of 2,346 sq. ft.

Zone: BP

Year Built: 2004

Roll Up Door: 1

Ceiling Height: 24'

Parking: 39 cars

The above statement was made based upon information furnished from sources which we believe are reliable. While we do not doubt its accuracy we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information.

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Tenant Profile – Voyager Technologies, Inc.

Before being acquired by **Voyager Technologies (Voyager Space)** in the second quarter of 2025, **Optical Physics Company (OPC)** was a specialized, high-tech engineering firm known for its expertise in advanced optical systems, particularly for space and defense applications. They were a critical "behind-the-scenes" innovator in high-precision navigation.

Core Expertise & Innovations

OPC's primary value proposition was its ability to design and manufacture low-SWaP (Size, Weight, and Power) optical sensors. Their work was essential for missions requiring extreme precision in pointing and tracking.

- **Interferometric Star Trackers:** One of OPC's most significant contributions was the development of a novel interferometric star tracker. While standard star trackers offer good accuracy, OPC's technology was designed to provide milli-arcsecond class accuracy.
- **Precision Pointing:** This level of precision is a requirement for future large-scale space telescopes, autonomous navigation, and formation flying (where multiple satellites must maintain exact positions relative to one another).
- **Adaptive Optics:** They worked on systems that could correct for optical distortions, a technology vital for both high-end imaging and free-space laser communications.

Strategic Role as an R&D Partner

Before the acquisition, OPC operated largely as a research and development powerhouse, often fueled by:

- **SBIR Contracts:** They were a frequent recipient of Small Business Innovation Research (SBIR) contracts from agencies like **NASA** and the **Department of Defense**.
- **National Security Applications:** Their guidance and control technologies were used in classified and unclassified programs to enhance "Space Domain Awareness"—essentially helping the U.S. track and identify objects in orbit with higher clarity.

Why Voyager Technologies Acquired Them

Voyager Technologies (which trades under the symbol **VOYG**) acquired OPC specifically to bolster their Defense and National Security segment.

At the time of the acquisition, Voyager was scaling rapidly following its IPO and needed to vertically integrate "optical guidance technology." By bringing OPC in-house, Voyager gained the internal capability to build the "eyes" for their own satellite platforms and for high-stakes programs like the Next Generation Interceptor (NGI).

The Tenant has a significant investment in specialized tenant improvements in the property.

Lease Abstract: 4133 Guardian Street

1. General Information

Property Address: 4133 Guardian Street, Simi Valley, CA 93065

Lessee: Voyager, Inc.

Premises Size: Approx. 12,770 sq. ft. industrial condominium

Agreed Use: General office, sales, R&D, marketing, administrative, production testing, and laboratory.

2. Term and Key Dates

Original Commencement: October 1, 2015

Original Expiration: September 30, 2022

Current Term: 60-Month Option Period (Exercise confirmed via Addendum pg. 16-17)

Current Term Commencement: October 1, 2022

Current Term Expiration: September 30, 2027

3. Financial Provisions (Current Period: April 2026)

Current Base Rent (Oct 2025 – Sept 2026): \$14,712.01 per month

Upcoming Rent Increase (Oct 1, 2026): \$15,079.81 per month (Final scheduled increase of current option)

Defined Operating Expenses (Paid to Lessor):

HVAC Inspection/Maintenance: \$116.67/month (+ parts)

Roof Inspection/Maintenance: \$57.50/month

Real Property Taxes: Lessee pays the "Tax Increase" over the Base Tax Year (FY 2015/2016).

Insurance: Lessee pays the "Insurance Cost Increase" over the Base Premium (\$4,459.00).

Association Fees: Lessee responsible for monthly owner's association/condo fees.

Security Deposit: \$11,493.00 (per original lease).

4. Maintenance & Responsibility

Lessor Responsibilities: Surface and structural elements of the roof, foundations, and bearing walls. Repair of latent/patent structural defects (Para 57).

Lessee Responsibilities: * All equipment/facilities (Plumbing, lighting, etc.).

HVAC maintenance (via defined monthly fee).

Keeping roof/drainage clean and free of debris.

Exterior appearance of the building (first-class condition).

Directly payable utilities: AT&T (fire/security lines), Water (Golden State), Backflow, Security/Alarm, Sewer (Simi Valley).

5. Key Clauses & Rights

Parking: 39 surface parking spaces at no additional charge.

Assignment/Subletting: Requires Lessor consent. Profits from sublease/assignment are shared 50/50 between Lessor and Lessee.

Restoration: Upon lease end, Lessee must restore the premises to a condition with approx. 7,900 sq. ft. of improved office space (Para 52). Lessor may waive this provision.

Holdover: Base Rent increases to 150% of the last applicable rate.

Option to Extend: The lease provided for one 60-month option.

This option is currently active and will expire Sept 30, 2027.



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Financial Summary	Current	Oct 2026 Projection	Stabilized Proforma
Gross Total Income	\$242,180	\$245,494	\$324,713
Total Operating Expenses	(\$104,836)	(\$104,836)	(\$110,177)
NET OPERATING INCOME	\$137,344	\$140,658	\$214,536

Income and Operating Expenses

Revenue Category	Current	Oct 2026	Proforma Oct 2027
Scheduled Base Rent	\$177,645.00	\$180,959.00	\$214,536.00
Expense Reimbursement	\$64,534.95	\$64,534.95	\$110,177.27
Total Gross Income	\$242,179.95	\$245,493.95	\$324,713.27

Expense Category	Current	Oct 2026	Proforma
Association Dues	\$20,356.10	\$20,356.10	\$20,356.10
Real Estate Taxes	\$35,196.34	\$35,196.34	\$40,537.50
Property Insurance	\$43,283.67	\$43,283.67	\$43,283.67
Management Fees	\$6,000.00	\$6,000.00	\$6,000.00
Total Expenses	\$104,836.11	\$104,836.11	\$110,177.27

Proforma converts the industrial gross lease to a NNN lease.

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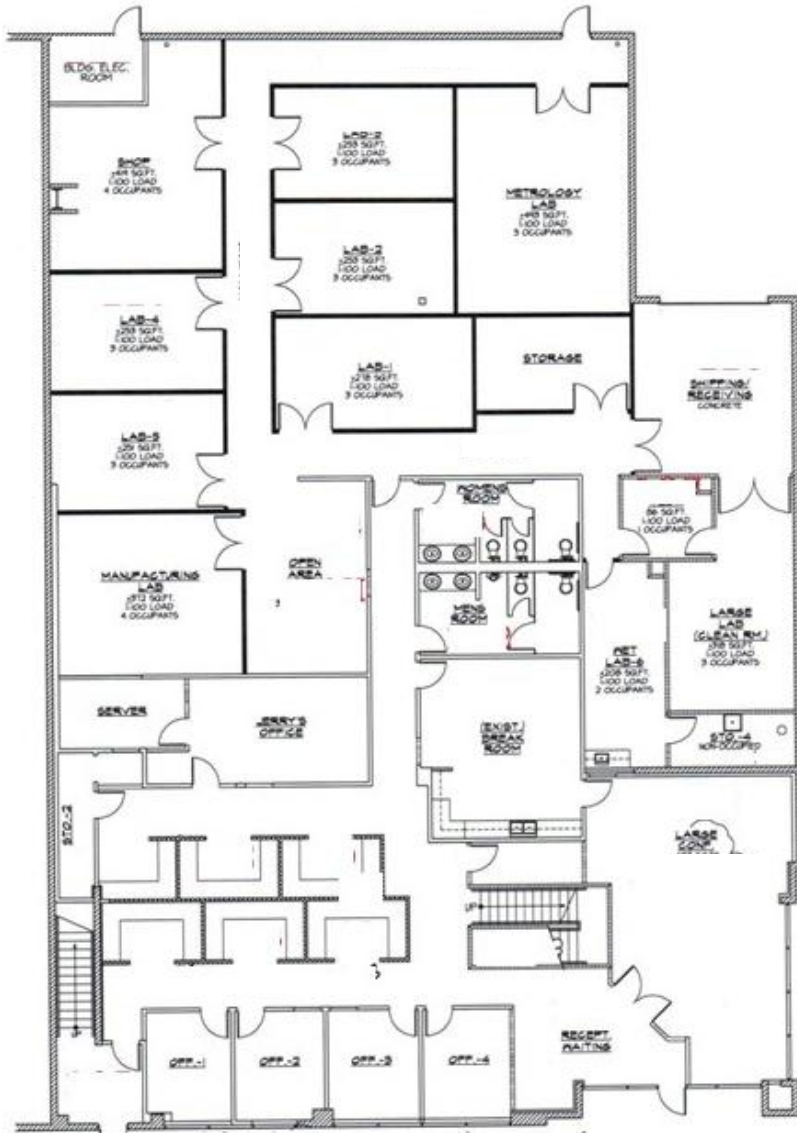
10-Year Unlevered Cash Flow Projection

Year	Period	Projected NOI	Cash-on-Cash Return
Year 1	Oct 2027 - Sept 2028	\$214,536	6.09%
Year 2	Oct 2028 - Sept 2029	\$220,972	6.27%
Year 3	Oct 2029 - Sept 2030	\$227,601	6.46%
Year 4	Oct 2030 - Sept 2031	\$234,429	6.65%
Year 5	Oct 2031 - Sept 2032	\$241,462	6.85%
Year 6	Oct 2032 - Sept 2033	\$248,706	7.06%
Year 7	Oct 2033 - Sept 2034	\$256,167	7.27%
Year 8	Oct 2034 - Sept 2035	\$263,852	7.49%
Year 9	Oct 2035 - Sept 2036	\$271,768	7.71%
Year 10	Oct 2036 - Sept 2037	\$279,921	7.94%

Investment Summary

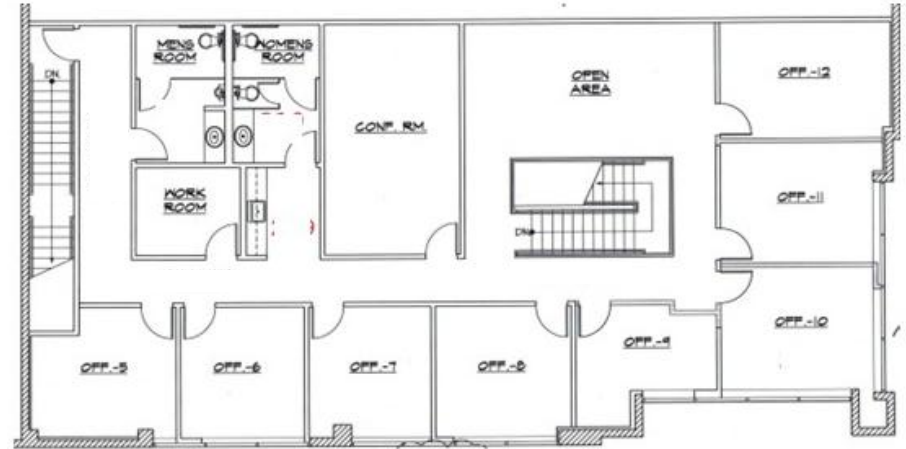
- Total Profit:** Approximately **\$3,739,731** over 10 years.
- Average Annual Return:** 10.6% (Unlevered).
- Key Assumption:** This assumes Voyager Technologies (or a similar high-tech tenant) remains in place or is replaced with zero vacancy loss. Given the "Rare Laboratory" build-out, vacancy periods could be longer but the rents achieved are typically higher.

Ground Floor

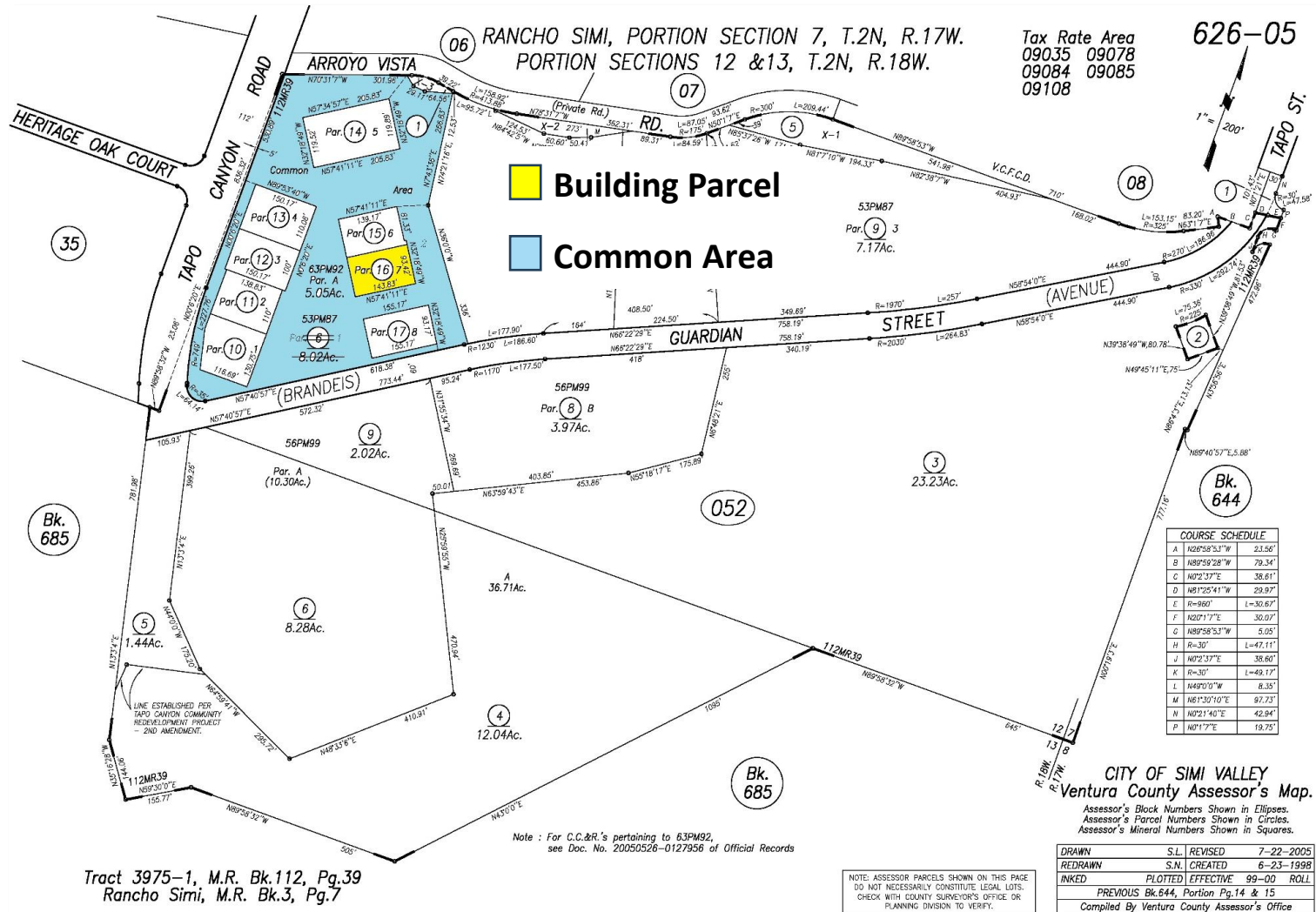


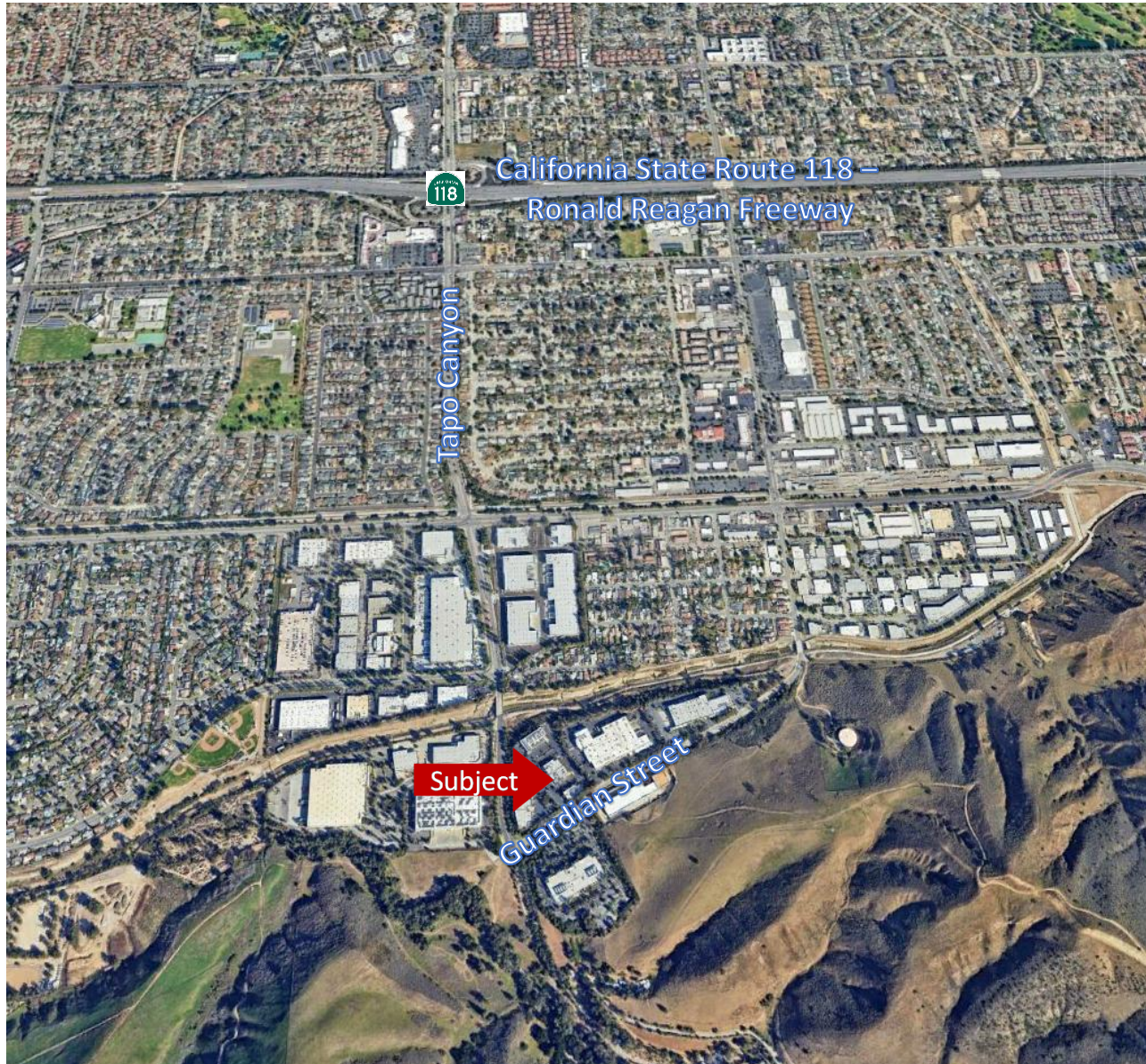
Floor Plans

Office Mezzanine



Site Plan





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Investment Highlights

- Upside Potential:** The Proforma Net Operating Income represents a **56% increase** over current levels, driven by anticipated rental growth and full expense recovery.
- Expense Recovery:** The asset utilizes a recoverable expense structure, significantly insulating the owner from rising operating costs (Taxes, Insurance, and Association Dues).



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