

FOR SALE

Prime Pasadena Industrial
100% Leased Investment
Cal Tech backed Captura Corp.



24-98 N. San Gabriel Blvd.
Pasadena, CA 91107

NAI Capital | INVESTMENT
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE | SERVICES GROUP

FOR SALE

Prime Pasadena Industrial
Blocks From Cal Tech
±29,868 SF

EXCLUSIVELY LISTED BY:

John S. Archibald

Executive Vice President
626.204.1527
jarchibald@naicapital.com
Cal DRE Broker Lic #00996775

Guillermo Olaiz

Executive Vice President
626.204.1531
golaiz@naicapital.com
Cal DRE Broker Lic #01778986

NAI Capital

225 S. Lake Ave.
Suite #M270
Pasadena, CA 91101
626.564.4800



CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter “NAI”) has been retained as the exclusive advisor and broker regarding the sale of the Property located at 24-98 N San Gabriel Blvd, Pasadena, CA 91107.

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ 626.204.1531 or

terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

DO NOT DISTURB OCCUPANTS

FOR MORE INFORMATION, CONTACT:

John S. Archibald

Executive Vice President
626.204.1527 direct
jarchibald@naicapital.com
Cal DRE Broker Lic #00996775

Guillermo Olaiz

Executive Vice President
626.204.1531 direct
golaiz@naicapital.com
Cal DRE Broker Lic #01778986

PROPERTY OVERVIEW

THE OFFERING

The Subject Property consists of an approximately ±29,868 square foot state-of-the-art R&D/Flex industrial facility situated on a ±55,087 square foot (±1.26 acre) parcel 100% leased to Captura Corporation on a NNN basis.. The building features high-end improvements, including multi-million-dollar laboratory upgrades and executive offices with specialized lab buildout, creating a modern, turnkey environment optimized for advanced research, development, and light manufacturing/flex uses.



PROPERTY SUMMARY

Building SF Total	±29,868 SF
Land SF Total	±55,087 SF (1.28 AC)
Loading	Two (2) 12' x 12' Ground Level Loading Doors. Two (2) 12' X 12' Dock High Loading Doors.
Clearance	15' Interior Warehouse Ceiling Clearance.
Fire Sprinklers	Yes
Parking	Forty-Four (44) Parking Stalls. *More parking can be added.
Power	2,600 AMP 3 Phase 4 Wire 400 Volt. *Highest allowed by the city of Pasadena.
Year Built	60 N San Gabriel: 1940. 98 N San Gabriel: 1954.
Lease Type	100% leased to Captura Corporation on a Triple Net (NNN) basis.
Zoning	LP-CF (Lamanda Park – Commercial Flex): allows flexibility for light industrial, custom manufacturing, creative office and research & development uses along with compatible commercial enterprises. Support projects that are entirely commercial and/or industrial, as well as work/live and caretaker's units.

SITE DESCRIPTION

Site	APN	Land SF/AC	Building SF
60 N. San Gabriel Blvd.	5748-005-024	±13,774 SF (0.316 AC)	±9,431
98 N. San Gabriel Blvd.	5748-005-022	±27,548 SF (0.63 AC)	±20,381
	5748-005-023		
	5748-005-025		
24-40 N. San Gabriel Blvd.	5748-008-006	±13,765 SF (0.316 AC)	*Not measured
	5748-008-007		
	5748-008-008		

*Two (2) Story Building on Parking Lot Removed

captura

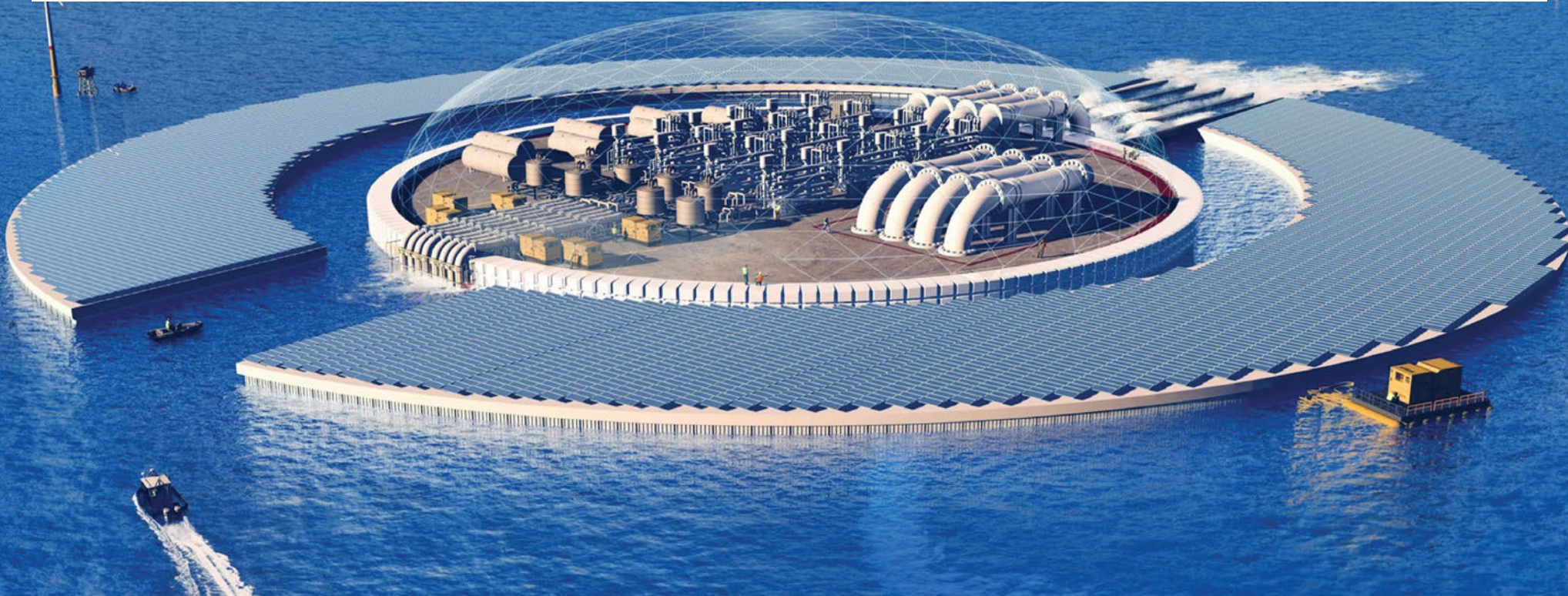
Captura is a carbon removal company headquartered in Pasadena, California. Captura uses the ocean to extract CO₂ from the atmosphere at large scale and at an affordable cost, providing a critical capability in the fight against climate change. Captura was founded at Caltech and their solution has been validated and supported by the Musk Foundation's Carbon Removal XPRIZE, the Department of Energy, and Frontier Climate. Visit company website for more information: www.capturacorp.com

CALTECH INVESTS IN CAPTURA

Caltech has recently invested in Captura, through the Caltech Seed Fund as part of a \$12 million Series A round. Captura utilizes Caltech-developed technology for Direct Ocean Capture (DOC), which uses renewable energy to remove CO₂ from seawater to help mitigate climate change. ([Read more here](#))

STARTUP FROM CALTECH NABS XPRIZE AWARD

Caltech-based startup company Captura, which captures carbon dioxide (CO₂) from ocean water to combat climate change, has been awarded \$1 million from the XPRIZE Carbon Removal competition. ([Read more here](#))



INVESTMENT SUMMARY

PRICING SUMMARY

Purchase Price	\$14,240,000
NOI as of 12/1/26	\$854,629
Rent Escalations	3% Annually
Cap Rate	6.0%
Price per Building SF	\$477
Annual Rent per SF	\$28.61
Lease Type	Triple Net (NNN)
Tenant	Captura Corp. (Caltech-founded)
Ownership	Fee Simple
Building Type	R&D / Flex Facility (Multi-Building)
Building Size	29,868 RSF
Year Built / Remodeled	1945 / 2025
Lease Commencement	November 13, 2024
Lease Expiration	November 30, 2030
Remaining Term	~4.5 Years (as of May 2026)
Renewal Options	One (1) Option for Five (5) Years



OVERVIEW

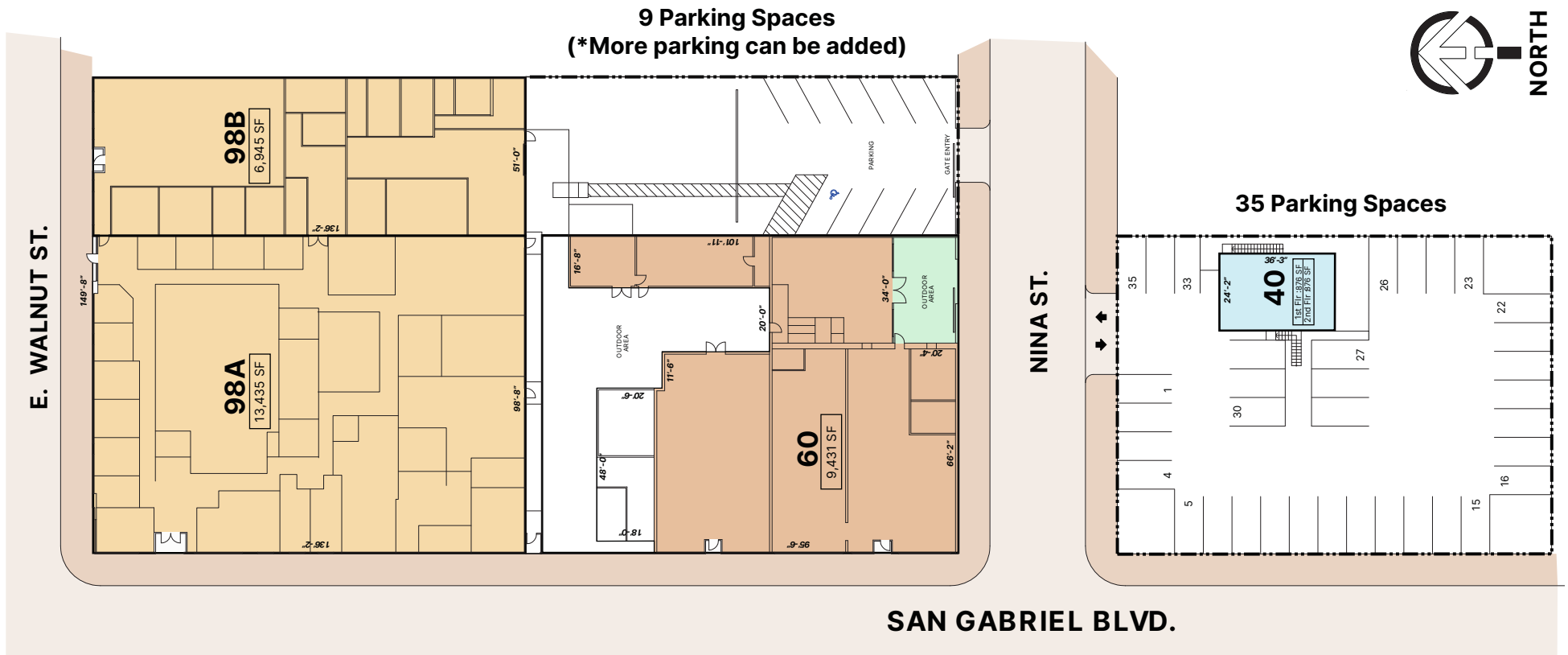
Tenant	Captura Corp.
Address	24-98 N. San Gabriel Blvd., Pasadena, CA 91107.
Building Size	±29,868 SF.
Land Size	±55,087 SF
Lease Commencement	December 1, 2024.
Lease Expiration	November 30, 2030.
Remaining Lease Term	4.5+ Years.
Increases	3% per Year.
Renewal Options	One (1) Five-Year Option at Fair Market Value (not less than 103% of final-year rent).
Lease Type	Triple Net.
Landlord Responsibilities	Roof, foundation, and exterior structural walls.

Triple Net (NNN) Lease: The lease is a full Triple Net (NNN) structure. Captura Corp. (Tenant) is responsible for base rent plus 100 % (or its proportionate share) of all operating expenses, taxes, insurance, and maintenance.

RENT ROLL

Period	Base Rent/SF/Yr	Monthly Base Rent	Yearly Base Rent
12/01/2025 –11/30/2026	\$27.80	\$69,203.00	\$830,436.00
12/01/2026 –11/30/2027	\$28.61	\$71,219.09	\$854,629.08
12/01/2027 –11/30/2028	\$29.50	\$73,434.53	\$881,214.36
12/01/2028 –11/30/2029	\$30.39	\$75,637.57	\$907,650.84
12/01/2029 –11/30/2030	\$31.30	\$77,906.70	\$934,880.40

SITE PLAN



PARCEL OVERLAY



98 N. SAN GABRIEL BLVD		
Parcel Number	Bldg SF	Land SF
5748-005-022		
5748-005-023	±20,381	±27,548
5748-005-025		

60 N. SAN GABRIEL BLVD		
Parcel Number	Bldg SF	Land SF
5748-005-024	±8,408	±13,774

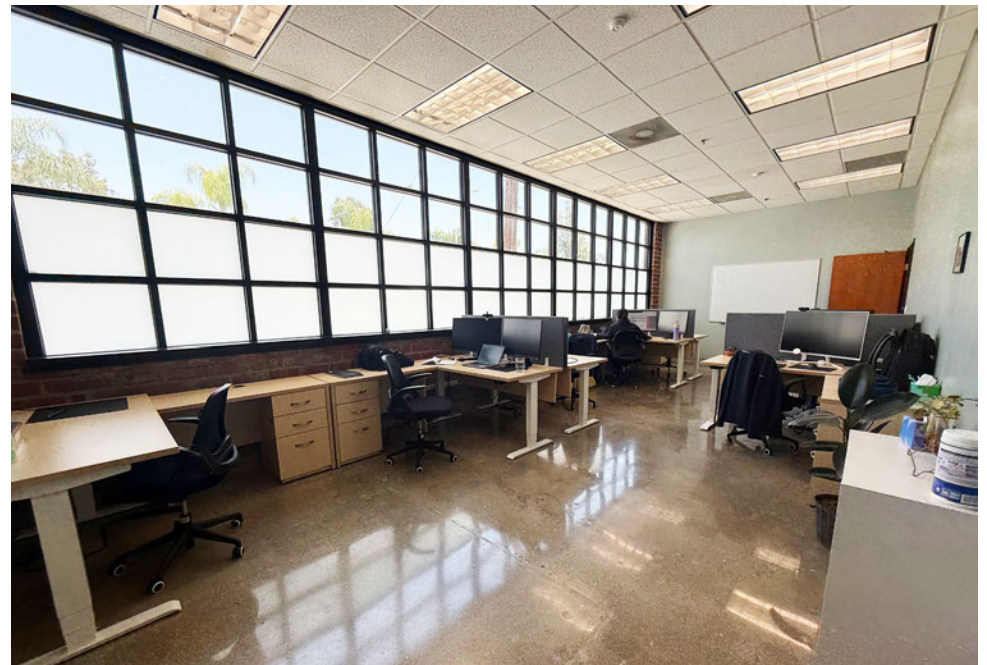
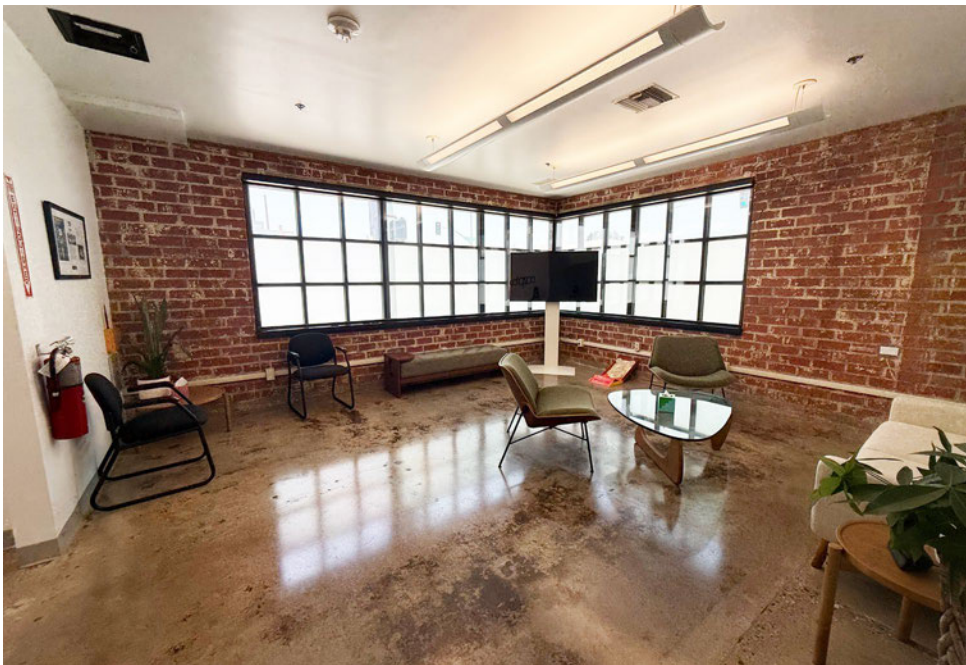
24, 32 & 40 N. SAN GABRIEL BLVD		
Parcel Number	Bldg SF	Land SF
5748-008-006		
5748-008-007	±2,000	±13,765
5748-008-008		

AERIAL PHOTO

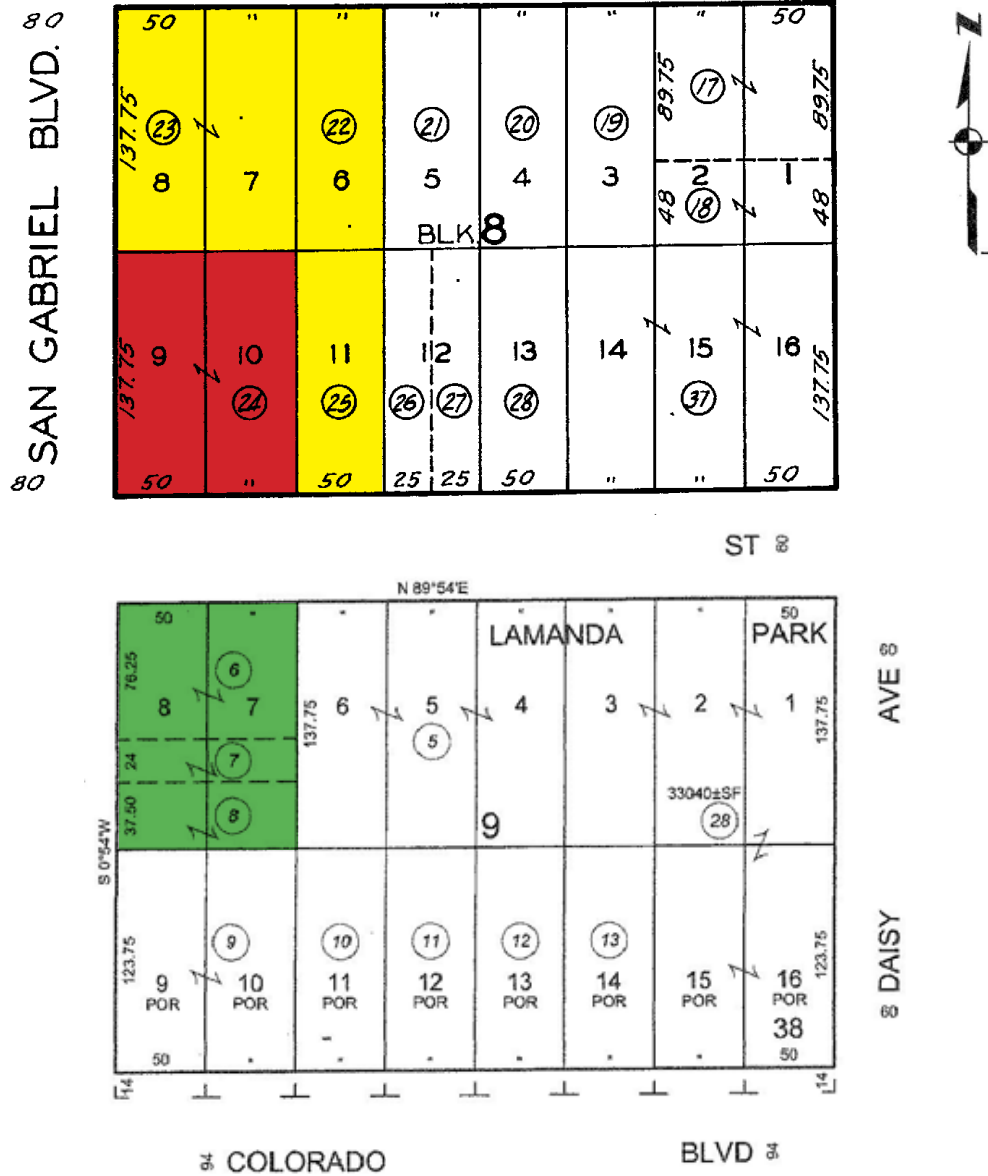




INTERIOR PHOTOS



PARCEL MAP



98 N. SAN GABRIEL BLVD

Parcel Number	Bldg SF	Land SF
5748-005-022		
5748-005-023	±20,381	±27,548
5748-005-025		

60 N. SAN GABRIEL BLVD

Parcel Number	Bldg SF	Land SF
5748-005-024	±8,408	±13,774

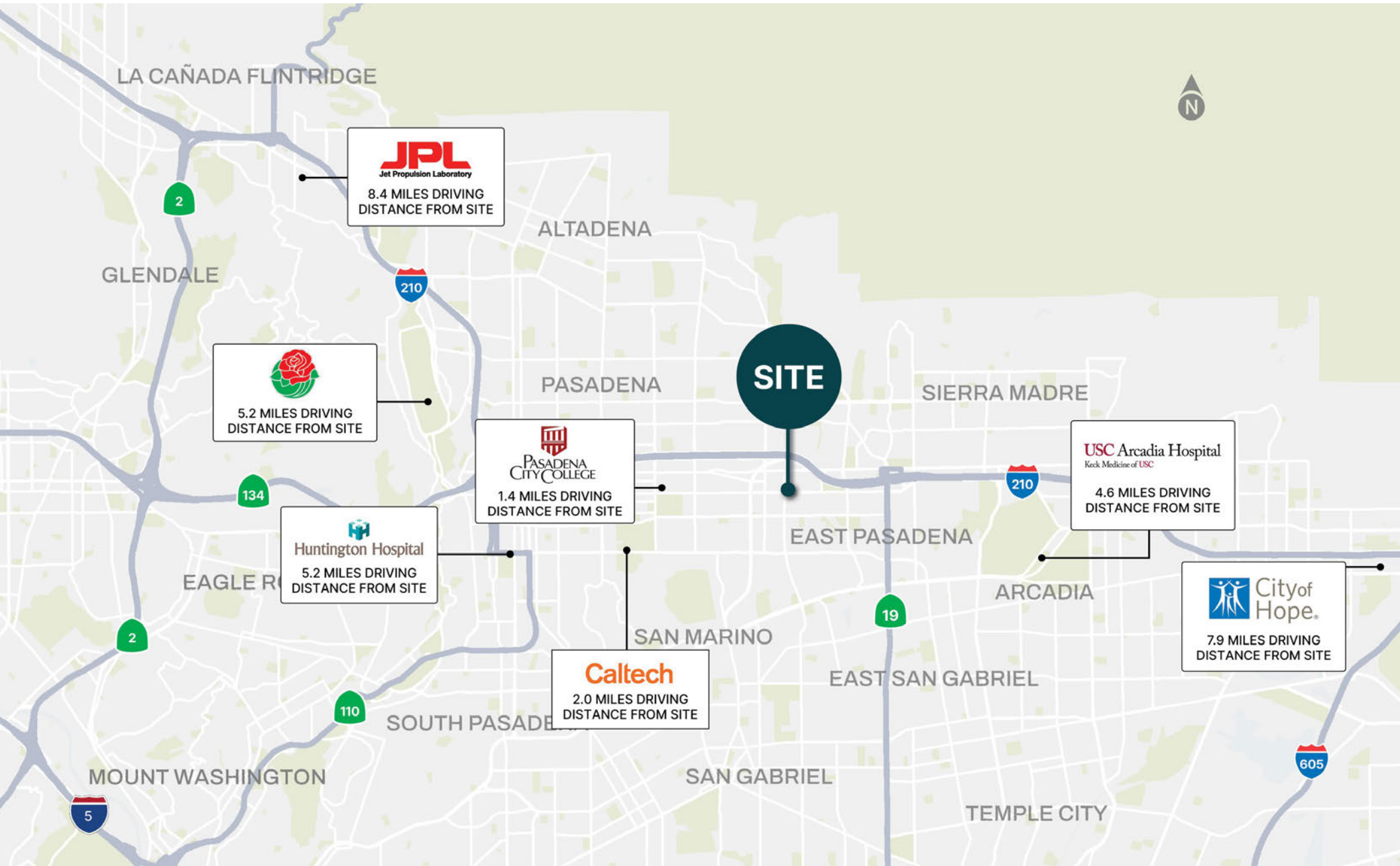
24, 32 & 40 N. SAN GABRIEL BLVD

Parcel Number	Bldg SF	Land SF
5748-008-006		
5748-008-007	±2,000	±13,765
5748-008-008		

LOCATION MAP



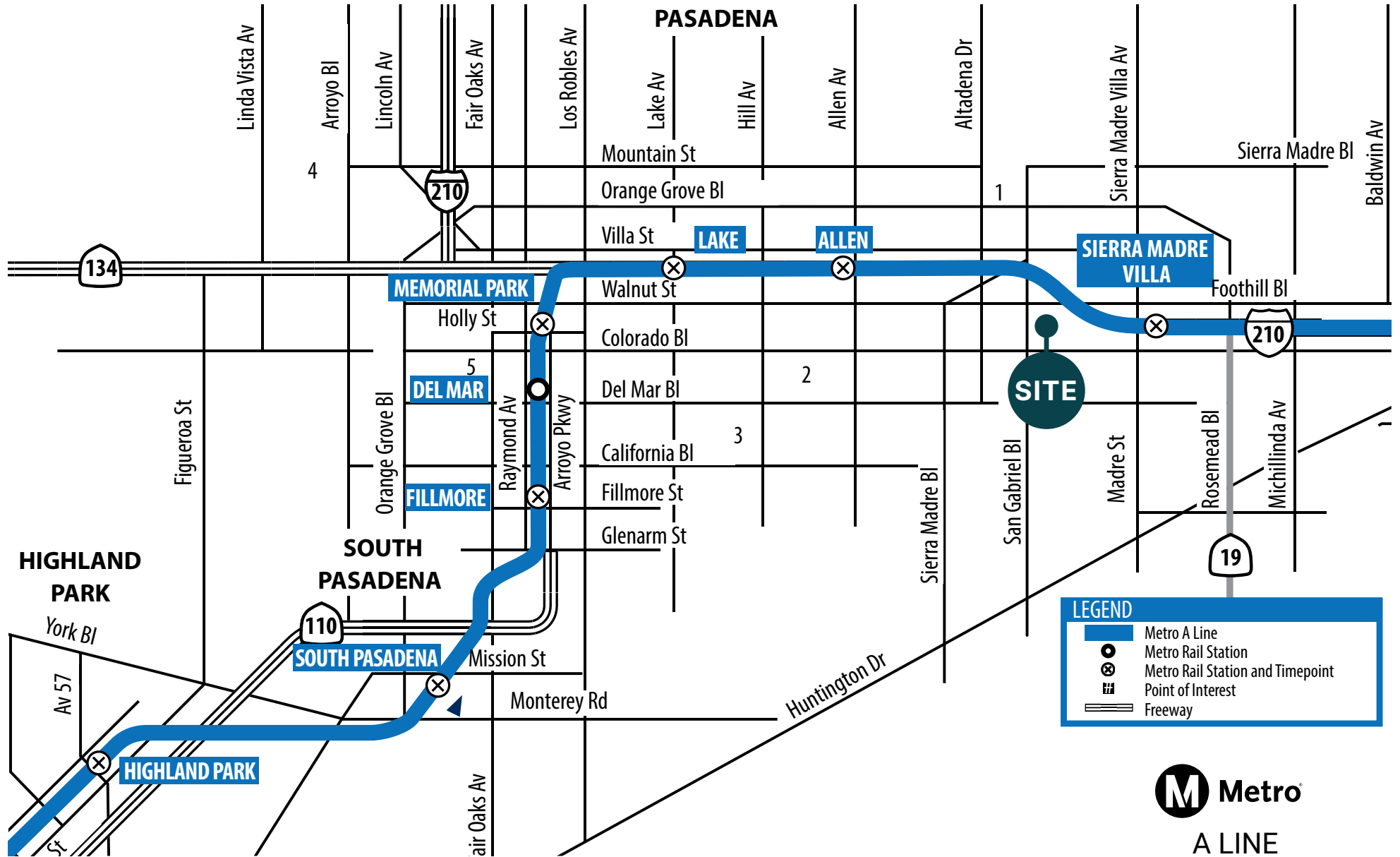
REGIONAL MAP



RETAIL AMENITIES



TRANSIT MAP



PASADENA, CA | LOS ANGELES COUNTY

The City of Pasadena, centrally located between Glendale and Arcadia in Los Angeles County, is adjacent to Southern California’s growing San Gabriel Valley region. Pasadena is approximately seven miles east of Glendale and 12 miles northeast of Downtown Los Angeles. Spanning 23.1 square miles, Pasadena, forms the Western San Gabriel Industrial market.

Pasadena features numerous major employment centers, including Old Town Pasadena, Paseo Colorado, and South Lake Avenue. Due to its proximity to Los Angeles and the I-210 freeway, Pasadena serves as an ideal location for business tenants. The famous Old Pasadena historic district serves as a walkable commercial hub attracting a diverse business base.

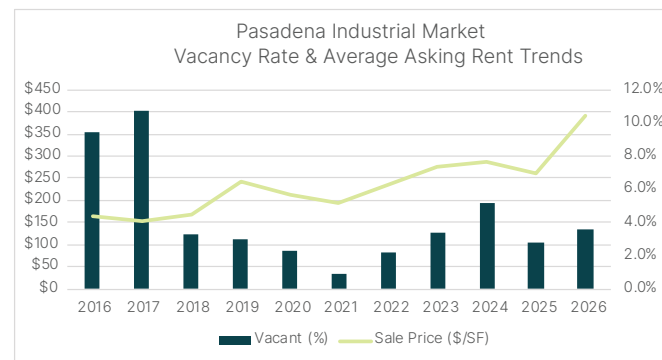
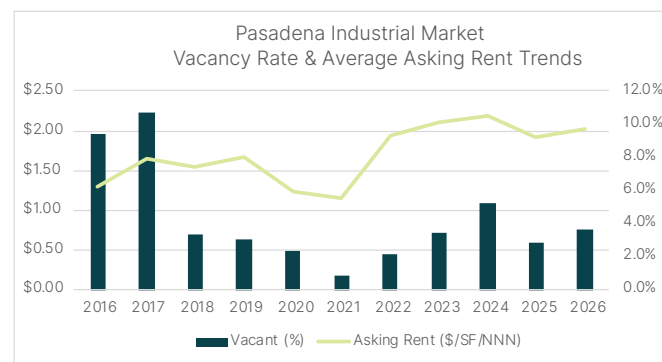
Pasadena, serving as the gateway to the San Gabriel Valley and boasts the largest concentration of cultural and technology centers. NASA’s Jet Propulsion Laboratory and Caltech are located within Pasadena. The city is also home to the Rose Bowl, Pasadena City College, and Fuller Theological Seminary. Additionally, the San Gabriel Valley, with over thirty colleges and universities, provides access to a highly educated and skilled workforce. The Pasadena industrial market contains 1,673,269 square feet of industrial space, making it a significant part of the 9,101,595 square foot Western San Gabriel industrial submarket. Pasadena offers a central location with solid demand driven by a growing population and employment base, fueled by a robust tech/media/aeronautic research and development serving the Greater Los Angeles Region.

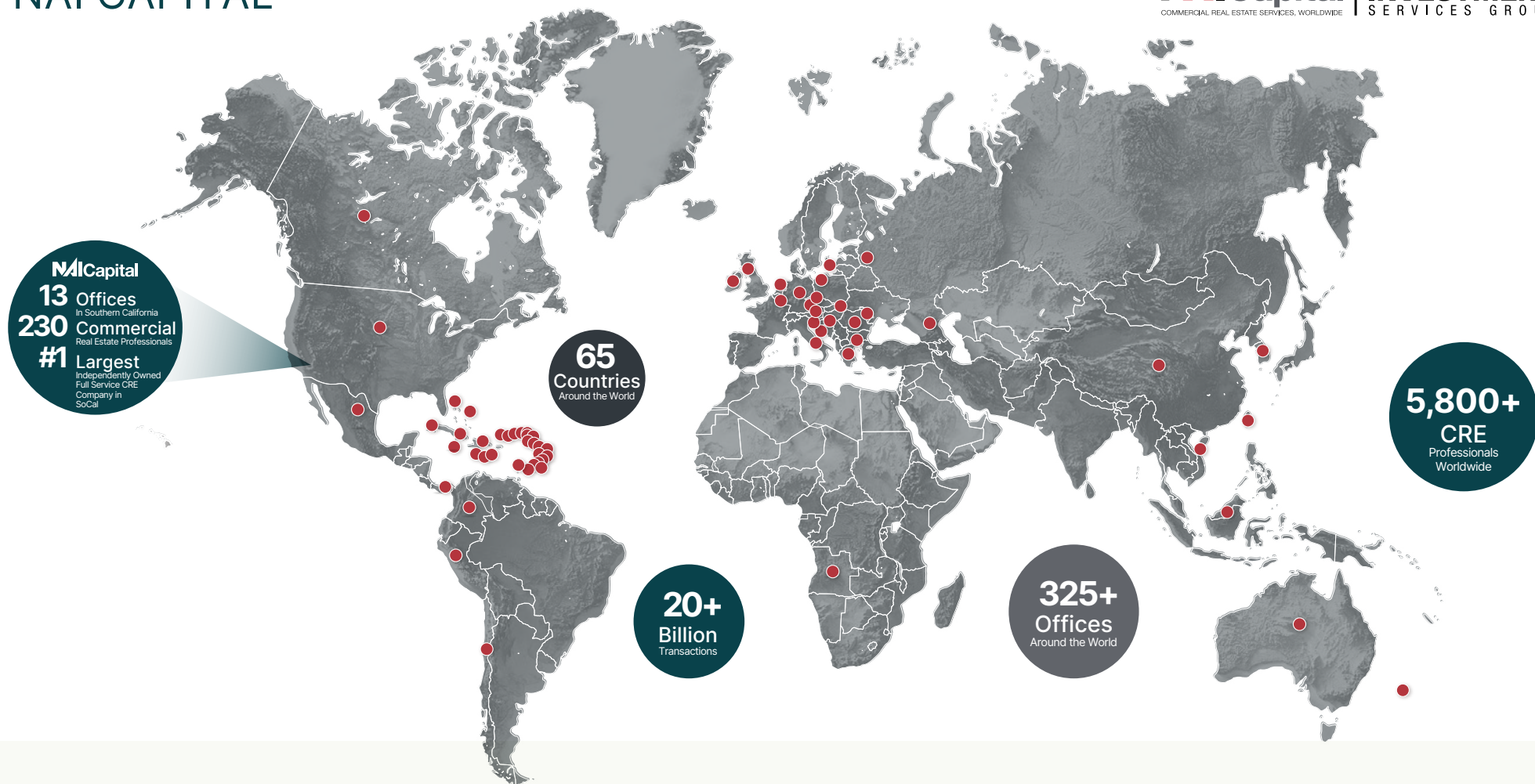
Over the past decade, Pasadena has emerged as an attractive industrial market within Los Angeles’ San Gabriel Valley. Rising rental rates and demand for industrial space have been key drivers of this growth. The average asking rent for industrial space has increased by 41.0% over the past ten years, rising 6.3% in the past year to \$2.03 NNN per square foot per month as of Q1 2026. Industrial occupancy rates have averaged 95.6% over the decade, with the vacancy rate at 3.6% as of Q1 2026. Leasing activity has been steady, averaging 16,542 square feet quarterly over the same ten-year period.

On the sales side, the average price per square foot for industrial space sold has increased by 141% over the past ten years, representing nearly one-and-a-half times the price a decade ago, with smaller buildings selling at \$393 per square foot as of Q1 2026. The average building size sold over the decade, on a quarterly basis, was 12,339 square feet, with the average size at 2,333 square feet in Q1 2026. Sales activity has been steady, averaging 301,434 square feet annually from 2015 to 2025, with 196,135 square feet sold in 2025. Demand is fueled by a diverse business base, including entertainment, media, technology, and research and development supported by a productive labor force, growing population, and a strong housing market, all of which position Pasadena industrial space for continued rent and price growth.

PASADENA INDUSTRIAL MARKET AS OF Q1 2026

Existing Total RBA (SF)	1,673,269
Under Construction (SF)	0
Total Available (%)	3.6%
Total Vacancy (%)	9.5%
Leasing Volume YTD (SF)	33,368
Sales Volume YTD (SF)	4,666
Average Asking Rent \$/PSF NNN	\$2.03





THE POWER OF OUR GLOBAL NETWORK

NAI Capital leverages the power of NAI Global’s network; NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 325 offices strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with over 5,800 local market professionals, managing in excess of 1.1 billion square feet of property and facilities. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.

What makes NAI Capital different? It’s the way we bring people and processes together within a collaborative and entrepreneurial network. It is a strategy that we use to exceed our clients’ expectations. Whatever your real estate needs, we are ready to implement a powerful network, built around you.

FOR SALE

Prime Pasadena Industrial
100% Leased Investment
Cal Tech backed Captura Corp.

EXCLUSIVELY LISTED BY:

John S. Archibald

Executive Vice President
626.204.1527
jarchibald@naicapital.com
Cal DRE Broker Lic #00996775

Guillermo Olaiz

Executive Vice President
626.204.1531
golaiz@naicapital.com
Cal DRE Broker Lic #01778986

NAI Capital

225 S. Lake Ave.
Suite #M270
Pasadena, CA 91101
626.564.4800

NAI Capital | INVESTMENT
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE | SERVICES GROUP

