

**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
- Excellent Owner User Opportunity
- Prime Tapo Canyon Business Park
- Excellent 1031 Exchange Opportunity

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### PROPERTY FEATURES:

<p><b>Space:</b> Fully built out office/laboratory space in warehouse building.</p> <p><b>Location:</b> Tapo Canyon Business Park is situated at Tapo Canyon and Guardian Street on the south end of Simi Valley.</p> <p><b>Improvements:</b> 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 2<sup>nd</sup> level office mezzanine of 2,346 sq. ft.</p>	<p><b>Zone:</b> BP</p> <p><b>Year Built:</b> 2004</p> <p><b>Roll Up Door:</b> 1</p> <p><b>Ceiling Height:</b> 24'</p> <p><b>Parking:</b> 39 cars</p>
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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).

# 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.

***Note: Lessee may be interested in an early lease termination.***



# 4133 Guardian Street

SIMI VALLEY, CA

Financial Summary	Current	Oct 2026
Gross Total Income	\$242,180	\$245,494
Total Operating Expenses	(\$104,836)	(\$104,836)
<b>NET OPERATING INCOME</b>	<b>\$137,344</b>	<b>\$140,658</b>

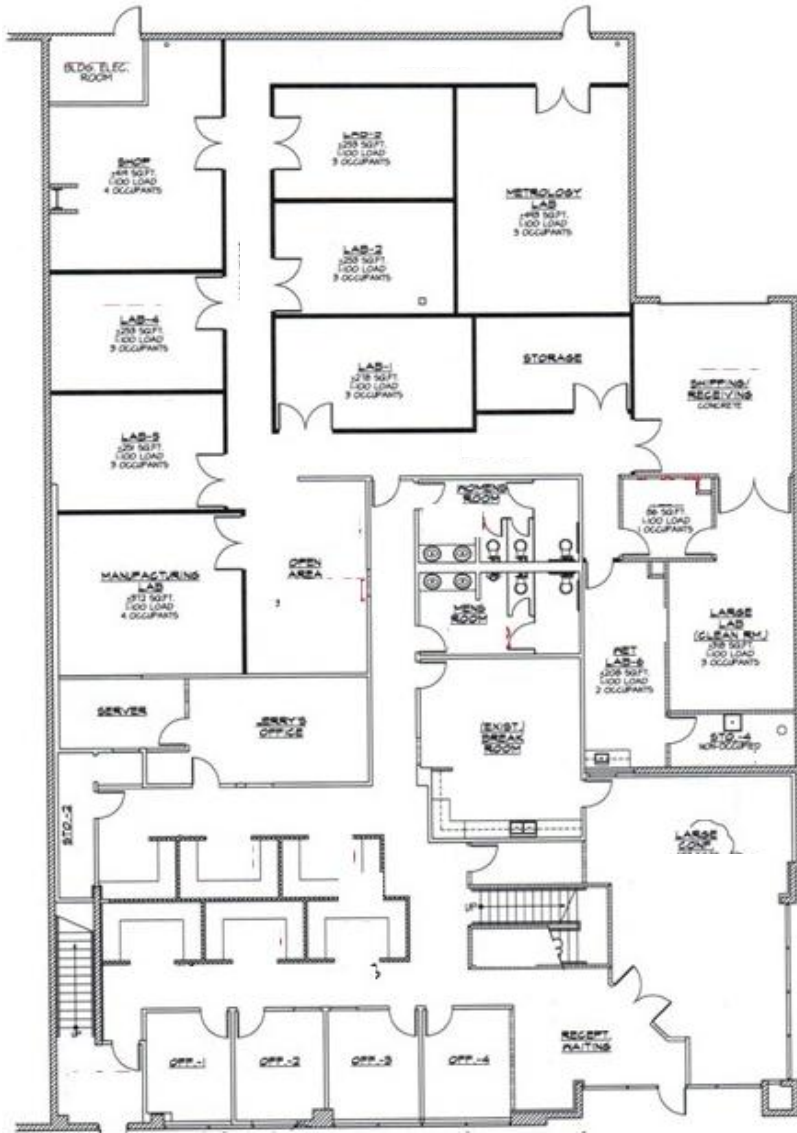
## Income and Operating Expenses

Revenue Category	Current	Oct 2026
Scheduled Base Rent	\$177,645.00	\$180,959.00
Expense Reimbursement	\$64,534.95	\$64,534.95
<b>Total Gross Income</b>	<b>\$242,179.95</b>	<b>\$245,493.95</b>

Expense Category	Current	Oct 2026
Association Dues	\$20,356.10	\$20,356.10
Real Estate Taxes	\$35,196.34	\$35,196.34
Property Insurance	\$43,283.67	\$43,283.67
Management Fees	\$6,000.00	\$6,000.00
<b>Total Expenses</b>	<b>\$104,836.11</b>	<b>\$104,836.11</b>

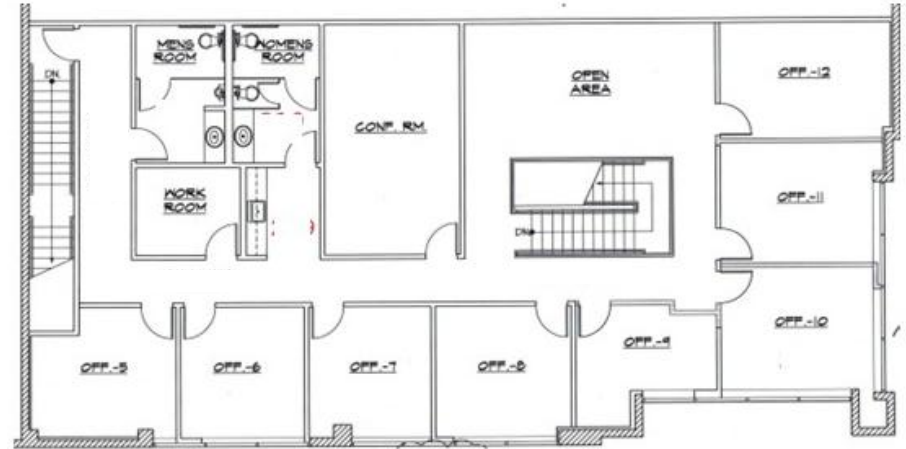
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# Ground Floor

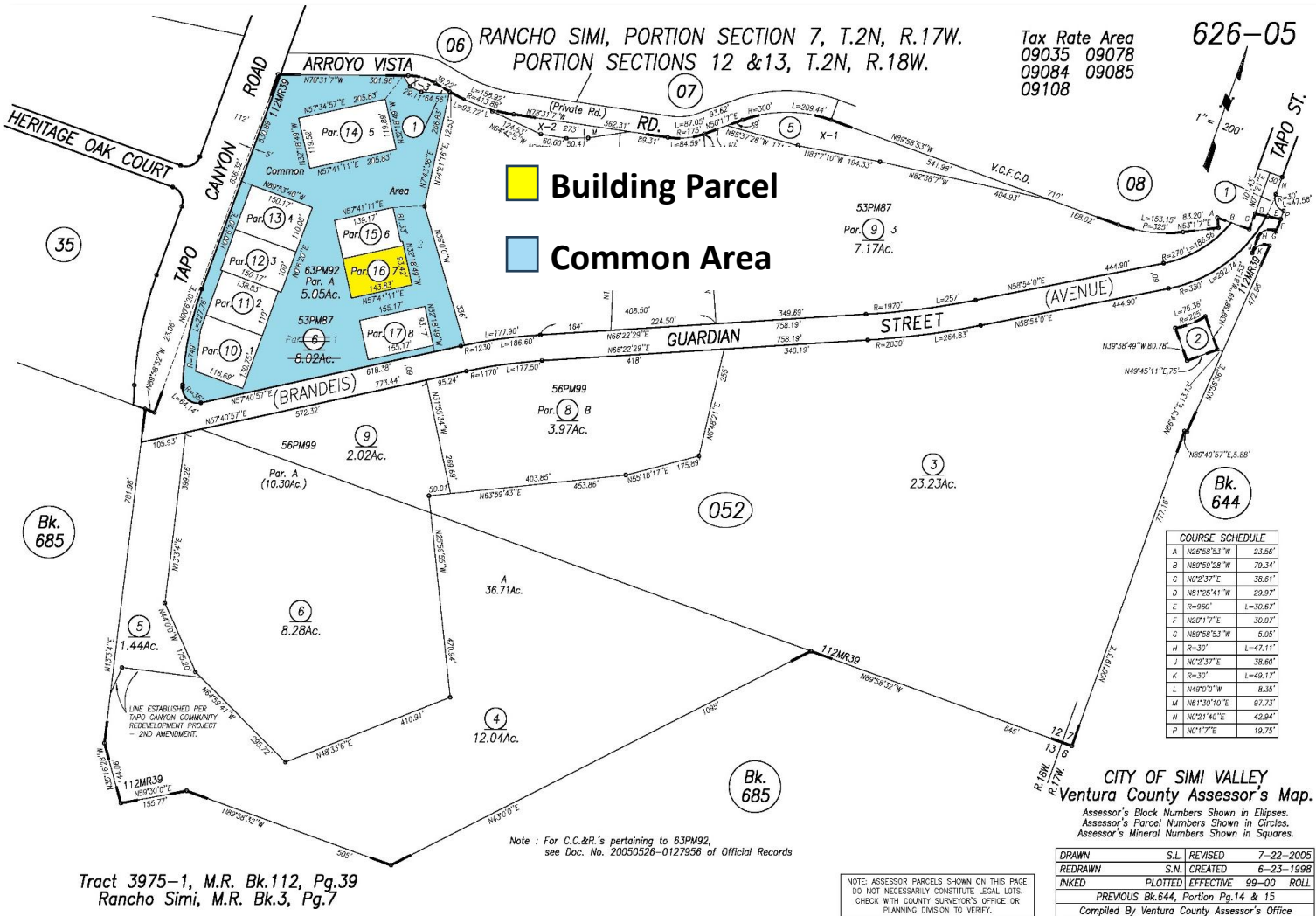


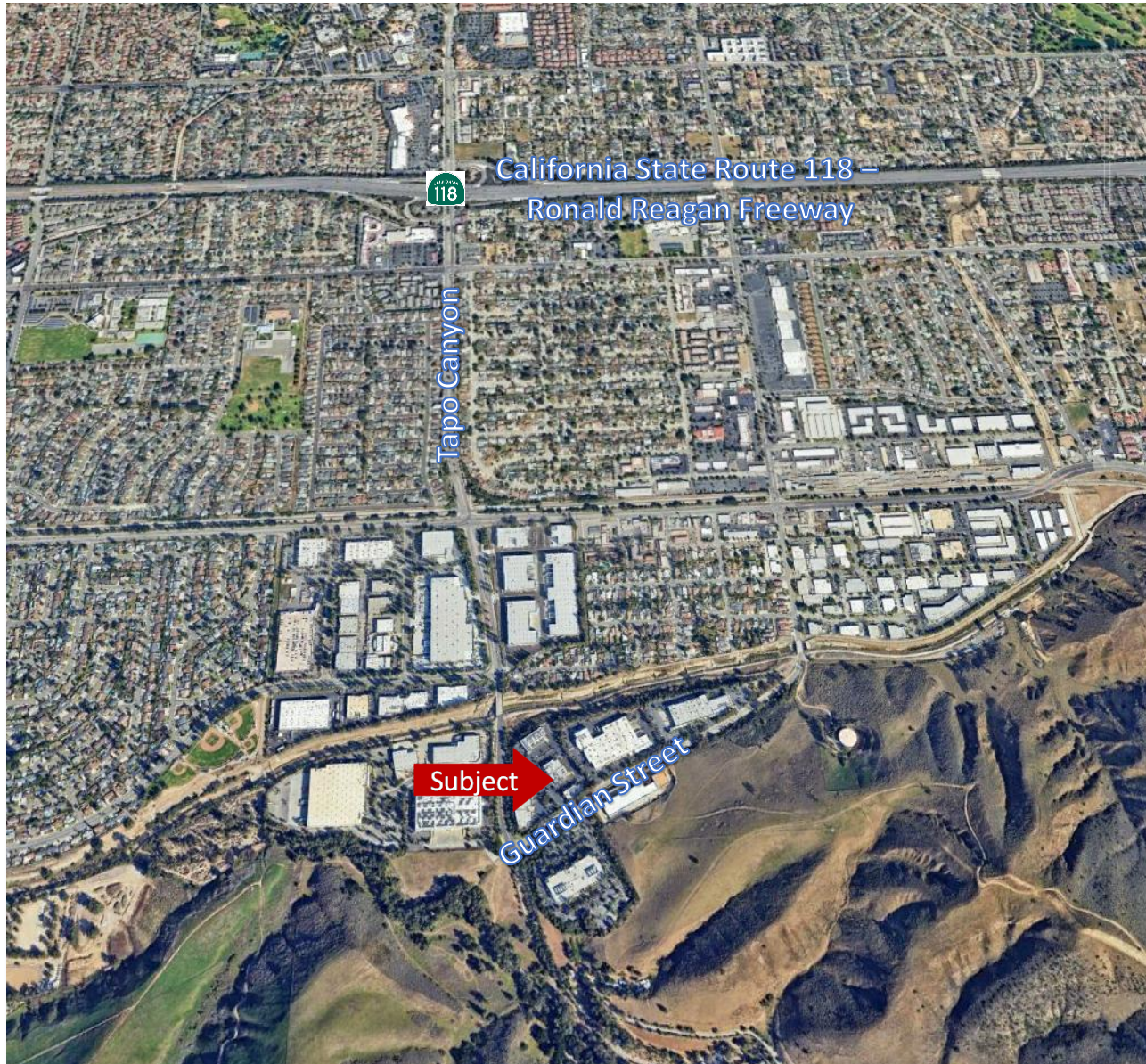
# Floor Plans

## Office Mezzanine



# Site Plan





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## Property Highlights

- **Location:** Tapo Canyon Business Park is located at the intersection of Tapo Canyon and Guardian Street. The project looks out onto the scenic Simi hills south of Guardian.
- **Visibility:** 4133 Guardian is visible from Guardian Street providing excellent identity.



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