

FOR SALE

GRIFOLS BIOMAT USA PLASMA CENTER

22,689± SF LEASED BLOOD PLASMA CENTER

7150 EL CAJON BOULEVARD, SAN DIEGO, CA 92115

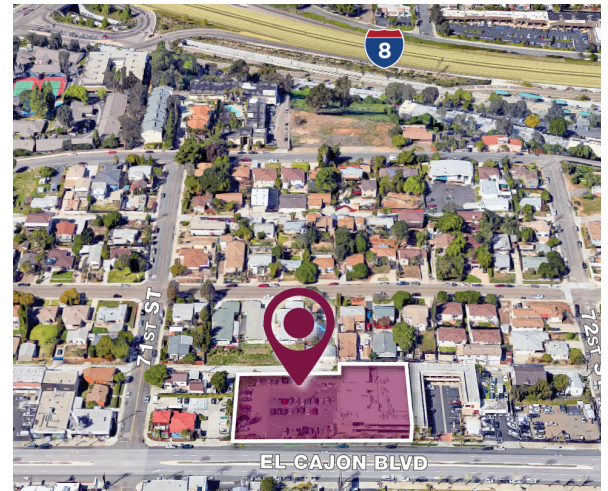
CORPORATE LEASE

Secured by Grifols (NASDAQ-GRFS & BMAD-GRF)

An \$18.5 Billion Multinational Specialty Biopharmaceutical Company

List Price: \$7,250,000

\$400,996 Net Operating Income (3% Annual Increases)



OFFERING HIGHLIGHTS

- Current Lease Expiration March 31, 2023 (w/ two more 5 year extensions left until 2033)
- Original Lease started April 1, 2008 - (2) 5-year extensions have been exercised
- Long-Term Commitment (significant investment & barrier to entry)
- \$2,700,000± Tenant invested in improvements
- Expanding Blood Plasma Industry
- Current Rental Rate \$20.64/SF Gross (Landlord pays maintenance and Taxes, Tenant pays utilities)

Limited Licenses and Locations Available in the US

Rent \$39,028/month - \$468,330 Annual (Gross Lease)

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ABOUT GRIFOLS (PARENT COMPANY)

- Market Cap \$18.5 Billion
- #1,122 on Forbes List of Largest Global 2,000 Companies
- 2017 Revenue \$4.32 Billion
- 2nd Most Plasma Centers in the US

HIGHLY SOUGHT AFTER INDUSTRY

Plasma is used to create therapies that treat a variety of conditions & diseases, donating is often referred to as the “gift of life”.

- The Global demand for plasma continues to grow rapidly
- Over 64% of the Worlds plasma comes from the US
- The need for plasma centers continues to grow with the demand for plasma
- Finding suitable locations for plasma centers has become increasingly more difficult



For Additional Information, Please Call or Visit Our Website:

855.755.2300 HilcoRealEstate.com