

1099 Sunnydale Avenue



APA FAMILY SUPPORT SERVICES (APA)

5 Year Lease

1099 Sunnydale Avenue – The Village Background

- ▶ 1099 Sunnydale Avenue is a neighborhood community facility under the jurisdiction of the Real Estate Division, located in and serving the Visitacion Valley neighborhood.
- ▶ The facility offers office spaces, a range of shared meeting rooms, and a large ground floor community room for program-related events and community meetings.
- ▶ In its mission to invest in housing and community development in Visitacion Valley, the United States Housing and Urban Development (HUD) in collaboration with the City and community service providers (non-profits), completed construction of the approximately 15,000 square feet, three-story building, in 2004.

1099 Sunnydale Avenue – The Village Background, continued

- ▶ The facility, also known as “The Village”, has historically housed like-minded, cooperative and complementary community-services and support programs.
- ▶ The Village currently houses five non-profit organizations and the Department of Public Health (DPH) providing services to the immediate community.

Tenant: **APA FAMILY SUPPORT SERVICES (APA)**

- ▶ Established in 1987, APA is committed to providing services to meet the diverse needs of children, youth and families across the San Francisco Bay Area.
- ▶ Through its programs, APA advocates for underserved families through initiatives focusing on community development, domestic violence and child abuse prevention, and self-sufficiency and empowerment.
- ▶ APA receives support grants and contracts through various City departments which includes among them, the Mayor's Office of Housing and Community Development (MOHCD), the Human Services Agency (HSA), the San Francisco Department of Public Health (DPH), the Department of Status of Women (DOSW), etc.

APA Programs at 1099 Sunnydale Avenue

APA has been a tenant at 1099 Sunnydale Avenue since 2013 and offers the following programs and services at said location:

- ▶ Behavioral Health Counseling.
- ▶ Bilingual Parents Support Groups.
- ▶ Preventative Health Workshops.
- ▶ Case Management.
- ▶ Food Distribution Program.

Deal Points

- ▶ Term: 5 Years with (2) 5-Year options to renew lease
- ▶ Rent: \$4,377.78/month (\$1.34/sf)
 - ▶ \$52,533.36/Annually (\$16.08/sf)
- ▶ 3% Annual Increases in rent
- ▶ Square Footage: Approximately 3,267 square feet
- ▶ No Tenant Improvements anticipated



Questions?

Thank You